



*City of
Miami Springs
Code Enforcement Board*

*Tuesday
October 4th, 2016
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 John Bankston
Board member Jacqueline Martinez Regueira
Board member Rhonda Calvert**

**Board member Walter Dworak
Board member Robert Williams
Board member Jorge Filgueira**

**AGENDA
Regular Meeting
Tuesday, October 4, 2016
7:00 p.m.**

- 1. CALL TO ORDER AND ROLL CALL**
- 2. INVOCATION AND SALUTE TO THE FLAG**
- 3. APPROVAL OF MINUTES OF REGULAR MEETING: April 5, 2016**
- 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
Action: Request for Reduction of Fines
 - 2) Case# 08-2178**
Address: 240 Lenape Drive
Owner: Enrique J. Aguerrevere
Violation: 151-04 Application for building permit
Action: Request for Reduction of Fines
- 5. OLD BUSINESS**
 - 1) Case# 14-910**
Address: 565 Minola Drive
Owner: Gabriel & Roseanne Hernandez
Violation: 151-04 Application for building permit
 - 2) Case# 14-912**
Address: 1100 Thrush Avenue
Owner: Hector & Hilda Garcia
Violation: 151-04 Application for building permit

- 3) Case# 14-1109**
Address: 1031 Dove Avenue
Owner: Marysu Correa
Violation: 151-04 Application for building permit
Action: Permit was issued, property is in Compliance

- 4) Case# 12-1367**
Address: 171 Navajo Street
Owner: Albert & Irene Arends
Violation: 151-04 Application for building permits
Action: Property has an ongoing Lien as 01/22/2016

- 5) Case# 14-1188**
Address: 200 Azure Way
Owner: Azure Way Investment, LLC
Violation: 151-04 Application for building permit
Action: Property has an ongoing Lien as 5/05/2016

6. COUNCIL LIASON 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

April 5, 2016



City of Miami Springs, Florida

The regular meeting of the Miami Springs **Code Enforcement Board** was held on Tuesday, April 5, 2016 at 7:00 p.m. in the Council Chambers at City Hall.

1) Call to Order/Roll Call

The meeting was called to order at 7:02 p.m.

Present: Chairman Marlene B. Jimenez
Vice Chair Walter Dworak
John Bankston
Jorge Filgueira
Robert Williams

Absent: Jacqueline Martinez-Regueira
Rhonda Calvert

Also Present: Council Liaison, Councilwoman Roslyn Buckner
Code Compliance Officer, Lourdes Taveras
Clerk of the Board, Juan D. Garcia

2) Invocation/Salute to the Flag

All who were present participated.

3) Approval of Minutes:

Minutes of the December 1, 2015 meeting were approved as written.

Board member Filgueira moved to approve the minutes as written. Board member Williams seconded the motion, which carried unanimously on voice vote.

4) NEW BUSINESS:

1) Case#15-1412

Address: 216 Shadow Way
Owner: Lascelles & Virginia McLean
Violation: 93-13 Maintenance of Property

Code Compliance Officer Taveras presented the case to the Board.

Virginia McLean was present to answer any question from the Board. Mrs. McLean explained to the Board that her husband is also the owner of the property but is currently in the processes of a divorce. Mr. McLean was not present.

Chair Jimenez asked Mrs. McLean how long it would take for her to complete the maintenance to the property. Mrs. McLean answered that most of the work is already completed and would be completely done in about a week. She also informed the Board that she has hired someone to help her clean the yard.

Chair Jimenez asked Code Compliance Officer Taveras if she could go inspect the property this week to confirm it had been cleaned. Code Compliance Officer Taveras said that she will be following up with this case as soon as possible to make sure it is in compliance. Chair Jimenez then asked Code Compliance Officer Taveras to have this item back on the agenda for next meeting as a follow up to make sure the work had been completed and meets code standards.

Vice Chair Dworak moved to grant the property owner 30 days to clean up the yard area of the property. Board member Bankston seconded the motion, which passed 5-0 on roll call vote.

2) Case#12-1367

Address: 171 Navajo Street
Owner: Albert & Irene Arends
Violation: 151-04 Application for building permits

Code Compliance Officer Taveras presented the case to the Board.

The property owner was not present.

Board member Bankston asked if any permit was issued for this property. Code Compliance officer Taveras commented that the plans were submitted and were in the plan check stage but the owner never paid for the permit. Due to the time that has passed without the plans ever being paid for, plans were never review. A notice of the violation was sent and received on January 22nd, 2016.

Chair Jimenez asked if it was the same property owners since 2012 when they were

first cited. Code Enforcement Officer Taveras says that according to the Miami-Dade Property Search website the owners are the same.

Board member Filgueira commented that there is no excuse for not responding. The property owners were notified multiple times and chose to ignore the notifications. He added that was a sign of disrespect toward the Code Enforcement Board.

Discussion ensued regarding what would be an appropriate action for the violation.

Board member Bankston moved to set a \$100 per day fine, starting from January 22, 2016, until the property owner comes into compliance. Board member Filgueira seconded the motion, which passed 5-0 on roll call vote.

3) Case#14-910

Address: 565 Minola Drive

Owner: Gabriel & Roseanne Hernandez

Violation: 151-04 Application for building permit

Code Compliance Officer Taveras presented the case to the Board.

Gabriel & Roseanne Hernandez were present to answer questions from the Board. Mrs. Hernandez informed the Board that they submitted a survey to the Building Department. Mr. Hernandez added that he spoke to City Planner Chris Heid and was told he would need submit a survey or if he would like, apply for a variance for the pool cabana.

Code Compliance Officer Taveras explained that although Mr. Hernandez spoke with the City Planner and took an application for a variance; no paperwork had been submitted for the pool cabana requesting a variance.

Mrs. Hernandez stated that they have lived in Miami Springs for twenty years and have never had any issues with their property. Board member Filgueira asked if they had every appeared before the Code Enforcement Board in their time as residents and Mrs. Hernandez responded that they have never had to appear before the Board.

Board member Dworak asked Code Compliance Officer Taveras what they needed to do to come into compliance. Code Compliance Officer Taveras responded that they need to apply for a permit and legalize the work. If they cannot legalize the work, the property owners would have to take down to the structure.

Discussion ensued on how much time would be needed to allow the property owners to come into compliance.

Board member Filgueira moved to grant Mr. and Mrs. Hernandez 60 days to begin the permit process for the pool cabana structure. Board member Bankston seconded the motion, which passed 5-0 on roll call vote.

4) Case#14-912

Address: 1100 Thrush Avenue
Owner: Hector & Hilda Garcia
Violation: 151-04 Application for building permit

Code Compliance Officer Taveras presented the case to the Board.

Chair Jimenez asked if there was anyone in the audience from this address to please approach the podium.

Hector Garcia of 1100 Thrush Avenue was present, as well as his daughter, Arelys Bofill, who lives in the house. With the permission of the Chair, Arelys Bofill spoke on behalf of Mr. Hector Garcia who does not speak English. Mrs. Bofill notified the Board that she has gone to the Building Department and payed for all the plans that were submitted and had the receipts as proof. Mrs. Bofill was unsure what else was pending and wanted to know why the case was still open.

Code Compliance Officer Taveras explained that they submitted plans for a permit and the plans were in plan review. The plans were last reviewed in August and were rejected by Plumbing, Building and Electrical. A notice was left at the property. The receipts for the plans have been paid but the permit has not been issued because the plans were rejected during the review process.

Board member Bankston explained the permitting process to the property owner.

Board member Bankston moved to grant the property owner 60 days to obtain a permit. Board member Williams seconded the motion, which passed 5-0 on roll call vote.

5) Case#14-1109

Address: 1031 Dove Avenue
Owner: Marysu Correa
Violation: 151-04 Application for building permit

Code Compliance Officer Taveras presented the case to the Board.

Marysu Correa, the property owner at 1031 Dove Avenue, was present. Mrs. Correa explained that she had spoken to the Building Department and the City Planner in regards to moving her air conditioning unit to the side of the house. The City Planner explained to her that it was not possible because it would be too close to the side yard setback. The City Planner then informed Mrs. Correa that she could fill out an application for a variance in order to bring her case in front of the Board of Adjustment.

Code Compliance Officer Taveras confirmed that in fact Mrs. Correa did speak with the City Planner, but no application for a variance was submitted. She then added that it was the responsibility of the property owner to follow up with the plans that were submitted or to submit an application for a variance if the owner decides to request one.

Mrs. Correa asked if the Board could clarify the process of how to obtain a variance. Code Compliance Officer Taveras explained the process to Mrs. Correa.

Board member Bankston moved to grant the property owner 90 days to obtain a permit or apply for a variance. Board member Filgueira seconded the motion, which passed 5-0 on roll call vote.

6) Case#14-1188

Address: 200 Azure Way

Owner: Azure Way Investment, LLC

Violation: 151-04 Application for building permit

Code Compliance Officer Taveras presented the case to the Board.

The property owner was not present.

Code Compliance Officer Taveras informed the Board that after several attempts to contact the owner, no contact was made. The owner has not responded to any of the notices that were sent. Code Compliance Officer Taveras added that this violation was only for the awnings on the property. The other work that was done to the property was all done with permits approved by the City's Building Department.

Board member Williams asked if the awnings were done properly and look as if they would pass an inspection from the City. Code Compliance Officer Taveras responded that the awnings appeared to be done correctly and look the same as the ones that were there previously.

Discussion ensued on where there would need to be a fine imposed on the property and if so an appropriate amount for the fine to be.

Board member Williams moved to grant the property owner 30 days to submit all the information needed to obtain a permit for the awnings; if the property owner fails to submit the information within the 30 days granted, a \$100 a day fine will be issued begin on May 5, 2016. Board member Dworak seconded the motion, which passed 5-0 on roll call vote.

7) Case#15-816 and 16-38

Address: 581 De Leon Drive
Owner: Dania Carballo Ortiz
Violation: 151-04 Application for building permit

Code Compliance Officer Taveras presented the case to the Board. This property has two violation cases.

The property owner was not present.

Code Compliance Officer Taveras explained that she did speak with the owner but was told that she is out of the country and is often out of the country. She further explained that although the owner told her that she is out of the country, work continues to be done on the property and cars are constantly parked in front of the house.

Board member Williams asked if there was any other communication from the owner other than the phone call that Code Compliance Officer Taveras referenced. Code Compliance Officer Taveras explained that the owner had not answered any emails that were sent. No phone call was received from the owner to excuse their absence or to explain why they haven't answered any notices that have been posted on the property. Board member Williams mentioned that this person is intentionally ignoring the notices and continues to do work on the property.

Discussion ensued on what would be an appropriate amount to set a fine for the violations. The board counted 5 different violations that the property had.

Board member Bankston moved to give the property owner 30 days to come into compliance or a \$50 per day fine, beginning from October 22, 2015, will be enforced for both cases. Board member Williams seconded the motion, which passed 5-0 on roll call vote.

8) Case#15-1132

Address: 379 N. Melrose Drive
Owner: Jose Castillo & Lisa Odum
Violation: 93-13 Maintenance of Property

Code Compliance Officer Taveras presented the case to the Board.

Property owners Jose Castillo and Lisa Odum were present. Mr. Castillo explained that he has been in contact with Code Compliance Officer Taveras several times and has followed any instruction she has given him in regards to the maintenance of the property. He further explained that he was unable to complete the maintenance work because he has health issues and because of the recent rain that had come down.

Chair Jimenez asked Mr. Castillo how much time he would need to complete the maintenance. Mr. Castillo answered that he would need thirty days to cut the vegetation that is on the sides of the house, but if the board was requesting for him to paint the house as well, he would need more time.

Board member Williams moved to grant the property owner 90 days to clean the mold and cut the vines that are growing along the sides of the house. Vice Chair Dworak seconded the motion, which passed 5-0 on roll call vote.

Code Compliance Officer Taveras informed Mr. Castillo that the Senior Center has volunteers available if he needs help with the maintenance of the property. She suggested calling the Senior Center for more information.

5) OLD BUSINESS:

1) Case#13-1189

Address: 298 Glendale Drive

Owner: Carlos E. Garcia

Violation: 93-13 Maintenance of Property - General Maintenance of Property

Code Compliance Officer Taveras presented the case to the Board. The property owner has not come into compliance after being granted 60 days at the previous Code Enforcement Board meeting.

An Enforcement Order was created and signed by the Chair. The Enforcement Order will be sent to Mr. Garcia notifying him of the violation.

2) Case # 14-874

Address: 517 Minola Drive

Owner: Wayne A. McMullen & Joann M. Price

Violation: 93-13 Maintenance of Property – General Maintenance of Property

Code Compliance Officer Taveras presented the case to the Board and informed them that a permit was issued for the roof and it has passed the final inspection. No further work was needed and the property is now in compliance. The case was closed.

6) Council Liaison Report and Request

None at this time.

7) Adjournment

There being no further business the meeting was duly adjourned at 9:04 p.m.

Respectfully Submitted:

Juan D. Garcia
Administrative Assistant I
Clerk of the Board

Adopted by the Board on
this ___ day of _____, 2016.

Marlene B. Jimenez, Chair

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

Case Summaries

Case #13-1189

298 Glendale Drive

Code: 93-13

Maintenance of Property

Request for Reduction of

Fines

CASE#13-1189

CARLOS E. GARCIA

298 GLENDALE DRIVE

93-13 MAINTENANCE OF PROPERTY

On 07/08/13 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.

On Apr. 5, 2016 Enforcement Order to file the lien was signed at the Code Enforcement Meeting by Chairperson Marlene B. Jimenez.

On Apr. 29, 2016 a thorough inspection along with Mr. Garcia was done of the rear and side yards of the property by CCO Taveras. Pictures were taken, it was confirmed that the property was in compliance. The only materials in the rear yard were gardening material, no piling of water items were seen, the area was clear enough to walk through. All containers were face down or had holes in them to drain the water. Case is in compliance, it will remain active until fines are paid.

On July 7, 2016 Mr. Garcia submitted a Request for Reduction Fines to be heard at the meeting of Aug. 2, 2016.



City of Miami Springs, Florida

RECEIVED JUL 07 2016 MIAMI SPRINGS AUDIEN DEPT

APPLICATION FOR HEARING REDUCTION OF FINE

How to apply for reduction of fine hearing:

- 1. Complete the application form in full.
2. You must provide sufficient information in order for the Board to understand your request.
3. Submit application form and any attachments with the required \$75.00 fee, to the Code Compliance Department, 201 Westward Drive, Miami Springs, Florida, no later than the first day of the month preceding the regular meeting date of the Code Enforcement Board.

THE CODE ENFORCEMENT BOARD MEETS THE FIRST TUESDAY OF EACH MONTH EXCEPT JULY.

DO NOT WRITE IN THIS SPACE

Case No. : 13-1189 Fee Paid/Receipt No. 3423
Date set for hearing: 08/02/2016
The owner and/or his agent has been duly notified of the above hearing, certified mail# IN Person

(I) (We) CARLOS E. GARCIA of 298 Glendale Drive
Name Address

request that a reduction of fine hearing be scheduled for the month of Aug. 2, 2016.

(I) (We) believe that the Code Enforcement Board should grant a reduction and/or waiver of fine because:

"It took longer than estimated to clean property."

RECEIVED

JUL 07 2016

MIAMI SPRINGS
BUILDING DEPT

Has any previous fines been levied against property? NO

If yes, briefly state the nature of the previous fine: Daily fine for lack of maintenance of property \$150 for 91 days

How long have you owned this property? 20+ years

(I) (We) understand this petition becomes a part of the permanent records of the Code Enforcement Board.

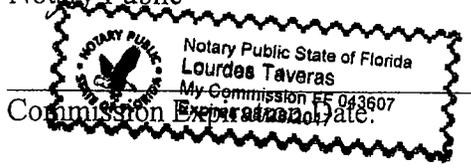
(I) (We) hereby certify that the above statements are true to the best of (My/Our) knowledge and belief.

[Signature]
Signature of Owner

305-807-7450
Phone Number (daytime)

The contents of this Petition are sworn to and subscribed before me this 7 day of July 2016

[Signature]
Notary Public



CITY OF MIAMI SPRINGS
*** CUSTOMER RECEIPT ***
Oper: MIASMHP Type: OC Drawer: 1
Date: 7/07/16 21 Receipt no: 3423
Description Quantity Amount
35 CODE COMPLIANCE -OTHER 1.00 \$75.00

298 GLENDALE DRIVE
REDUCTION OF FINE HEARING

Tender detail
CR CREDIT CARD 725 \$75.00
Total tendered \$75.00
Total payment \$75.00

Trans date: 7/07/16 Time: 16:11:17

BEFORE THE CODE ENFORCEMENT BOARD IN AND FOR MIAMI SPRINGS, FLORIDA

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

ENFORCEMENT ORDER

The Administrative Appellate Hearing Officer Board of the City of Miami Springs, having, after due notice to the Respondent(s), at its hearing on the 1ST day of **DECEMBER**, 2015, heard testimony, received evidence, and having been otherwise fully advised in the premises, enters the following:

FINDINGS OF FACT:

1. Property is owned by **Carlos E. Garcia** and is located within Miami Springs.
2. Respondents Request for Hearing Notice.
3. There is evidence submitted for the record including **Citation #13-1189, pictures of violation.**

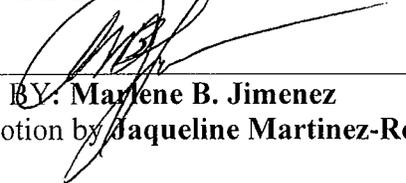
CONCLUSIONS OF LAW:

1. The Administrative Appellate Hearing Officer Board has jurisdiction over the persons, property and code section cited, section **93.13 Maintenance of Property – Excessive Material & debris**
2. The preponderance of the evidence indicates that a violation of code section **93.13** existed on **July 8, 2013**, and that **Carlos E. Garcia** are legally responsible for the violation.

ENFORCEMENT ORDER:

At the CEB meeting of Dec. 1, 2015: Board member Martinez-Regueira moved to give Mr. Garcia an additional 60 days to come into compliance with the carport and yard maintenance. If the applicant is not in compliance after the 60 days, a fine of \$150 per day will begin. The motion was seconded by Board member Filgueira, which passed 5-0 on voice vote. Effective January 30, 2016 until the property comes into compliance.

CODE ENFORCEMENT BOARD


BY: **Marlene B. Jimenez** 04/05/16

The foregoing **ENFORCEMENT ORDER** was, upon a motion by **Jaqueline Martinez-Regueira**, seconded by **Jorge Filgueira** and passed 5-0 by roll call vote.

I hereby certify that a true and correct copy of the foregoing **ENFORCEMENT ORDER**, has been furnished to the Respondent by certified mail, regular mail, posting on the property and via email.

BY: 
Lourdes Taveras C.C. Officer 04/06/16

CERTIFIED MAIL #: 7014 0510 0001 1734 3766
FOLIO #05-3024-014-0130

CASE TYPE ----- STATUS ----- STATUS DATE -----
 FOLIO NUMBER ----- TENANT NBR -----
 ADDRESS ----- TENANT NAME -----
 MAINTENANCE OF PROPERTY 7/08/13 ACTIVE 6/01/15
 05-3024-014-0130
 298 GLENDALE DRIVE
 MIAMI SPRINGS FL 33166

INSPECTOR ----- TENANT NBR -----
 INSPECTOR ----- TENANT NAME -----
 LOURDES TAVERAS ACTIVE 6/01/15

CASE DATA: MAINTENANCE OF PROPERTY-GRASS
 MAINTENANCE OF PROPERTY-POOL
 MAINTENANCE OF PROPERTY-PROPERTY-SANITA
 MAINTENANCE OF PROPERTY-SANITA
 carport has excessive material

NARRATIVE: During City Wide sweep for excessive material noticed that 7/08/13
 the properties carport was full of excessive material and 7/08/13
 items. Mailed a CN and granted 30 days to clean the carport. 7/08/13

NOTICE NAMES: GARCIA, CARLOS E. OWNER 305-807-7450

HISTORY:	SCHEDULED ACTION	STATUS	RESULTED	INSPECTOR	TIME
	7/08/13 INITIAL INSPECTION	COMPLETED	7/08/13	LOURDES TAVERAS	
	7/08/13 COURTESY NOTICE DOOR HANGER NARRATIVE:	COMPLETED	7/08/13	LOURDES TAVERAS	7/09/13
	8/09/13 FOLLOW UP INSPECTION	COMPLETED	8/01/13	LOURDES TAVERAS	
	RSLT TEXT: 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.			LOURDES TAVERAS	8/06/13
	9/09/13 FOLLOW UP INSPECTION	COMPLETED	9/19/13	LOURDES TAVERAS	
	RSLT TEXT: 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 is had excessive debris. He was given 60 days to clear that area of the property.			LOURDES TAVERAS	9/20/13
	11/19/13 FOLLOW UP INSPECTION	COMPLETED	11/21/13	LOURDES TAVERAS	
	RSLT TEXT: On 11/21/13 did follow up inspection, some improvement made but still needs to remove some large items. He requested 30 more days. Granted until 12/23/13.			LOURDES TAVERAS	11/27/13
	12/23/13 FOLLOW UP INSPECTION	COMPLETED	1/09/14	LOURDES TAVERAS	
	RSLT TEXT: On 01/09/14 pictures were taken for CEB, very little improvement has been made since last inspection.			LOURDES TAVERAS	7/28/15
	6/13/14 FOLLOW UP INSPECTION	COMPLETED	6/13/14	LOURDES TAVERAS	
	RSLT TEXT: On 06/13/2014 follow up inspection was done and noticed that			LOURDES TAVERAS	6/19/14

CASE TYPE -----
 FOLIO NUMBER -----
 ADDRESS -----
 MAINTENANCE OF PROPERTY -----
 05-3024-014-0130 -----
 298 GLENDALE DRIVE -----
 MIAMI SPRINGS FL 33166 -----
 INSPECTOR -----
 DATE ESTABLISHED -----
 TENANT NAME -----
 STATUS -----
 TENANT NBR -----
 STATUS DATE -----

INSPECTOR: LOURDES TAVERAS
 DATE ESTABLISHED: 7/08/13
 TENANT NAME: ACTIVE
 STATUS: ACTIVE
 TENANT NBR: 6/01/15

HISTORY: SCHEDULED ACTION STATUS RESULTED INSPECTOR TIME

8/04/15 DISPOSITION ACTION COMPLETED 8/04/15 8/13/15
 NARRATIVE: At the CEB Meeting of Aug. 4, 2015 the following actions were taken:
 Board member Requeira made a motion to grant Mr. Garcia 60 days to come into compliance with the carport and yard maintenance. If the applicant is not in compliance after the 60 days, a fine of \$150 per day will begin. The motion was seconded by Board member Calvert and passed 4-0 on roll call vote. 8/13/15

10/05/15 FOLLOW UP INSPECTION COMPLETED 9/21/15 LOURDES TAVERAS
 RSLT TEXT: On 09/21/15 a follow up inspection was performed to check if any progress was done on the carport or the rear yard. Based on the the inspection the rear yard still looked unkept and the carport still had excessive material in it. 9/24/15

9/28/15 Summons to Code Enf Board Meet COMPLETED 9/28/15 9/29/15
 NARRATIVE: Summons to Appear for the CEB on Oct. 6, 2015 sent via Police service, Cert. mail and regular mail. 9/29/15

10/05/15 FOLLOW UP INSPECTION COMPLETED 10/05/15 LOURDES TAVERAS
 RQST TEXT: On 10/05/15 an inspections and pictures were taken to present to the CEB. At the inspection it was noticed that most of the items in the carport area that could create a haven for rodents or roaches were removed. The items left were lawn mowers, tools, bicycles and fans. In the rear yard some vegetation was removed, the tarp was removed, the planters were removed. there were some items left that the property owner stated would be removed
 RSLT TEXT: Pictures were taken for the CEB . 10/06/15

10/06/15 FOLLOW UP INSPECTION COMPLETED 10/06/15 LOURDES TAVERAS
 RSLT TEXT: On CEB meeting of Oct. 6, 2015 the following motions was made:
 Board member Requeira made a motion to grant Mr. Garcia 60 days to come into compliance with the carport and yard maintenance. If the applicant is not in compliance after the 60 days, a fine of \$150 per day will begin. The motion was seconded by Board member Calvert and passed 6-0 on voice vote. 11/23/15

11/20/15 Summons to Code Enf Board Meet COMPLETED 11/20/15 11/23/15
 NARRATIVE: On 11/20/15 research in the computer system did not show any permits for roofing or interior repairs. Summons to Appear 11/23/15

CASE TYPE DATE ESTABLISHED STATUS TENANT NBR TENANT NBR STATUS DATE
FOLIO NUMBER INSPECTOR 7/08/13 ACTIVE 6/01/15
ADDRESS
MAINTENANCE OF PROPERTY
05-3024-014-0130
298 GLENDALE DRIVE
MIAMI SPRINGS 7/07/16 FL 33166
7/07/16 FOLLOW UP INSPECTION COMPLETED 7/07/16 LOURDES TAVERAS 7/07/16
RSLT TEXT: \$13,650.

FINES: DESCRIPTION PAID BILLED LIEN AMT LIEN PAID
MISC. CODE ENF PENALTIES 13650.00 .00 13650.00 .00

TOTAL TIME:

Case #08-2178

240 Lenape Drive

Code: 151-04

Application of Building Permit

Request for Reduction of Fines

On September 18, 2008 during routine daily inspections noticed that a large amount of wood was being replaced at the property, checked the computer system and there was only a roofing permit on file. Contacted Roofing inspector Angel M. Alvarez and asked him to inspect the work being done to verify if a permit was required. At about 1:30 PM Inspector Alvarez called me and requested that I meet him at the property because additional roof was added to the structure. At the time of inspections pictures were taken of 1) New front entrance roof, 2) new front roof on the East corner, 3) New roof on the East side of house and 4) New roof for the rear terrace, 5) Electrical demo done, 6) new windows installed. Spoke to the property owner and advised of all the documents and permits required, advised her that she had 7 days to submit paperwork to the building department, or a UCVN would be issued.

On January 18, 2009 property owner's friend has been to the office to pick up applications and information but no plans have been submitted to comply with the roof addition without a permit. Issued Last NCIV and granted 10 days or UCVN will be issued.

On 02/05/09, no compliance has been met; checked computer system and no permits were submitted. Issued UCVN #02191 in the amount of \$100. If no compliance is met by 02/12/09 case will be referred to CEB.

On August 31, 2009 checked computer system and found that plans were in plan check, last revision was 08/31/09. Will follow up in 30 days.

On January 25, 2010 posted Final NCIV and granted 14 days to complete permit process, or a UCVN would be issued.

On June 11, 2010 sent by certified mail Civil Infraction Notice requesting for property owner to complete permit process. Follow up in 7 days.

On July 15, 2010 received the unclaimed notice that was mailed on June 11, 2010.

On August 4, 2010 sent Summons to Appear via Certified mail, regular mail and Police Service.

As of August 20, 2010 no action has been taken, plans have not been re-submitted for revision or contact been made.

On Sept. 7, 2010 case was heard by CEB and the following decision was made: Board member Jacqueline Martinez-Regueira made a motion to grant Ms Solis until the date of the Code Enforcement Board meeting in November (November 2, 2010) to come into compliance. If she does not, she will be summoned back to the Board at that meeting for further action by the Board. Member John Bankston seconded the motion and it passed unanimously on roll call vote.

On Oct. 21, 2010 check Building Permit File and no action has been taken or revisions submitted since the last meeting on Sept. 7, 2010. Issued Summons to Appear in front of the Code Enforcement Board on Nov. 2, 2010.

On Nov. 2, 2010 Member Ronda Calvert made a Motion that Ms. Solis be granted until March 2011 Code Enforcement Board meeting to come into Compliance. In the meantime an inspection would be done by Officer Taveras and the Electrical Inspector to determine if there were any safety concerns with electrical hook up. Member Jacqueline Martinez Regueira seconded the motion and it passed Unanimously on roll call vote.

On May 16, 2011 checked the computer system and pending plans and no action had been taken or contact made with the Building or Code Compliance Dept. Summons to Appear before the CEB to Establish a lien was sent via Police Service, Certified Mail and regular mail.

On June 6, 2011 Ms. Solis and her friend Leopoldo requested an extension stating that Ms. Solis father was ill and she needed to get out of town. A letter was submitted and distributed to the Board members.

On July 13, 2011 Summons to Appear was sent via Police Service, Certified mail and regular mail.

On Aug.1, 2011 a letter was delivered by Ms. Solis' husband stating that she was in Dominican Republic with her father who is ill.

On Aug. 2, 2011 the case was tabled until further notice.

On Oct. 19, 2011 copy of the Code Enforcement Agenda was sent via Certified Mail and regular mail to Ms. Solis to appear before the Board.



Calculate duration between two dates – results

From and including: **Sunday, January 1, 2012**

To and including: **Tuesday, October 4, 2016**

Result: 1739 days

It is 1739 days from the start date to the end date, end date included

Or 4 years, 9 months, 4 days including the end date

Alternative time units

1739 days can be converted to one of these units:

- 150,249,600 seconds
- 2,504,160 minutes
- 41,736 hours
- 1739 days
- 248 weeks and 3 days
- 476.44% of a common year (365 days)

January 2012						
31 days included						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February 2012						
29 days included						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29			

March 2012–September 2016						
March 2012–December 2012: 306 days included						
Year 2013: 365 days included						
Year 2014: 365 days included						
Year 2015: 365 days included						
January 2016–September 2016: 274 days included						

October 2016						
4 days included						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

= First day included (Jan 1, 2012) = Last day included (Oct 4, 2016)

Make a New Calculation

- Make adjustment and calculate again
- Start again with a new calculation between two other dates
- New calculation, with both date and time included



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At the CEB meeting of 11/01/2011 the following motions were made:

Vice-Chairman Raul Saenze made a motion that if this case doesn't come into compliance by January 1, 2012 then a fine of \$50 per day shall begin at the time. Member Rhonda Calvert seconded the motion. There was discussion as to how long this case had gone on and how many extensions had been granted. The roll was then called and the motion passed by a vote of Four to Three with a Members Jacqueline Martinez Reguerira, Robert Williams and Chairman Marlene Jimenez voting "nay".

On 06/13/2013 Enforcement Order was recorded and lien was placed at \$50 per day starting on 01/01/2012, until the property comes into compliance.

On Apr. 28, 2016 the new property owner Enrique Aguerrevere submitted a Conditional Code Compliance Escrow Agreement in the amount of \$2,200 for remove work that was done on the soffit and roof areas of the structure.

On Sept. 6, 2016 Mr. Aguerrevere submitted a request for reduction of fines in order to continue the permit process to legalize all work done and remodel the structure.



CITY OF MIAMI SPRINGS

Ulises Fernandez
Building Official

Building and Code Compliance
Department
201 Westward Drive
Miami Springs, FL 33166-5289
Phone: (305) 805-5030
Fax: (305) 805-5036

TO: Rosemary Novo
FROM: Ulises Fernandez, Building Official
SUBJECT: 240 Lenape Drive, Miami Springs
DATE: April 28, 2016

Based on my analysis of the proposal submitted for the interior remodeling in the detached garage on the above mentioned property, the following are the requirements to bring the property into compliance:

- 1) Remove kitchen sink and cabinets.
- 2) Demolish Bathroom.
- 3) Remove all plumbing and electrical work related kitchen use of area.
- 4) Debris removal and disposal.

The estimate of \$2,200.00 for the job cost is accepted as submitted.

Regards,

Ulises Fernandez
Chief Building Official
(305) 805-5030

Attached: Proposal

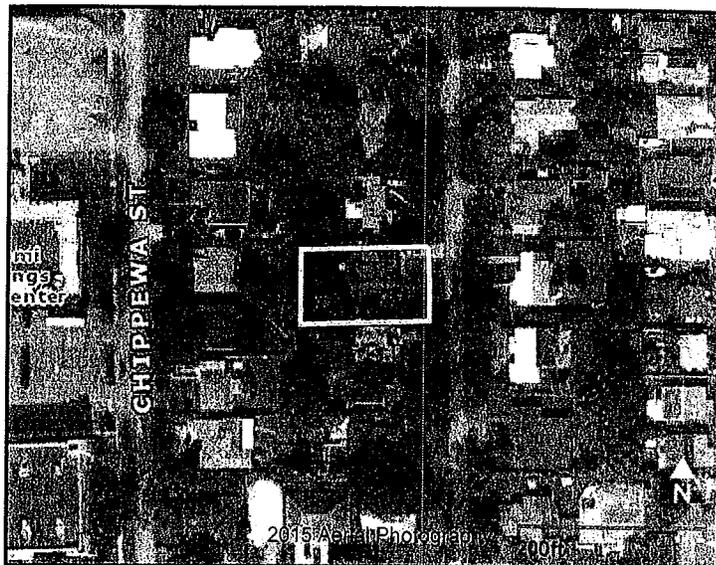


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/19/2016

Property Information	
Folio:	05-3024-004-0510
Property Address:	240 LENAPE DR Miami Springs, FL 33166-5119
Owner	ENRIQUE JORGE AGUERREVERE
Mailing Address	240 LENAPE DR MIAMI SPRINGS, FL 33166 USA
Primary Zone	0500 SGL FAMILY - 1201-1400 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 2 / 1
Floors	1
Living Units	1
Actual Area	1,914 Sq.Ft
Living Area	1,376 Sq.Ft
Adjusted Area	1,687 Sq.Ft
Lot Size	10,800 Sq.Ft
Year Built	1955



Assessment Information			
Year	2016	2015	2014
Land Value	\$131,392	\$105,266	\$95,765
Building Value	\$117,415	\$111,342	\$107,293
XF Value	\$4,115	\$3,471	\$3,513
Market Value	\$252,922	\$220,079	\$206,571
Assessed Value	\$252,922	\$161,187	\$159,908

Benefits Information				
Benefit	Type	2016	2015	2014
Save Our Homes Cap	Assessment Reduction		\$58,892	\$46,663
Homestead	Exemption		\$25,000	\$25,000
Second Homestead	Exemption		\$25,000	\$25,000

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

Short Legal Description
GOLF COURSE ADD HIALEAH PB 8-91 LOTS 7 & 8 BLK 5 LOT SIZE 80.000 X 135 OR 18493-0926 1098 4

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$252,922	\$111,187	\$109,908
School Board			
Exemption Value	\$0	\$25,000	\$25,000
Taxable Value	\$252,922	\$136,187	\$134,908
City			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$252,922	\$111,187	\$109,908
Regional			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$252,922	\$111,187	\$109,908

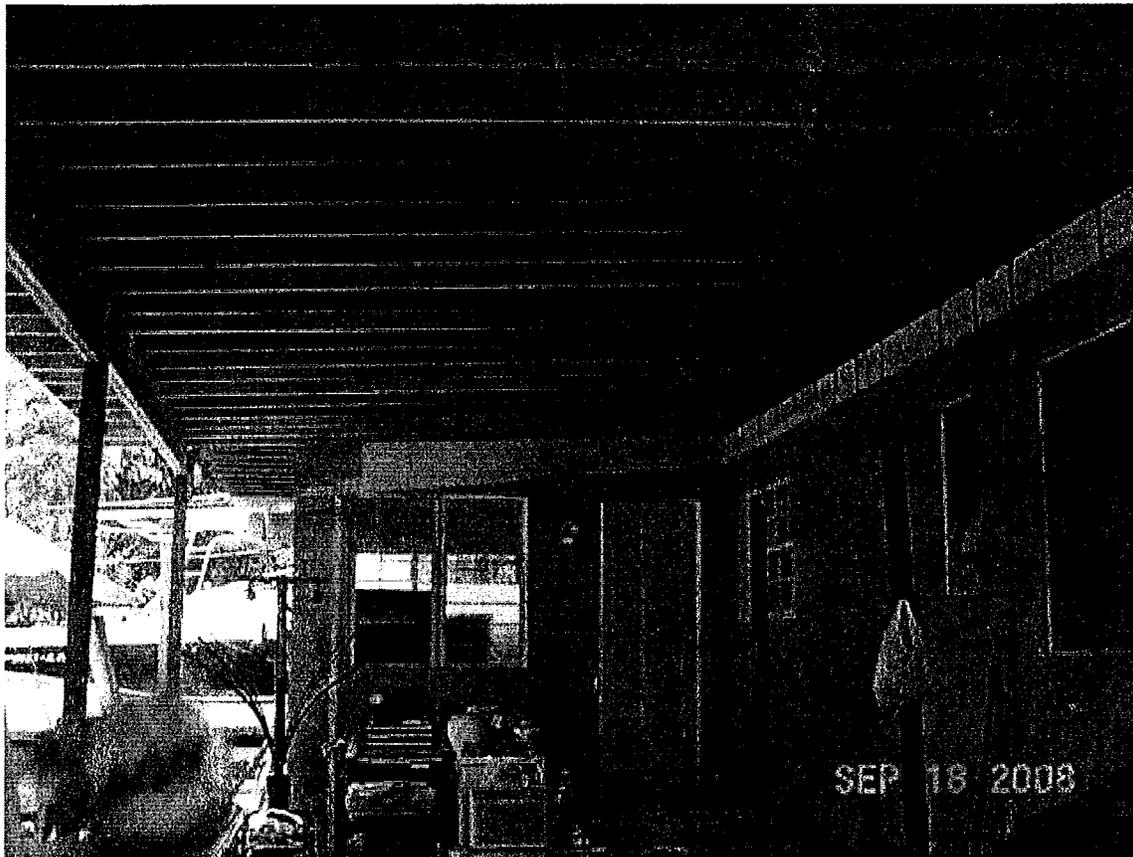
Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/31/2016	\$262,500	30085-3073	Qual by verifiable & documented evidence
11/12/2015	\$244,800	29857-1683	Financial inst or "In Lieu of Foreclosure" stated
10/01/1998	\$0	18493-0926	Sales which are disqualified as a result of examination of the deed
09/01/1997	\$147,000	17798-3326	Sales which are qualified

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>

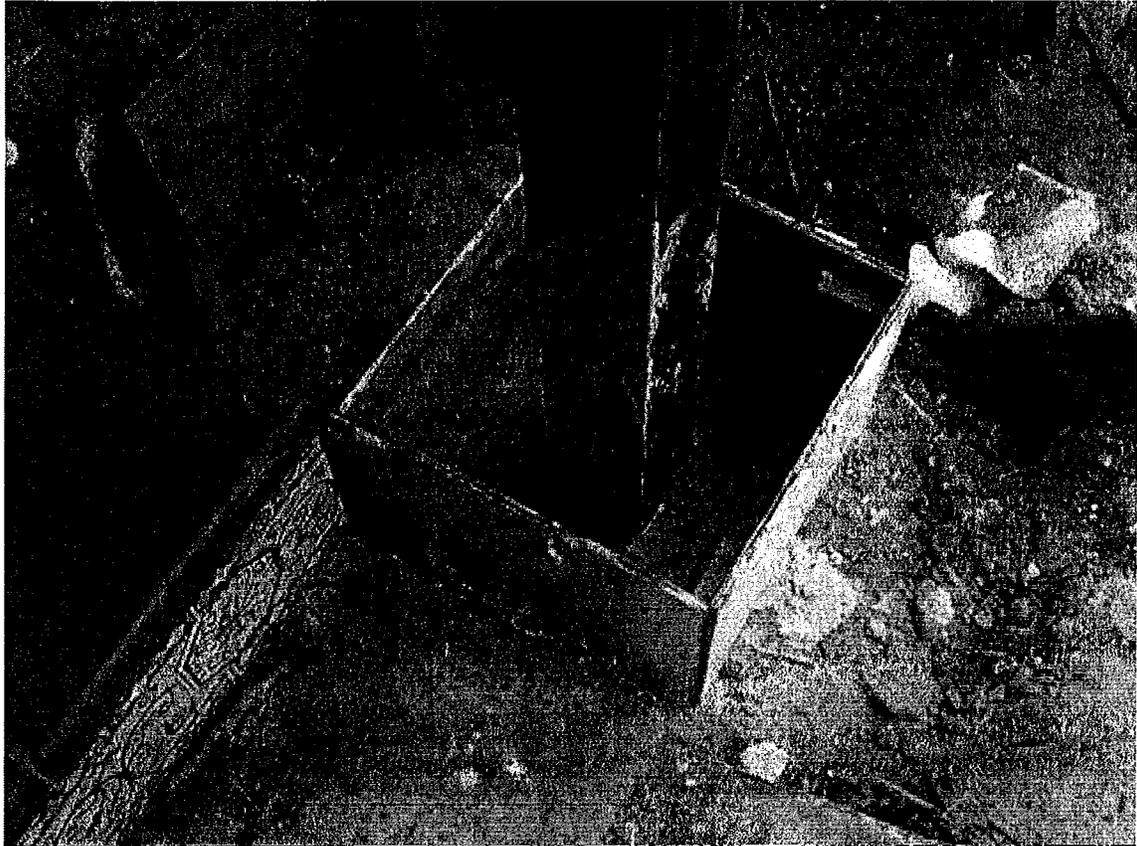
Version:



240 LENAPE DR. NEW SOFFIT AROUND THE ENTIRE HOUSE



240 LENAPE DR. REAR ROOF ADDITION WEST SIDE
CASE #08-2178



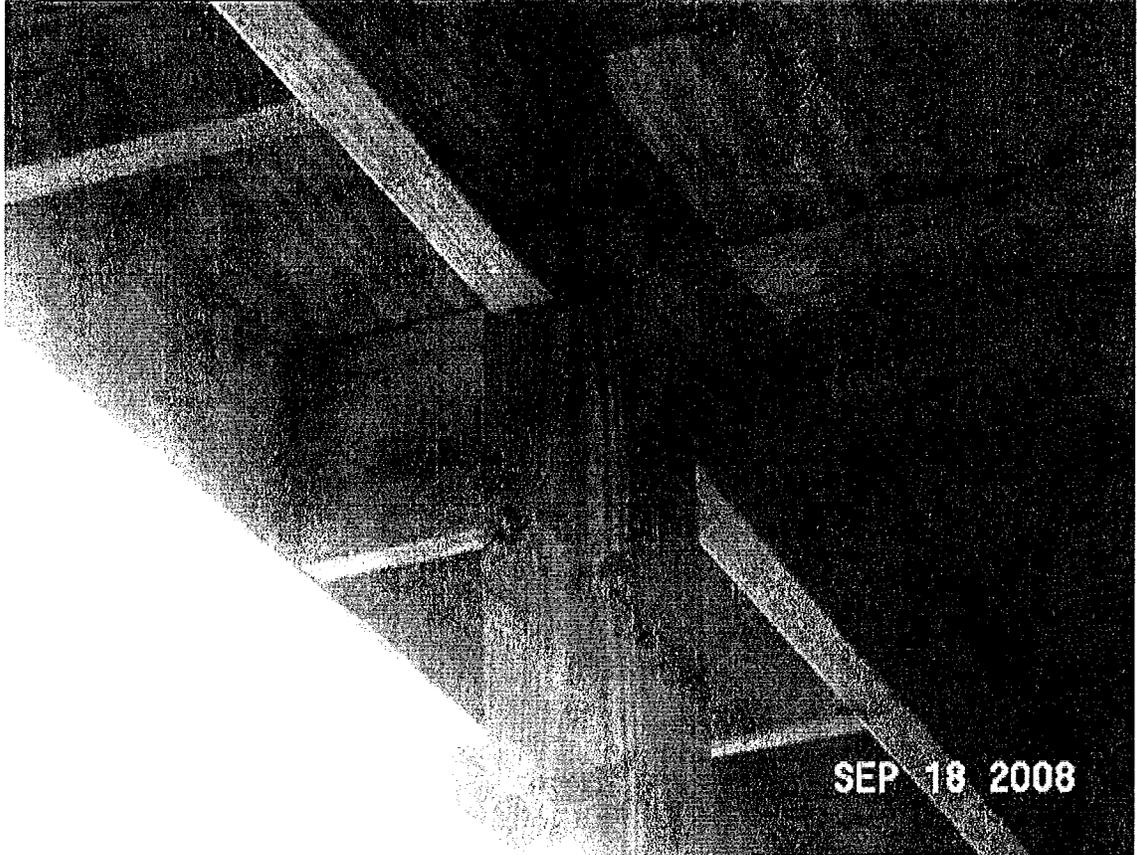
240 LENAPE DR., REAR ROOF ADDITION WEST SIDE
CASE #08-2178



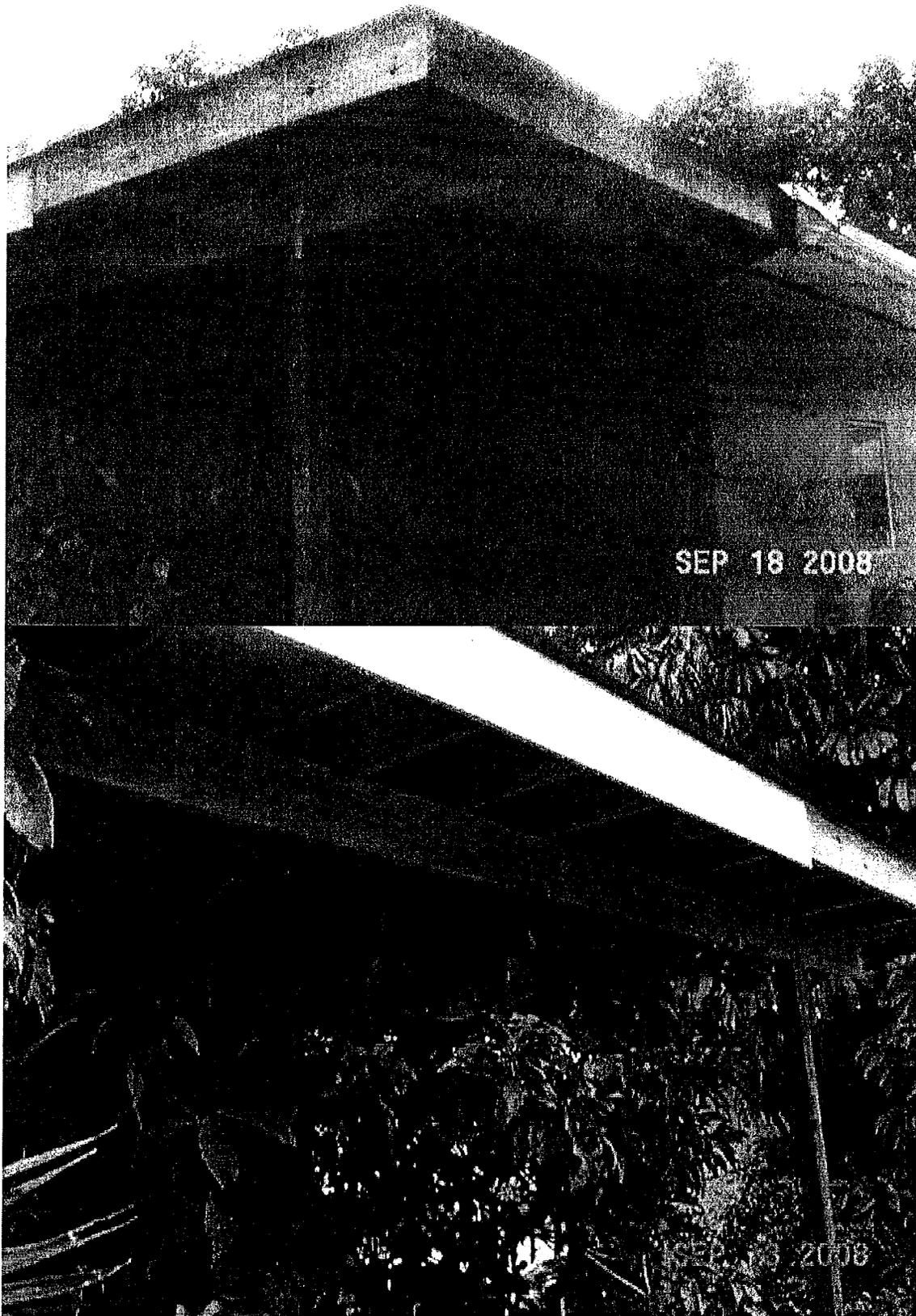
240 LENAPE DR. NEW WINDOWS THROUGH OUT THE HOUSE.



240 LENAPE DR. ROOF ADDITION & ELEC. DEMO NORTH SIDE
CASE #08-2178



240 LENAPE DR. COLUMN CONNECTIONS
CASE #08-2178



240 LENAPE DR. FRONT SIDE ADDITION EAST SIDE
CASE #08-2178



240 LENAPE DR. FRONT ENTRANCE ADDITION EAST SIDE
CASE #08-2178



City of Miami Springs,
Florida

RECEIVED

SEP 06 2016

DEPT. OF PUBLIC WORKS
CIVIL ENGINEERING

APPLICATION FOR HEARING
REDUCTION OF FINE

How to apply for reduction of fine hearing:

1. Complete the application form in full.
2. You must provide sufficient information in order for the Board to understand your request.
3. Submit application form and any attachments with the required \$75.00 fee, to the Code Enforcement Department, 171 Westward Drive, Miami Springs, Florida, no later than the first day of the month preceding the regular meeting date of the Code Enforcement Board.

THE CODE ENFORCEMENT BOARD MEETS THE FIRST TUESDAY OF EACH MONTH.

DO NOT WRITE IN THIS SPACE

Case No.: 08-2178 Fee Paid/Receipt No. _____
Date set for hearing: 10/04/2016

The owner and/or his agent has been duly notified of the above hearing, certified mail # _____

(I) (We) ENRIQUE J. AGUERREVERE of 240 LENAPE DR
Name Address

request that a reduction of fine hearing be scheduled for the month of OCTOBER.

(I) (We) believe that the Code Enforcement Board should grant a reduction and/or waiver of fine because:

SEE ATTACHMENT "A"

Has any previous fines been levied against property? yes

If yes, briefly state the nature of the previous fine: Work Without A permit

How long have you owned this property? Since 05/20/2016 (ATTACHEMENT "B")

(I) (We) understand this petition becomes a part of the permanent records of the Code Enforcement Board.

(I) (We) hereby certify that the above statements are true to the best of (My/Our) knowledge and belief.

[Signature]
Signature of Owner

954-675-2557
Phone Number (daytime)

SEP 06 2016

The contents of this Petition are sworn to and subscribed before me this 6 day of September, 20016.

[Signature]
Notary Public
ALEXANDRA VASQUEZ
MY COMMISSION #FF001220
EXPIRES March 29, 2017 Date 3/29/17
COMMISSION EXPIRATION Date
FIDELITYBONDERS.COM

CITY OF MIAMI SPRINGS
*** CUSTOMER RECEIPT ***
Oper: MIASMHP Type: OC Drawer: 1
Date: 9/07/16 17 Receipt no: 4275

Description	Quantity	Amount
35	CODE COMPLIANCE -OTHER	
	1.00	\$75.00

240 LENAPE DRIVE
REDUCTION OF FINE HEARING

Tender detail		
CR CREDIT CARD	16100	\$75.00
Total tendered		\$75.00
Total payment		\$75.00

Trans date: 9/06/16 Time: 16:48:43

SEP 07 2016

ATTACHEMENT "A"

I respectfully request an elimination or waiver of fines for my property due to the following reasons:

- I recently bought the property to live in Miami Springs as my primary residence.
- All fines and lien were induced by the previous owner's non-compliance with the city regulations, not me.
- Since purchase I have maintained the property, cleaned all the lot which was in very bad condition, worked with FP&L to remove the entangled branches on the high voltage wires and prepared the Architectural drawings (attached) for the corrections and improvements, that I plan to do on my home beyond code compliant.
- I have already applied for permit to demolish the illegal constructions.
- The property is in unlivable condition. The improvements that I will do on the property will benefit the City of Miami Springs and increase the assessed value of the property increasing taxes for the City, and enhance neighborhood.

EXHIBIT 3

ATTACHEMENT "B"

EXHIBIT 2

American Land Title Association	Final ALTA Settlement Statement - Cash Adopted 05-01-2015
---------------------------------	--

Albertelli Law ALTA Universal ID: 5404 Cypress Center Drive Suite 300 Tampa, FL 33609
--

File No./Escrow No. :	TPA16-00458			
Print Date & Time:	May 19, 2016 11:13 am			
Officer/Escrow Officer :	Elizabeth Hammond			
Settlement Location :	5404 Cypress Center Drive, Suite 300 Tampa, FL 33609			SEP 06 2016
Property Address:	240 Lenape Drive Miami Springs, FL 33166			
Buyer:	Enrique Jorge Aguerrevere 627 Eldron Drive, Ste #102 Miami Springs, FL 33166			
Seller:	U.S. Bank National Association as Trustee for the Holders of the GSAA Home Equity Tru 2007-1 Asset-Backed Certificates Series 2007-1 8950 Cypress Waters Blvd Coppell, TX 75019			
Settlement Date:	May 20, 2016			
Disbursement Date:	May 20, 2016			

DEBIT	CREDIT	Description	DEBIT	CREDIT
		Financial		
	262,500.00	Sale Price of Property	262,500.00	
		Deposit		9,135.00
		Prorations/Adjustments		
1,341.54		County Taxes 01/01/16 - 05/20/16		1,341.54
		Other Loan Charges		
335.00		Title - Lien Search Invoice to Coast 2 Coast Lien Search & Mitigation Service, LL		
		Title Charges and Escrow/Settlement Charges		
375.00		Attorney Fee to Albertelli Law		
25.00		Overnight Fee to Albertelli Law		
450.00		Settlement or Closing Fee to Albertelli Law	450.00	
3.28		Statutory Surcharge to Title 365		

Seller		Definition	Buyer	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
425.00		Title Search Fee to Title 365		
125.00		Wire Fee to Albertelli Law		
		Buyer's Attorney Fee to Stroock & Cohen, Zipper Law Group	600.00	
175.00		Management Fee to Title 365		
1,387.50		Owner's Title Insurance to Title 365 Coverage: 262,500.00 Premium: 1,387.50		
		Commissions		
		Buyer Commission to Carrington Real Estate Services	2,500.00	
4,225.00		Listing Agent Commission to Carrington Real Estate Services		
		Government Recording and Transfer Charges		
		Recording Fees to Clerk of Circuit Court	91.00	
1,575.00		State Tax/Stamps to Clerk of Circuit Court		
		Miscellaneous		
12,500.00		Buyer's Premium to Homeseach.com		
150.00		Cascade Technology Fee to Real Estate Digital		
5,625.00		Cooperating Broker Fee to Xome Realty Services		
5,000.00		Out of State Referral Fee to HSSS		
33,717.32	262,500.00	Subtotals	266,141.00	10,476.54
		Due from Buyer		255,664.46
228,782.68		Due to Seller		
262,500.00	262,500.00	Totals	266,141.00	266,141.00

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Albertelli Law to cause the funds to be disbursed in accordance with this statement.

Buyer

Enrique Jorge Aguerrevere
by Paul Lewis attorney in fact

Enrique Jorge Aguerrevere

Attorney In Fact

Seller

U.S. Bank National Association as Trustee for
the Holders of the GSAA Home Equity Trust
2007-1 Asset-Backed Certificates Series 2007-1

BY: _____

Elizabeth Hammond

Elizabeth Hammond
Escrow Officer

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Albertelli Law to cause the funds to be disbursed in accordance with this statement.

Buyer

Enrique Jorge Aguerrevere

Seller

U.S. Bank National Association as Trustee for
the Holders of the GSAA Home Equity Trust
2007-1 Asset-Backed Certificates Series 2007-1

BY: *Mary Munoz*

Mary Munoz, Ass. Sec. of Nationstar Mortgage LLC, its attorney in fact

Elizabeth Hammond

Elizabeth Hammond
Escrow Officer

 CASE TYPE
 FOLIO NUMBER
 ADDRESS
 DATE ESTABLISHED
 INSPECTOR
 TENANT NAME
 TENANT NBR
 STATUS
 STATUS DATE

WORK WITHOUT PERMIT
 05-3024-004-0510
 240 LENAPE DRIVE
 MIAMI SPRINGS FL 33166
 9/18/08
 LOURDES TAVERAS
 ACTIVE
 5/19/11

CASE DATA: WORK WITHOUT A PERMIT

NARRATIVE: During routine daily inspections noticed that a large amount of wood was being replaced at the property, checked the computer system and there was only a roofing permit on file. Contacted Roofing Inspector Angel M. Alvarez and asked him to inspect the work being done to verify if a permit was required. At about 1:30 PM Inspector Alvarez called me and requested that I meet him at the property because additional roof was added to the structure. At the time of inspections pictures were taken of 1)New front entrance roof, 2)new front roof on the East corner, 3) New roof on the East side of house and 4) New roof for the rear terrace, 5)Electrical demo done, 6) new windows installed. Spoke to the property owner and advised of all the documents and permits required, advised her that she had 7 days to submit paperwork to the building department, or a UCVN would be issued.

NOTICE NAMES: U S BANK N A TRS OWNER

HISTORY:	SCHEDULED ACTION	STATUS	RESULTED	INSPECTOR	TIME
9/18/08	INITIAL INSPECTION	COMPLETED	9/18/08	LOURDES TAVERAS	9/29/08
9/18/08	VERBAL CIVIL INFRACTION NOTICE	COMPLETED	9/18/08		9/29/08
NARRATIVE: During routine daily inspections noticed that a large amount of wood was being replaced at the property, checked the computer system and there was only a roofing permit on file. Contacted Roofing Inspector Angel M. Alvarez and asked him to inspect the work being done to verify if a permit was required. At about 1:30 PM Inspector Alvarez called me and requested that I meet him at the property because additional roof was added to the structure. At the time of inspections pictures were taken of 1)New front entrance roof, 2)new front roof on the East corner, 3) New roof on the East side of house and 4) New roof for the rear terrace, 5)Electrical demo done, 6) new windows installed. Spoke to the property owner and advised of all the documents and permits required, advised her that she had 7 days to submit paperwork to the building department, or a UCVN would be issued.					

9/25/08 FOLLOW UP INSPECTION COMPLETED 1/13/09 LOURDES TAVERAS

CASE TYPE	DATE ESTABLISHED	INSPECTOR	TENANT NAME	STATUS	TENANT NBR	STATUS DATE
WORK WITHOUT PERMIT	9/18/08	LOURDES TAVERAS	ACTIVE		5/19/11	
FOLIO NUMBER 05-3024-004-0510 240 LENAPE DRIVE MIAMI SPRINGS FL 33166						
9/25/08 FOLLOW UP INSPECTION RSLT TEXT: Property owner's friend has been to the office to pick up applications and information but no plans have been submitted to comply with the roof addition without a permit. Issued Last NCIV and granted 10 days or UCVN will be issued.	COMPLETED 1/13/09	LOURDES TAVERAS				
1/23/09 FOLLOW UP INSPECTION RSLT TEXT: On 02/05/09, no compliance has been met, check computer system and no permits were submitted. Issued UCVN #02191 in the amount of \$100. If no compliance is met by 02/12/09 case will be referred to CEB.	COMPLETED 2/05/09	LOURDES TAVERAS				
2/05/09 Uniform Civil Violation Ticket COMPLETED 2/05/09 NARRATIVE: Issued ticket #02191 in the amount of \$100.						
3/03/09 FOLLOW UP INSPECTION RSLT TEXT: Plans are in plan check, last revision were reviewed 08/31/09. Will follow up in 30 days.	COMPLETED 8/31/09	LOURDES TAVERAS				
9/30/09 FOLLOW UP INSPECTION RSLT TEXT: Posted Final NCIV and granted 14 days to complete permit process, or a UCVN would be issued.	COMPLETED 1/25/10	LOURDES TAVERAS				
6/11/10 FOLLOW UP INSPECTION RSLT TEXT: On June 11, 2010 sent by certified mail Civil Infraction Notice requesting for property owner to complete permit process. Follow up in 7 days.	COMPLETED 6/11/10	LOURDES TAVERAS				
7/15/10 FOLLOW UP INSPECTION RSLT TEXT: On July 15, 2010 received the Unclaimed notice that was mailed on June 11, 2010.	COMPLETED 7/15/10	LOURDES TAVERAS				
8/19/10 Summons to Code Enf Board Meet COMPLETED 8/19/10 9/08/10 FOLLOW UP INSPECTION COMPLETED 9/08/10 RSLT TEXT: On Sept. 7, 2010 case was heard by CEB and the following decision was made: Board member Jacqueline Martinez-Regueira made a motion to grant Ms Solis until the date of the Code Enforcement Board meeting in November (November 2, 2010) to come into compliance. If she does not, she will be summoned back to the Board at that meeting for further action by the Board. Member John Bankston seconded the motion and it passed unanimously on roll call vote.						
10/18/10 FOLLOW UP INSPECTION COMPLETED 10/21/10 RSLT TEXT: On Oct. 21, 2010 check Building Permit File and no action has been taken or revisions submitted since the last meeting on Sept. 7, 2010. Issued Summons to Appear in front of the						

 CASE TYPE DATE ESTABLISHED STATUS TENANT NBR STATUS DATE
 FOLIO NUMBER INSPECTOR TENANT NAME
 ADDRESS

WORK WITHOUT PERMIT 9/18/08 ACTIVE 5/19/11
 05-3024-004-0510
 240 LENAPE DRIVE
 MIAMI SPRINGS

FL 33166
 10/18/10 FOLLOW UP INSPECTION COMPLETED 10/21/10 LOURDES TAVERAS
 RSLT TEXT: Code Enforcement Board on Nov. 2, 2010, sent via Cert. Mail, 10/22/10 regular mail and police service.

10/21/10 Summons to Code Enf Board Meet COMPLETED 10/21/10 LOURDES TAVERAS
 11/02/10 FOLLOW UP INSPECTION COMPLETED 11/02/10
 RSLT TEXT: Member Rhonda Calvert made a motion that Ms Solis be granted 5/19/11 until the March Code Enforcement Board meeting to come into compliance. In the 5/19/11 meantime an inspection would be done by Officer Taveras and the Electrical 5/19/11 Inspector to determine if there were any safety concerns with the electrical hookup. Member 5/19/11 Jacqueline Martinez-Regueira seconded the motion and it passed unanimously on roll call 5/19/11 vote 5/19/11

5/16/11 FOLLOW UP INSPECTION COMPLETED 5/16/11 LOURDES TAVERAS
 RQST TEXT: On 05/16/2011 checked computer system and plans and no 5/19/11 action had been taken or contact made with the Building or Code Compliance Dept. Sent Summons to Appear to the CEB to 5/19/11 establish a lien.

5/19/11 Summons to Code Enf Board Meet COMPLETED 5/19/11 LOURDES TAVERAS
 6/06/11 FOLLOW UP INSPECTION COMPLETED 6/06/11
 RSLT TEXT: Ms. Solis came to the office to state that her father is 7/13/11 sick and has to travel out of the country. Her friend Leopoldo stated that he submitted revisions and that the 7/13/11 office lost them. According to the plans log, there have been no revisions submitted. Advised Ms. Solis to submit a 7/13/11 letter to the CEB and to re-submit revisions if they have been prepared along with the old plans. 7/13/11

7/13/11 Summons to Code Enf Board Meet COMPLETED 7/13/11 LOURDES TAVERAS
 8/02/11 FOLLOW UP INSPECTION COMPLETED 8/02/11
 RSLT TEXT: Case was tabled until next Code Enforcement board meeting. 8/26/11

9/20/11 FOLLOW UP INSPECTION COMPLETED 9/28/11 LOURDES TAVERAS
 RSLT TEXT: On 09/28/2011 followed up on the permit process, there has 9/28/11 been no updates or submission of new plans. Will summons for 9/28/11 the Nov. 2011 CE Board.

10/07/11 FOLLOW UP INSPECTION COMPLETED 10/19/11 LOURDES TAVERAS
 RSLT TEXT: On Oct. 19, 2011 copy of the Code Enforcement Agenda was 10/27/11 sent via Certified Mail and regular mail to Ms. Solis to appear before the Board. 10/27/11

11/01/11 FOLLOW UP INSPECTION COMPLETED 11/01/11 LOURDES TAVERAS
 RSLT TEXT: At the CEB meeting of 11/01/2011 the following motions were 5/17/16

 CASE TYPE
 FOLIO NUMBER
 ADDRESS
 DATE ESTABLISHED
 INSPECTOR
 9/18/08
 LOURDES TAVERAS
 FL 33166
 9/23/16 FOLLOW UP INSPECTION COMPLETED 9/06/16 LOURDES TAVERAS
 RSLT TEXT: Request For Reduction of Fines for the CEB October 4th , 9/16/16
 2016 meeting. 9/16/16

 MIAMI SPRINGS
 10/04/16 FOLLOW UP INSPECTION SCHEDULED LOURDES TAVERAS
 STATUS
 TENANT NAME ACTIVE
 TENANT NBR
 STATUS DATE 5/19/11

 FINES:
 DESCRIPTION
 MISC. CODE ENF PENALTIES
 CHARGE
 79950.00
 PAID
 .00
 BILLED
 79950.00
 LIEN AMT
 .00
 LIEN PAID
 .00
 TOTAL TIME:

Case #14-910

565 Minola Drive

Code: 151-04

Work Without a Permit

Case #14-910
565 Minola Drive
151-04 Application for Building Permit

On Apr. 5, 2016 Code Enforcement Board meeting the following motion was made:

Board member Filgueira moved to grant Mr. and Mrs. Hernandez 60 days to begin the permit process for the pool cabana structure. Board member Bankston seconded the motion, which passed 5-0 on roll call vote.

On 06/24/16 follow up inspection and research in the computer system was made and it was noticed that no permits had been submitted and the structure was still in place. Referred the case back to CEB for Aug. 2016.

On July 1, 2016 Summons to Appear was sent via Certified mail and regular mail.

PLEASE READ THE FOLLOWING CAREFULLY

July 7, 2016

Gabriel and Roseanne Hernandez
565 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 # 14-910** for property located at:
565 Minola Drive, Miami Springs, FL 33166

Your hearing has been set for **7:00 P.M. on Tuesday, Aug. 2, 2016** 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)

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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage

\$

Sent To

GABRIEL & ROSEANNE HERNANDEZ

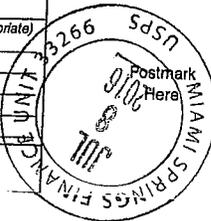
Street and Apt

565 MINOLA DRIVE

City, State, Zip

MIAMI SPRINGS, FL 33166

PS Form 3800



7015 3010 0000 4420 6799

BEFORE THE CODE ENFORCEMENT BOARD
IN AND FOR MIAMI SPRINGS, FLORIDA

CITY OF MIAMI SPRINGS,)
FLORIDA)
Petitioner)
)
vs.)
)
GABRIEL & ROSEANNE HERNANDEZ)
565 MINOLA DRIVE)
MIAMI SPRINGS, FL 33166)
Respondent(s)) CASE # 14-910

CERTIFICATE OF NON-COMPLIANCE

I hereby attest that I have, on the 5th day of April, 2016 inspected the property described as: 565 MINOLA DRIVE

ADDRESS: MIAMI SPRINGS, FL 33166

which was the subject of a Subpoena requiring appearance before the Code Enforcement Board on the 5th day of April, 2016 and an Enforcement Order of the Code Enforcement Board requiring compliance on the 5th day of June 2016. The property was found to be:

- _____ a.) In compliance with section of the Miami Springs code of Ordinances Book.
- XX b.) In non-compliance with the requirements of section 151-04 of the Miami Springs Code of Ordinances Book.

Additional Comments:
At the Code Enforcement Board meeting of April 5th, 2016 Board Member Jorge Filgueira made a motion to grant 60 days to apply for a variance and permits in order to bring the property into compliance. Motion was second by Board Member John Bankston.

LEGAL DESCRIPTION: 19 53 41 .25 AC COUNTRY CLUB ESTS SEC 2 REV PL N60FT OF S90FT OF TR F BLK 124 LOT SIZE 60.000 X 182 OR 16741-1803 0395 1 COC 24415-4394/26113-3082 0306 1

FOLIO # 05-3119-013-3290

Lourdes Taveras
LOURDES TAVERAS
Code Enforcement Officer
CERTIFIED MAIL: #

Linda Hurtado
NOTARY PUBLIC SIGNATURE

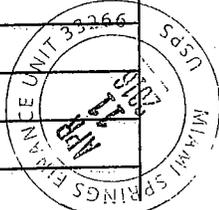


7014 0510 0001 1734 3797

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Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$		

Sent To: **GABRIEL & ROSEANNE HERNANDEZ**
 Street, Apt. No., or PO Box No.: **565 MINOLA DRIVE**
 City, State, ZIP+4: **MIAMI SPRINGS, FL 33166**

PS Form 3800

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.

GABRIEL & ROSEANNE HERNANDEZ
 565 MINOLA DRIVE
 MIAMI SPRINGS, FL 33166

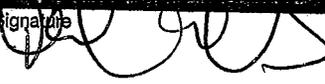


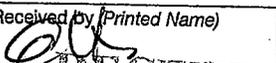
9590 9402 1286 5246 7432 95

2. Article Number (Transfer from service label)

7014 0510 0001 1734 3797

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name)  C. Date of Delivery **4-13-16**

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

APR 15 2016

MIAMI SPRINGS
BUILDING DEPT

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 checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input checked="" 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"/> Registered Mail Restricted Delivery (\$500) | |

 CASE TYPE
 FOLIO NUMBER
 ADDRESS
 DATE ESTABLISHED
 INSPECTOR
 TENANT NAME
 STATUS
 TENANT NBR
 STATUS DATE

 WORK WITHOUT PERMIT
 05-3119-013-3290
 565 MINOLA DRIVE
 MIAMI SPRINGS FL 33166
 6/27/14
 LOURDES TAVERAS
 ACTIVE
 7/10/14

CASE DATA: WORK WITHOUT A PERMIT Built canopy with elec & plumb

NARRATIVE: Based on an anonymous complaint an inspection was done at the property. At the time of inspection the property owner had me inspect canopy. I is built of concrete and wood, there is electrical outlets, plumbing for a sink and counters. The property owner was advised to apply for permits, but to first meet the City planner before submitting plans, because it might not be approved and a variance would be required. Granted 7 days to visit the Building Dept.
 6/27/14
 6/27/14
 6/27/14
 6/27/14
 6/27/14
 6/27/14
 6/27/14

NOTICE NAMES: HERNANDEZ, GABRIEL & ROSEANN OWNER 305-915-2060

HISTORY:	SCHEDULED ACTION	STATUS	RESULTED	INSPECTOR	TIME
6/27/14	INITIAL INSPECTION	COMPLETED	6/27/14	LOURDES TAVERAS	
6/27/14	VERBAL CIVIL INFRACTION NOTICE NARRATIVE: Based on an anonymous complaint an inspection was done at the property. At the time of inspection the property owner had me inspect canopy. I is built of concrete and wood, there is electrical outlets, plumbing for a sink and counters. The property owner was advised to apply for permits, but to first meet the City planner before submitting plans, because it might not be approved and a variance would be required. Granted 7 days to visit the Building Dept.	COMPLETED	6/27/14	LOURDES TAVERAS	7/10/14
7/07/14	FOLLOW UP INSPECTION RSLT TEXT: On 07/03/14 Mr. Gabriel Hernandez came to the Bldg. Dept and a message was left that he was here to see me 305-915-2060.	COMPLETED	7/03/14	LOURDES TAVERAS	3/28/16
7/10/14	FOLLOW UP INSPECTION RSLT TEXT: No action taken, will grant 14 more days. Work requires architecture drawings.	COMPLETED	7/16/14	LOURDES TAVERAS	3/28/16
7/30/14	FOLLOW UP INSPECTION RSLT TEXT: On 03/17/15 issued Final NCIV and granted 7 days to submit permits or remove the structure.	COMPLETED	3/17/15	LOURDES TAVERAS	3/28/16
3/24/15	FOLLOW UP INSPECTION RSLT TEXT: On 04/30/15 follow up inspection showed that no permits or variance application had been submitted.	COMPLETED	4/30/15	LOURDES TAVERAS	3/28/16

 CASE TYPE
 FOLIO NUMBER
 ADDRESS
 DATE ESTABLISHED
 INSPECTOR
 TENANT NAME
 STATUS
 TENANT NBR
 STATUS DATE

 WORK WITHOUT PERMIT
 05-3119-013-3290
 565 MINOLA DRIVE
 MIAMI SPRINGS FL 33166
 6/27/14
 LOURDES TAVERAS
 ACTIVE
 7/10/14

SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
6/22/15	FOLLOW UP INSPECTION RSLT TEXT: As of 06/17/16 no actions has been taken. Issued UCVN #01902 in the amount of \$100.	COMPLETED	6/15/15	LOURDES TAVERAS	3/28/16
3/18/16	FOLLOW UP INSPECTION RSLT TEXT: On 03/18/16 no action had been taken, no contact made with Building, Zoning or Code Compliance Dept. Referred case to the CEB for April 5, 2016.	COMPLETED	3/18/16	LOURDES TAVERAS	3/28/16
3/18/16	Summons to Code Enf Board Meet NARRATIVE: On 03/18/16 Summons to Appear before the CEB on Apr. 5, 2016 was sent via Cert. Mail, regular mail and Police Ser.	COMPLETED	3/18/16	LOURDES TAVERAS	3/18/16
4/05/16	FOLLOW UP INSPECTION RSLT TEXT: On April 5, 2016 at the Board member Filgueira moved to grant Mr. and Mrs. Hernandez 60 days to begin the permit process for the pool cabana structure. Board member Bankston seconded the motion, which passed 5-0 on roll call vote.	COMPLETED	4/06/16	LOURDES TAVERAS	6/24/16
6/24/16	FOLLOW UP INSPECTION RSLT TEXT: On 06/24/16 follow up inspection and research it was noticed that no permits had been submitted and the structure is still in place. Will refer the case back to CEB for Aug. 2016	COMPLETED	6/24/16	LOURDES TAVERAS	6/24/16
7/01/16	Summons to Code Enf Board Meet NARRATIVE: On 07/01/16 Summons to Appear before the CEB was mailed.	COMPLETED	7/01/16	LOURDES TAVERAS	6/24/16
8/02/16	FOLLOW UP INSPECTION	SCHEDULED		LOURDES TAVERAS	

FINES:
 DESCRIPTION
 MISC CODE ENF TICKET \$100
 CHARGE
 200.00
 PAID
 .00
 BILLED
 200.00
 LIEN AMT
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 LIEN PAID
 .00
 TOTAL TIME:

Case #14-912

1100 Thrush Ave.

Code: 151-04

Work Without a Permit

Case #14-912
1100 Thrush Avenue
151-04 Application for Building Permit

On Apr. 5, 2016 Code Enforcement Board meeting the following motion was made:

Board member Bankston moved to grant the property owner 60 days to obtain a permit. Board member Williams seconded the motion, which passed 5-0 on roll call vote.

On 06/24/16 no action had been taken, plans had not been re-submitted for revisions. The case was referred to the case to the CEB for Aug. 2, 2016.

On July 7, 2016 Summons to Appear was sent via Certified mail and regular mail.

PLEASE READ THE FOLLOWING CAREFULLY

July 7, 2016

Hector and Hilda Garcia
1100 Thrush 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 # 14-912** for property located at:
1100 Thrush Avenue, Miami Springs, FL 33166

Your hearing has been set for **7:00 P.M. on Tuesday, Aug. 2, 2016** 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)

7015 3010 0000 4420 8805

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- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

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Total Postage

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Sent To

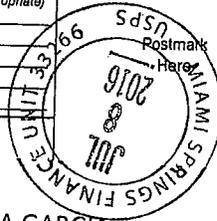
HECTOR & HILDA GARCIA

Street and Apt.

1100 THRUSH AVENUE

City, State, ZIP

MIAMI SPRINGS, FL 33166



BEFORE THE CODE ENFORCEMENT BOARD
IN AND FOR MIAMI SPRINGS, FLORIDA

CITY OF MIAMI SPRINGS,)
FLORIDA)

Petitioner)

vs.)

HECTOR & HILDA GARCIA)
1100 THRUSH AVENUE)

MIAMI SPRINGS, FL 33166)

Respondent(s))

CASE # 14-912

CERTIFICATE OF NON-COMPLIANCE

I hereby attest that I have, on the 5th day of April, 2016 inspected the property described as: 1100 THRUSH AVENUE

ADDRESS: MIAMI SPRINGS, FL 33166

which was the subject of a Subpoena requiring appearance before the Code Enforcement Board on the 5th day of April, 2016 and an Enforcement Order of the Code Enforcement Board requiring compliance on the 5th day of June 2016. The property was found to be:

- _____ a.) In compliance with section of the Miami Springs code of Ordinances Book.
- XX b.) In non-compliance with the requirements of section 151-04 of the Miami Springs Code of Ordinances Book.

Additional Comments:

At the Code Enforcement Board meeting of April 5th, 2016 Board Member John Bankston made a motion to grant 60 days to apply for permits in order to bring the property into compliance. Motion was second by Board Member Robert Williams.

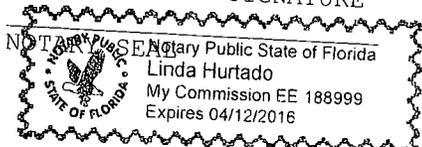
LEGAL DESCRIPTION: WONDERLAND PARK PB 20-72 LOTS 12-13-14 LESS W25FT & LESS E5FT & LESS S8FT OF LOT 14 BLK 2 LOT SIZE 75.000 X 132 75R 204662
COC 23875-2959 09 2005 5

FOLIO # 05-3013-004-0100

Lourdes Taveras

LOURDES TAVERAS
Code Enforcement Officer
CERTIFIED MAIL: #

Linda Hurtado
NOTARY PUBLIC SIGNATURE



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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 HECTOR & HILDA GARCIA
 1100 THRUSH AVENUE
 MIAMI SPRINGS, FL 33166

Postmark Here
 APR 17 2016
 MIAMI SPRINGS FL 33166

PS Form 3800

EORE 4E2T 7000 0T50 4T02

NIXIE 333 4C 1
 RETURN TO SENDER
 UNCLAIMED
 UNABLE TO FORWARD

SC: 33166525991 *1595-85554-03-44

1259

201 WESTWARD DRIVE
 MIAMI SPRINGS, FL 33166
 CODE COMPLETE
 CASE



7014 0510 0001 1734 3803

MAY 06 2016

UNC

CASE TYPE: WORK WITHOUT A PERMIT
 FOLIO NUMBER: 05-3013-004-0100
 ADDRESS: 1100 THRUSH AVENUE MIAMI SPRINGS FL 33166
 DATE ESTABLISHED: 7/09/14
 STATUS: ACTIVE
 TENANT NBR: 7/10/14

INSPECTOR: LOURDES TAVERAS
 TENANT NAME: LOURDES TAVERAS
 TENANT NBR: 7/10/14

CASE DATA: WORK WITHOUT A PERMIT garage door blocked & other wk

NARRATIVE: Based on an anonymous phone call, Tex Ziadie and Lourdes Taveras visited this location on 7-9-14 and noted a garage door on the south side of the property partially blocked up without a permit. Also a walkway had been installed on the east side of the house and other work (cabinets, framing, insulation and other work) had been done inside the house (viewed through the window).
 A NCIV to apply for a permit within 7 days or get a ticket for \$100 was left at the front and the side doors. Also a red sticker to stop work was placed on the glass of the side door and the window next to the front door.

NOTICE NAMES: GARCIA, HECTOR & HILDA OWNER

HISTORY:	SCHEDULED ACTION	STATUS	RESULTED	INSPECTOR	TIME
7/09/14	INITIAL INSPECTION	COMPLETED	7/09/14	TEX ZIADIE	7/10/14
7/09/14	CIVIL INFRACTION DOOR HANGER NARRATIVE: Based on an anonymous phone call, Tex Ziadie and Lourdes Taveras visited this location on 7-9-14 and noted a garage door on the south side of the property partially blocked up without a permit. Also a walkway had been installed on the east side of the house and other work (cabinets, framing, insulation and other work) had been done inside the house (viewed through the window). A NCIV to apply for a permit within 7 days or get a ticket for \$100 was left at the front and the side doors. Also a red sticker to stop work was placed on the glass of the side door and the window next to the front door.	COMPLETED	7/09/14	TEX ZIADIE	7/10/14
7/10/15	FOLLOW UP INSPECTION	COMPLETED	7/03/15	TEX ZIADIE	7/13/15
	RQST TEXT: Case was transferred to CCO Taveras for follow up.				3/28/16
	RSLT TEXT: On 07/10/15 posted a Final NCIV granting 7 days to contact the Building Dept. and Code compliance.				3/28/16
7/22/15	FOLLOW UP INSPECTION	COMPLETED	7/27/15	Rose Piniella	7/20/15
	RQST TEXT: On 7/20/15 owner came to speak with CCO Taveras, CCO Piniella and Mrs. Rivera explained to her, CCO Taveras is on vacation, granted until 7/27/15 to apply for a permit.				7/20/15
	RSLT TEXT: On 07/27/15 Arellis called to request a few days because her contractor was on vacation. Granted 7 more days or a UCVN				7/27/15

CASE TYPE	DATE ESTABLISHED	STATUS	TENANT NBR	TENANT NAME	TENANT NBR	STATUS DATE
FOLIO NUMBER ADDRESS WORK WITHOUT PERMIT 05-3013-004-0100 1100 THRUSH AVENUE MIAMI SPRINGS	7/09/14	ACTIVE				7/10/14
INSPECTOR LOURDES TAVERAS						
FL 33166 FOLLOW UP INSPECTION RSLT TEXT: would be issued.	7/27/15	COMPLETED		Rose Piniella		7/27/15
8/03/15 FOLLOW UP INSPECTION RSLT TEXT: On 08/25/15 Checked the computer system and verified that no permits had been submitted. Issued a UCVN #01913 in the amount of \$100, granted 7 days to comply or the case will be referred to the CEB.	8/25/15	COMPLETED		LOURDES TAVERAS		3/28/16
8/25/15 Uniform Civil Violation Ticket NARRATIVE: On 08/25/15 Checked the computer system and verified that no permits had been submitted. Issued a UCVN #01913 in the amount of \$100, granted 7 days to comply or the case will be referred to the CEB.	8/25/15	COMPLETED		LOURDES TAVERAS		3/28/16
9/01/15 FOLLOW UP INSPECTION RSLT TEXT: Permit#15-729 was submitted, will follow up in 14 days.	8/27/15	COMPLETED		LOURDES TAVERAS		3/28/16
9/10/15 FOLLOW UP INSPECTION RSLT TEXT: As of 01/20/16 no actions has been taken, will refer the case to CEB.	1/20/16	COMPLETED		LOURDES TAVERAS		3/28/16
3/18/16 FOLLOW UP INSPECTION RSLT TEXT: On 03/18/2016 follow up on case showed that no actions had been taken to complete the permit process since 08/31/2015. Referred the case to the CEB for April 5, 2016.	3/18/16	COMPLETED		LOURDES TAVERAS		3/28/16
3/18/16 Summons to Code Enf Board Meet NARRATIVE: On 03/18/16 Summons to Appear before the CEB on Apr. 5, 2016 was sent via Cert. Mail, regular mail and Police Ser.	3/18/16	COMPLETED		LOURDES TAVERAS		3/18/16
4/05/16 FOLLOW UP INSPECTION RSLT TEXT: On 04/05/16 at the CEB meeting Board member Bankston moved to grant the property owner 60 days to obtain a permit. Board member Williams seconded the motion, which passed 5-0 on roll call vote.	4/06/16	COMPLETED		LOURDES TAVERAS		6/24/16
6/24/16 FOLLOW UP INSPECTION RQST TEXT: On 06/24/16 no action had been taken, plans have not been re-submitted for revisions. Will refer the case to the CEB for Aug. 2, 2016.	6/24/16	COMPLETED		LOURDES TAVERAS		6/24/16
7/01/16 Summons to Code Enf Board Meet NARRATIVE:	7/01/16	COMPLETED		LOURDES TAVERAS		6/24/16
8/02/16 FOLLOW UP INSPECTION		SCHEDULED		LOURDES TAVERAS		6/24/16

TOTAL TIME:

VIOLATIONS: 7/09/14 DESCRIPTION WORK WITHOUT A PERMIT QTY CODE 1 151.04 STATUS ACTIVE RESOLVED

 CASE TYPE DATE ESTABLISHED STATUS TENANT NBR STATUS DATE

 FOLIO NUMBER INSPECTOR TENANT NAME TENANT NBR

 WORK WITHOUT PERMIT 7/09/14 ACTIVE 7/10/14
 05-3013-004-0100
 1100 THRUSH AVENUE
 MIAMI SPRINGS

FL 33166

LOCATION:
 NARRATIVE:

Based on an anonymous phone call, Tex Ziadie and Lourdes Taveras visited this location on 7-9-14 and noted a garage door on the south side of the property partially blocked up without a permit. Also a walkway had been installed and other work (cabinets, framing, insulation and other work) had been done inside the house (viewed through the window). A NCIV to apply for a permit within 7 days or get a ticket for \$100 was left at the front and the side doors. Also a red sticker to stop work was placed on the glass of the side door and the window next to the front door.

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

Case #14-1109

1031 Dove Ave.

Code: 151-04

Work Without a Permit

Case 14-1109
1031 Dove Avenue
151-04 Application for Building Permit

On Apr. 5, 2016 at the Code Enforcement Board meeting the following motion was made:
Board member Bankston moved to grant the property owner 90 days to obtain a permit or apply for a variance. Board member Filgueira seconded the motion, which passed 5-0 on roll call vote.

On 07/07/16 no action had been taken, no revisions submitted, no applications for variance were submitted. CCO Taveras called the property owner and left a message that the 90 days were up and no action had been taken, and that the case was being referred to the CEB for August 2016.

At approximately 12:30 Ms. Correa came in to get comments and Job copy of plans to revise.

On Jul. 8, 2016 Summons to Appear was sent via Certified Mail and regular mail.

PLEASE READ THE FOLLOWING CAREFULLY

July 7, 2016

Marysu Correa
1031 Dove 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 # 14-1109** for property located at:
1031 Dove Avenue, Miami Springs, FL 33166

Your hearing has been set for **7:00 P.M. on Tuesday, August 2, 2016** 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)
()
(MARYSU CORREA)
(1031 DOVE AVENUE)
(MIAMI SPRINGS, FL 33166)
(Respondent(s))

CASE # 14-1109
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 2, 2016 , 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:

Sec. 151-04. Application for building permits.

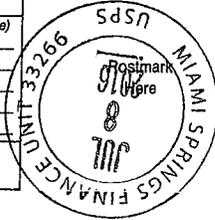
No person shall erect, construct, or proceed with the erection or construction of any building or structure, nor add to, enlarge, move, renovate, remodel, improve, alter, convert, extend, or demolish any building or structure, or any group of buildings or structures under one or joint ownership, whether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

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$



Sent To **MARYSU CORREA**

Street and A **1031 DOVE AVENUE**

City, State, ZIP **MIAMI SPRINGS, FL 33166**

PS Form 38

7015 3010 0000 4420 8782

BEFORE THE CODE ENFORCEMENT BOARD
IN AND FOR MIAMI SPRINGS, FLORIDA

CITY OF MIAMI SPRINGS,)
FLORIDA)
Petitioner)
vs.)
MARYSU CORREA)
1031 DOVE AVENUE)
MIAMI SPRINGS, FL 33166)
Respondent(s)) CASE # 14-1109

CERTIFICATE OF NON-COMPLIANCE

I hereby attest that I have, on the 5th day of April, 2016 inspected the property described as: 1031 DOVE AVENUE

ADDRESS: MIAMI SPRINGS, FL 33166

which was the subject of a Subpoena requiring appearance before the Code Enforcement Board on the 5th day of April, 2016 and an Enforcement Order of the Code Enforcement Board requiring compliance on the 5th day of July 2016. The property was found to be:

- _____ a.) In compliance with section of the Miami Springs code of Ordinances Book.
- XX b.) In non-compliance with the requirements of section 151-04 of the Miami Springs Code of Ordinances Book.

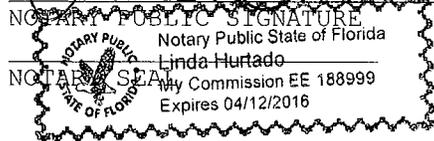
Additional Comments:

At the Code Enforcement Board meeting of April 5th, 2016 Board Member John Bankston made a motion to grant 90 days to apply for a variance and for permits in order to bring the property into compliance. Motion was second by Board Member Jorge Filgueira.

LEGAL DESCRIPTION: 13 53 40 DI PIETRO ESTS PB 75-54 LOT 6 BLK 1 LOT SIZE SITE VALUE OR 9967-1654 0378-1 COC 23548-0854/24044-1927 0505 4

FOLIO # 05-3013-055-0060,


LOURDES TAVERAS
Code Enforcement Officer
CERTIFIED MAIL: #


NOTARY PUBLIC SIGNATURE
Notary Public State of Florida
Linda Hurtado
My Commission EE 188999
Expires 04/12/2016


 CASE TYPE
 FOLIO NUMBER
 ADDRESS
 WORK WITHOUT PERMIT
 05-3013-055-0060
 1031 DOVE AVENUE
 MIAMI SPRINGS FL 33166
 DATE ESTABLISHED
 INSPECTOR
 TENANT NAME
 STATUS
 TENANT NBR
 STATUS DATE

8/13/14
 LOURDES TAVERAS
 ACTIVE
 8/13/14

HISTORY: SCHEDULED ACTION STATUS RESULTED INSPECTOR TIME

2/02/16 FOLLOW UP INSPECTION COMPLETED 3/18/16 LOURDES TAVERAS
 RQST TEXT: On 03/18/16 on follow up it was noticed that no action had
 RSLT TEXT: been taken to complete the permit process since 10/21/14,
 Case was referred to the CEB for April 5, 2016. 3/28/16

3/18/16 Summons to Code Enf Board Meet COMPLETED 3/18/16
 NARRATIVE: On 03/18/16 Summons to Appear before the CEB on Apr. 5, 2016 3/18/16
 was sent via Cert. Mail, regular mail and Police Ser. 3/18/16

7/06/16 FOLLOW UP INSPECTION COMPLETED 7/07/16 LOURDES TAVERAS
 RQST TEXT: At the CEB meeting of April 5, 2016 the follow motions were
 made: 7/07/16
 Board member Bankston moved to grant the property owner 90 7/07/16
 days to obtain a permit or apply for a variance. Board 7/07/16
 member Filgueira seconded the motion, which passed 5-0 on 7/07/16
 roll call vote. 7/07/16
 RSLT TEXT: On 07/07/16 no action had been taken, no revisions 7/07/16
 submitted, no applications for variance were submitted. CCO 7/07/16
 Taveras called the property owner and left a message that 7/07/16
 the 90 days were up and no action had been taken. Inet the 7/07/16
 case was being referred to the CEB for August 2016. 7/07/16
 At approximately 12:30 Ms. Correa came in to get comments 7/07/16
 and Job copy of plans to revise. 7/07/16

8/02/16 FOLLOW UP INSPECTION SCHEDULED LOURDES TAVERAS TOTAL TIME:

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