



City of Miami Springs

Code Enforcement Board

Tuesday

February 7, 2017

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, February 7, 2017
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: October 4, 2016**
- 4. NEW BUSINESS**
 - 1) Case# 17-278**
Address: 5575-5595 NW 36th Street
Owner: Carlos Rios DBA Prestige Sport Cars LLC
Violation: 113-01 Business Tax License
 - 2) Case# 16-1359**
Address: 1160 Redbird Avenue
Owner: Dean A. & Rossana Sotolongo
Violation: 93-13 Maintenance of Property - Sanitation
- 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
Action: Request for Reduction of Fines
 - 2) Case# 14-912**
Address: 1100 Thrush Avenue
Owner: Hector & Hilda Garcia
Violation: 151-04 Application for building permit
- 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
October 4, 2016



City of Miami Springs, Florida

The regular meeting of the Miami Springs **Code Enforcement Board** was held on Tuesday, October 4, 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 7:08 p.m.

Present: John Bankston
Rhonda Calvert
Jorge Filgueira
Robert Williams

Absent: Chairman Marlene B. Jimenez
Vice Chair Walter Dworak
Jacqueline Martinez-Regueira

Also Present: Code Compliance Officer, Lourdes Taveras
Board Secretary, Juan D. Garcia

2) Invocation/Salute to the Flag

All who were present participated in the invocation of the Flag.

3) Approval of Minutes:

Minutes of the April 5, 2016 meeting were approved as written.

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

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

Code Compliance Officer Taveras presented the case to the Board.

Board member Bankston asked the property owner why he did not appear in front of the Board to request a reduction of fines after the 60 days that were initially granted on December 15, 2015.

The property owner, Carlos Garcia, explained that he was still was working on getting the yard and carport cleaned in order to come into compliance.

Discussion ensued regarding whether a fine reduction is justified for this case.

Board member Bankston asked if the Mr. Garcia had come into compliance. Code Compliance Officer Taveras notified the Board that the property owner had addressed the areas of the properties that were discussed at the previous meeting and that the property was now in compliance.

Board member Calvert moved to table this case for the next regular meeting of the Code Enforcement Board. Board member Filgueira seconded the motion which passed 4-0 on a roll call vote. The vote was as follows: Board member Calvert, Board member Filgueira, Board member Williams, and Board member Bankston voting Yes.

Code Compliance Officer Taveras informed the property owner that the case will be discussed at the next meeting, when a full Board is present. The property must remain in compliance as it will be inspected again before the next meeting.

- 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

Code Compliance Officer Taveras presented the case to the Board.

Board member Bankston asked the property owner if he was aware that there was a fine on the property before he purchased it.

The property owner, Enrique Aguerrevere answered that he was aware of the fines

before purchasing the property but the amount was not disclosed by the auction company. Mr. Aguerrevere added that this property was purchased through an auction.

Board member Williams asked for clarification on how a property was sold by the previous owners if there were fines that were placed on the property. Code Compliance Officer Taveras explained the process to the Board.

Discussion ensued on what an appropriate reduction would be for this property.

Board member Williams moved to reduce the fine to 10% of the amount that was owed to the City. Board member Filgueira seconded the motion which passed 4-0 on roll call vote. The vote was as follows: Board member Calvert, Board member Filgueira, Board member Williams, and Board member Bankston voting Yes.

5) OLD BUSINESS:

- 1) 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. Code Compliance Officer Taveras noted that this case was back in front of the Board because the property owner has yet to come into compliance and it is up to the Board to come up with an appropriate amount for the fine.

Discussion ensued regarding the amount for the fine that will be placed on the property.

Board member Calvert moved to set a fine of fifty dollars a day starting 60 days from April 5, 2016. Board member Williams seconded the motion which passed 4-0 on roll call vote. The vote was as follows: Board member Calvert, Board member Filgueira, Board member Williams, and Board member Bankston voting Yes.

- 2) 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.

Arelys Bofill, daughter of the property owners and resident of the property, explained that she submitted and paid for the permits on the property. The only pending item that is left is for her electrician to send the City's inspector a diagram. She added that she has been working with the City and has complied with all the requests.

Board member Bankston wanted to clarify that Mrs. Bofill was requesting more time to

have everything completed.

Mrs. Bofill confirmed that an extension of time is needed. She requested an additional 30 days.

Board member Calvert moved to grant the property owner 30 days to obtain a building permit. Board member Williams seconded the motion which passed 4-0 on roll call vote. The vote was as follows: Board member Calvert, Board member Filgueira, Board member Williams, and Board member Bankston voting Yes.

- 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

Code Compliance Officer Taveras provided an update on the case to the Board. On September 9th, 2016 a building permit was issued and the property was in compliance.

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

Code Compliance Officer Taveras provided an update on the case to the Board and noted that the property has an ongoing lien as of January 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 05/05/2016

Code Compliance Officer Taveras provided an update on the case to the Board and noted that the property has an ongoing lien as of May 5th, 2016.

6) Council Liaison Report and Request

None at this time.

7) Adjournment

There being no further business the meeting was duly adjourned at 7:59 p.m.

Respectfully Submitted:

Juan D. Garcia
Administrative Assistant I
Board Secretary

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 #17-278

5575-5595 NW 36 ST.

Code: 113-01

Business Without
Business Tax License

Case #17-278

5575-5595 NW 36 STREET

CODE SEC. 113-01

BUSINESS TAX LICENSE

BWL Sec. 113-01. License required. On 10/24/16 Based on daily inspections CCO Taveras noticed that a car dealership business was operating at the location, a search for the business was done on the Sunbiz and the computer system, and it was noticed that no BTL was issued or applied for. A verbal NCIV was issued to Ivan the business owner and granted 10 days to apply for the business Tax Receipt.

On 11/15/16 Yindra Lopez came to see the City Planner and pick up an application for a Business Tax Receipt. When she was told that a car dealership was not allowed in that area, she stated she was going to file for business tax receipt for a car rental place. She was advised to bring active

Articles of Corporation. Granted 7 more days to comply.

On 11/28/16 no application for BTL had been received, a UCVN will be issued and sent to the property owner via certified mail, regular mail and posting at the property.

On 11/29/16 application for BTL was received, therefore the UCVN was not issued. The application was referred to the City Planner for approval. The information on the documents did not coincide, application stated (auto rental) and Florida document stated (dealership). Application is pending approval from Zoning.

On 12/08/16 a meeting was held along with Asst. City Manager Tammy Romero, Building Official Ulises Fernandez, and on the Phone City Attorney Jan Seiden regarding the illegal use of the property, and the steps to be taken to deny the application for Business Tax Receipt. According to J. Seiden a Standalone rental car agency is not allowed.

City Planner Chris Heid will send a letter of denial to the business owners.

On 12/09/16 during routine daily inspections notice a man washing a vehicle on the property. This action is specifically not allowed by DERM. And the wood sign on 36th Street was not removed. Spoke to Ivan and advised him of the sign, and the vehicles without a tag parked across the street on the swale area.

On 12/12/16 letter of denial for Business Tax License/Receipt was sent by City Planner Chris Heid via certified mail, and Email.

On 01/04/17 a meeting was held by the City Manager William Alonso to inform the business and property owner Carlos Rios that all auto dealership business being operated at the location had to cease and desist. Present at the meeting were: William Alonso, Carlos Rios, Tammy Romero, Ulises

Fernandez, Chris Heid and Lourdes Taveras. Mr. Rios was advised that a car rental was not allowed as a standalone business and an auto dealership was not an allowed use in the zoning area. Mr. Rios argued that he had offices that he was trying to lease. He was advised that there were no other businesses operating in that location. He was also informed that he was violating DERM restrictions by washing vehicles at the location.

City Manager informed Mr. Rios that he had 24 hours to respond on his proposed action. The he had to cease all business activities and vacate the location.

The next step was for a written formal letter to be sent by the Code Compliance Director Ulises Fernandez granting 7 days to vacate the location or be issued a fine of \$100 per day.

On 01/06/2017 letter from Building Official and Code Compliance Director ordering to cease and desist within 7 days was sent via Certified Mail and

Regular mail to the business and the property owner.

On 01/13/17 follow up inspection showed that the business was still operating. A UCVN #01245 was issued in the amount of \$100. Granted 24 hours to cease and vacate the location. CCO Novo will follow up in the absence of CCO Taveras, if the business continues to operate and have the vehicles at the property, a daily fine of \$100 will be issued.

1/17/17 CCO Novo covering for CCO Taveras, observed that vehicles remained at the property. Updated photos, Invoiced \$400 in fines for period of Jan. 14 - 17 at \$100 daily violation fee.

1/19/17 CCO Novo again covering for CCO Taveras, observed that vehicles remained at the property. Updated photos, Invoiced \$200 in fines for period Jan. 18 - 19 at \$100 daily violation fee.

On 01/23/17 a follow up inspection was made by CCO Taveras and it was noticed that there were still

vehicles at the location in the show rooms and the underground garage.

Pictures were taken and a fine of \$100 was added to the existing UCVN.

On 01/24/2017 the vehicles were still in the showroom and in the garage area. Pictures were taken and issued a fine of \$100. Also by order from the City Manager the case was referred to the CEB. Summons to Appear was sent via Police Service, Certified Mail and Regular Mail for the Feb. 7, 2017 Code Enforcement meeting.

FL0130900		Gang Related	2	OFFENSE-INCIDENT REPORT										Juvenile in Report	N	Juvenile Warn/Dismiss	1. Original	2. Supplement	1						
Date of Supplement		Miami Springs Police Department										Agency Report Number		Primary Offense Description											
/ /												1700131		CODE ENF SUBP											
Original Day Reported		Date		Time (mil)		Time Dispatched (mil)		Time Arrived (mil)		Time Completed (mil)															
Tue		01/24/2017		1228		1228		1228		1300															
Incident Type		3. Misdemeanor		5. Ordinance		Incident Day		Date		Time (mil)		Day		Date		Time (mil)									
1. Felony		4. Traffic Misdemeanor		9. Other		Tue		01/24/2017		1228		Tue		01/24/2017		1228									
OFF/INC #1		Type		Description		A-Attempted		C-Committed		C		Statute Violation Number - Chapter, Section, Sub		NCIC/UCR Code		0000									
OFF/INC #2						A-Attempted		C-Committed																	
Incident Location (Street Number, Street, Apt.)		City		Zip		District		Grid		Area		Zone													
5595 NW 36 ST		MIAMI SPRINGS		33166		05		1012				1012													
Business Name/Area Identifier		Forensic Entry		Occupancy		2. Unoccupied		3. Abandoned																	
PRESTIGE SPORTS CARS		0. N/A		1. Occupied		0																			
1. Yes		2. No		0																					
Location Type		05. Convenience Store		10. Dept/Discount Store		15. Industrial/Mfg.		20. Religious Bldg.		25. Parking Lot/Garage		30. Other Mobile													
01. Residence Single		06. Gas Station		11. Specialty Store		16. Storage		21. Airport		26. Highway/Roadway		31. Other													
02. Apartment/Condo		07. Liquor Sales		12. Drug Store/Hospital		17. Gov/Public Bldg.		22. Bus/Rail Terminal		27. Park/Woodlands/Field															
03. Residence-Other		08. Bar/Nightclub		13. Bank/Financial Inst.		18. School/University		23. Construction Site		28. Lake/Waterway															
04. Hotel/Motel		09. Supermarket		14. Commercial/Office Bldg.		19. Jail/Prison		24. Other Structure		29. Motor Vehicle				14											
# OFF/INC.		# Victims		# Offenders		# Prem. Ent.		# Veh. Stolen		Type of Weapon		02. Rifle		05. Knife/Cutting Instrument		10. Fire/Incendary		13. Drugs		88. Unknown		99. Other			
01		00		00		00		0		00. N/A		03. Shotgun		06. Blunt Object		11. Threat/Intimidation		89. Other		00					
01. Handgun																									
VW Code		O - Other		Victim Type		Race		Sex		Residence Type		Residence Status		Extent of Injury											
V - Victim				0. N/A		4. Business		N - N/A		1. American Indian		0. N/A		0. None											
W - Witness				1. Juvenile		5. Government		W - White		O - Oriental/Asian		1. City		1. Full Year											
C - Reporting Person				2. L.E. Officer		6. Church		B - Black		U - Unknown		2. County		2. Part Year											
				3. Adult		9. Other						3. Non-Resident		3. Fatal											
Injury Type		03. Laceration		07. Loss of Teeth		Victim Relationship To Offender		06. Parent		10. Step-Child		14. Teacher		17. Friend		21. Employer									
00. N/A		04. Unconscious		08. Burns		00. N/A		07. Brother/Sister		11. In-Law		15. Child of Boy/Girl		18. Neighbor		22. Landlord/Tenant									
01. Gunshot		05. Poss. Broken Bones		09. Abrasions/Bruises		01. Undetermined		08. Child		12. Other Family		16. Boy/Girl Friend		19. Sitter/Day Care		23. Acquaintance									
02. Stabbed		06. Poss. Internal Injury		99. Other		04. Ex-Spouse		09. Step-Parent		13. Student		20. Employee		99. Other Known											
OFF/INC Indicator		VW Code		#		V. Type		Name (Last, First, Middle or Business)		Residence Phone															
1.#1 3.Both		1		C		01		5		CITY OF MIAMI SPRINGS															
2.#2																									
Address (Street, Apt. Number)		City		State		Zip		Business Phone																	
201 WESTWARD DR		MIAMI SPRINGS		FL		33166		305 805-5000																	
Other Contact Info. (Time Available, Interpreter, etc.)		Synopsis of Involvement																							
		ISSUED SUBPOENA																							
If VW Code is V, W or C		Dom. Violence		Race		Sex		Date of Birth		Age		Res. Type		Res. Status		Extent of Injury		Injury Type(s)		Relationship		Ethnicity		Will Victim prefer charge?	
Fill in this Line		2		N		N		0		0		0		0		00		00		00				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
OFF/INC Indicator		VW Code		#		V. Type		Name (Last, First, Middle or Business)		Residence Phone															
1.#1 3.Both		1		O		01		3		HOYOS															
2.#2																									
Address (Street, Apt. Number)		City		State		Zip		Business Phone																	
C/O 5595 NW 36 ST		MIAMI SPRINGS		FL		33166		305 638-5585																	
Other Contact Info. (Time Available, Interpreter, etc.)		Synopsis of Involvement																							
		COMPANY REPRESENTATIVE																							
If VW Code is V, W or C		Dom. Violence		Race		Sex		Date of Birth		Age		Res. Type		Res. Status		Extent of Injury		Injury Type(s)		Relationship		Ethnicity		Will Victim prefer charge?	
Fill in this Line		2		W		M		03/19/1973		43		1		1		0		00		00		00		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
OFF/INC Indicator		Suspect Code		Code		Susp. #		Juvenile		Name (Last, First, Middle)															
1.#1 3.Both		S-Suspect		E-Escapee																					
2.#2		A-Arrestee		Z-Other																					
Maiden Name		Nickname/Street Name		Place of Birth		Residence Phone																			
Last Known Address (Street, Apt. Number)		City		State		Zip		Business Phone																	
Occupation		Employer/School		Address		Social Security Number																			
Driver's License Number/State		Immigration and Naturalization Number		Other I.D. Number		OBTS Number (Arrested)		SCIC/NCIC																	
Clothing (Describe)		Scars/Marks/Tattoos (Location/Describe)																							
Race		Sex		Date of Birth		Age		Height		Weight		Eye Color		Hair Color		Hair Length		Hair Style							
Complexion		Build		Facial Hair		Teeth		Speech/Voice		Special Identifiers															
I RESPONDED TO THE ABOVE LISTED BUSINESS AND SERVED MIAMI SPRINGS CODE ENFORCEMENT SUBPOENA #17-278 TO HOYOS, THE COMPANY REPRESENTATIVE OF PRESTIGE SPORTS CARS, WHO WAS ON SCENE TODAY.																									
Person/Unit Notified		Time		Related Report Number(s)		Name of Officer Reporting		I.D. Number/Locator Code																	
Signature of Officer Reporting						NAVARRO, C		0098																	
Signature of Officer Reviewing				Officer Reviewing (If Applicable)		I.D. Number		Unit		Date															
				NUNEZ, C		0160		110		01/24/2017															
Routed To		Referred		Assigned To		By		Date																	
				None		Perez		01/25/2017																	
Case Status		Clearance Type		1. Arrest		3. Unfounded		A-Adult		Date Cleared		Jail Number		Number Arrested											
Closed				2. Exceptional				J-Juvenile		/ /															
Exception Type		2. Arrest on Primary Offense		3. Death of Offender		5. Prosecution Declined		OBTS Number		Page		Page													
1. Extradition Declined		Secondary Offense Without Prosecution		4. V / W Refused to Cooperate		6. Juvenile/No Custody				1		of 1													

- Code ENF - 1700131

PLEASE READ THE FOLLOWING CAREFULLY

36TH BUILDING INVESTMENT LLC
7900 SW 11TH STREET
MIAMI, FL 33144

RE: PRESTIGE SPORT CARS, LLC
5575-5595 NW 36TH STREET
MIAMI SPRINGS, FL 33166

CASE: BUSINESS WITHOUT A LICENSE #17-278

This letter accompanies a NOTICE TO APPEAR (VIOLATOR'S SUMMONS) issued by the Miami Springs Code Enforcement Board for Case # 17-278.

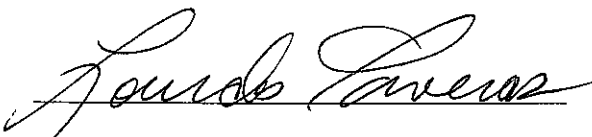
Your hearing has been set for **7:00 P.M. on Tuesday, February 7, 2017** in the Council Chamber on the second floor of City Hall, 201 Westward Drive, Miami Springs, Florida.

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)
()
()
(CARLOS RIOS,)
(DBA: PRESTIGE SPORT CARS LLC)
(36 BUILDING INVESTMENT, LLC)
(5575-5595 N.W. 36TH STREET)
(MIAMI SPRINGS, FL 33166)
(Respondent(s))

CASE # 17-278
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 **February 7, 2017, 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. 113-01. License required.

From and after the passage of this chapter, every person, firm, corporation, and association engaged in or managing any business in the City is required to have a City license, and shall annually, and always before engaging in any business, profession, or occupation, register in a book or file to be kept for that purpose by the City Manager or his delegated agent, their names, profession or occupation, and their place of business. No person, firm, corporation, or association shall engage in or manage any business, profession, or occupation until after having been so registered. The City Manager shall provide a listing of validated licenses for each fiscal year to the City Clerk.

BWL → Sec. 113-01. License required. On 10/24/16 Based on daily inspections CCO Taveras noticed that a car dealership business was operating at the location, a search for the business was done on the Sunbiz and the computer system, It was noticed that no BTL was issued or applied for. A verbal NCIV issued to Ivan the business owner and granted 10 days to apply for the business Tax Receipt.

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

NAME: Ivan Hoyos

ADDRESS: 5595 NW 36 st

On this 24 day of January, 2017, by delivering a true copy thereof to the above-named violator.

POLICE CHIEF/OFFICER, CITY OF MIAMI SPRINGS, FLORIDA

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

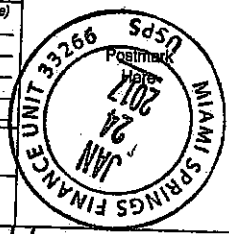
7015 3010 0000 4420 9048

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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



Sent To	Carlos Rios - 36 th Building Invest.
Street and Apt. No., or P.O. Box No.	3900 S.W. 8 ST.
City, State, ZIP+4 [®]	MIAMI, FL 33144

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

CASE TYPE
FOLIO NUMBER
ADDRESS
BUSINESS WITHOUT LICENSE
05-3119-013-4900
5575 NW 36TH STREET
MIAMI SPRINGS FL 33166

DATE ESTABLISHED
INSPECTOR
10/24/15
LOURDES TAVERAS

STATUS
TENANT NAME
ACTIVE

TENANT NBR
10/26/16

STATUS DATE

CASE DATA: HEARING DATE (NUMBER)
HEARING MONTH (NAME)
VIOLATION CODE
LINE 4
DATE ORDERED BY ENFOR BD
LINE 6
DATE OF INSPECTION
OF DAYS TO COMPLY W/IN
BUSINESS WITHOUT A LICENSE

NARRATIVE: BWL Sec. 113-01. License required. On 10/24/16 Based on daily inspections CCO Taveras noticed that a car dealership business was operating at the location, a search for the business was done on the Sunbiz and the computer system, It was noticed that no BTL was issued or applied for. A verbal NCIV issued to Ivan the business owner and granted 10 days to apply for the business Tax Receipt.

NOTICE NAMES: 36TH BUILDING INVESTMENT, LLC OWNER

HISTORY:	SCHEDULED ACTION	STATUS	RESULTED	INSPECTOR	TIME
10/24/16	INITIAL INSPECTION	COMPLETED	10/24/16	LOURDES TAVERAS	
10/24/16	CIVIL INFRACTION DOOR HANGER	COMPLETED	10/24/16		
	NARRATIVE: BWL Sec. 113-01. License required. On 10/24/16 Based on daily inspections CCO Taveras noticed that a car dealership business was operating at the location, a search for the business was done on the Sunbiz and the computer system, It was noticed that no BTL was issued or applied for. A verbal NCIV issued to Ivan the business owner and granted 10 days to apply for the business Tax Receipt.				
11/04/16	FOLLOW UP INSPECTION	COMPLETED	11/15/16	LOURDES TAVERAS	
	RSLT TEXT: On 11/15/16 Yindra Lopez came to see the City Planner and pick up an application for a Business Tax Receipt. When she was told that a car dealership was not allowed in that area, she stated she was going to file for business tax receipt for a car rental place. She was advised to bring active articles of incorporation. Granted 7 more days.				
11/23/16	FOLLOW UP INSPECTION	COMPLETED	11/28/16	LOURDES TAVERAS	
	RSLT TEXT: On 11/28/16 no application for BTL has been received, a UCYN will be issued and sent to the property owner via certified				

CASE TYPE	DATE ESTABLISHED	STATUS	TENANT NAME	TENANT NBR	STATUS DATE
FOLIO NUMBER	INSPECTOR	INSPECTOR	TENANT NAME	TENANT NBR	STATUS DATE
ADDRESS	INSPECTOR	INSPECTOR	TENANT NAME	TENANT NBR	STATUS DATE
BUSINESS WITHOUT LICENSE	10/24/15	ACTIVE			10/26/16
05-3119-013-4900					
5575 NW 36TH STREET					
MIAMI SPRINGS					
FL 33166					
11/23/16	FOLLOW UP INSPECTION	COMPLETED	11/28/16	LOURDES TAVERAS	1/04/17
RSLT TEXT: mail, regular mail and posting at the property.					
11/29/16	FOLLOW UP INSPECTION	COMPLETED	11/29/16	LOURDES TAVERAS	1/04/17
RSLT TEXT: On 11/29/16 application for BTL was received, therefore the UCVN was not issued. The application was referred to the City Planner for approval. The information on the documents do not concede, application states (auto rental) and Florida document states (dealership). Pending approval from zoning.					
12/09/16	FOLLOW UP INSPECTION	COMPLETED	12/09/16	LOURDES TAVERAS	12/14/16
RSLT TEXT: On 12/08/16 a meeting was held along with Asst. City Manager Tammy Romero, Building Official Ulises Fernandez, and on the phone City Attorney Jan Seidan regarding the illegal use of the property, and the steps to be taken to deny the application for Business Tax Receipt. According to J. Seiden a Stand alone rental car agency is not allowed. The City Planner Chris Heid will send a letter of denial to the business owners.					
12/09/16	FOLLOW UP INSPECTION	COMPLETED	12/09/16	LOURDES TAVERAS	12/14/16
RSLT TEXT: On 12/09/16 during routine daily inspections notice a man washing a vehicle on the property. This action is specifically not allowed by DERM. And the wood sign on 36th Street was not removed. Spoke to Ivan and advised him of the sign, and the vehicles without a tag parked across the street on the swale area.					
12/12/16	FOLLOW UP INSPECTION	COMPLETED	12/12/16	LOURDES TAVERAS	12/14/16
RSLT TEXT: On 12/12/16 letter of denial was sent via certified mail, and Email: Dear Mr. Rios: Please be advised that your application for a Business Tax Receipt for Prestige Sport Cars at 5595 NW 36 Street has been denied, as the use of this property for stand alone automobile sales or rentals is prohibited by Section 150-164 (B) (2) (d) (5) and 150-164 (C) (3) of the City s Code of Ordinances. You must immediately cease and desist the use of this property for the sale or rental of automobiles. Failure to do so will cause the City to initiate all appropriate code enforcement proceedings and all other available remedial actions against the owner and operator of the site and subject property. If you have any questions, please contact me. Sincerely, Christopher Heid City Planner c: William Alonso, City Manager					

CASE TYPE	DATE ESTABLISHED	STATUS	TENANT NAME	TENANT NBR	STATUS DATE
FOLIO NUMBER	INSPECTOR				
ADDRESS	10/24/15	ACTIVE			10/26/16
BUSINESS WITHOUT LICENSE	LOURDES TAVERAS				
05-3119-013-4900	COMPLETED 12/12/16				
5575 NW 36TH STREET	Ulises Fernandez, Building Official				
MIAMI SPRINGS FL 33166	LOURDES TAVERAS, Code Compliance				
	5595NW36St				
	(305)				
12/12/16 FOLLOW UP INSPECTION	COMPLETED 1/04/17				
RSLT TEXT:	On 01/14/17 a meeting was held by the City Manager William				
	Alonso to inform the business and property owner Carlos Rios				
	that all auto dealership business being operated at the				
	location had to cease and desist. Present at the meeting				
	were: William Alonso, Carlos Rios, Tammy Romero, Ulises				
	Fernandez, Chris Heid and Lourdes Taveras. Mr. Rios was				
	advised that a car rental was not allowed as a stand along				
	business and an auto dealership was not an allowed use in				
	the zoning area. Mr. Rios argued that he had offices that he				
	was trying to lease. He was advised that there were no other				
	businesses operating in that location. He was also informed				
	that he was violating DERM restrictions by washing vehicles				
	at the location.				
	City Manager informed Mr. Rios that he had 24 hours to				
	respond on his proposed action. The he had to cease all				
	business activities and vacate the location.				
	The next step is for a written formal letter to be sent by				
	the Code Compliance Director Ulises Fernandez granting 7				
	days to vacate the location or be issued a fine of \$100 per				
	day.				
	Letter read as follows:				
	BY CERTIFIED MAIL RETURN RECEIPT REQUESTED				
	Mr. Carlos Rios				
	36th Building Investment, LLC				
	7900 SW 8 Street				
	Miami, FL 33144-4209				
	Dear Mr. Rios:				
	This letter constitutes a final demand that Nation Autos				
	Miami and/or Prestige Sport Cars, LLC., located at 5575/5595				
	NW 36 Street, cease and desist seven days after 1/6/2017,				
	from operating without a permitted Business Tax Receipt from				
	the City of Miami Springs; pertinent to Civil Infraction				
	Case Number 17-278.				
	Please be advised that a fine of \$100.00 is being levied				
	against your property for each day that this violation				
	continues beyond 1/13/2017 per the powers granted by the				
	City of Miami Springs Municipal Code of Ordinance.				

CASE TYPE	DATE ESTABLISHED	INSPECTOR	STATUS	TENANT NAME	TENANT NBR	STATUS DATE
FOLIO NUMBER ADDRESS BUSINESS WITHOUT LICENSE 05-3119-013-4900 5575 NW 36TH STREET MIAMI SPRINGS	10/24/15	LOURDES TAVERAS	ACTIVE			10/26/16
FL 33166 1/04/17 FOLLOW UP INSPECTION	COMPLETED	1/04/17	LOURDES TAVERAS			
RSLT TEXT: Mr. Rios, attached you will find a detailed history report related to civil infraction case number 17-278. I encourage that you contact our office before 1/13/2017, should you have any concern or need any further clarification.						
Respectfully, Ulises A. Fernandez Building Official and Code Compliance Director						
1/11/17 FOLLOW UP INSPECTION	COMPLETED	1/12/17	LOURDES TAVERAS			
RSLT TEXT: On 01/12/17 visited the property to issue a ticket and the business owner stated that they had until 01/13/17, all the vehicles were still at the location. Re-inspection will be done on 01/13/17 if the vehicles are still at the location, a UCVN #01245 will be issued, in the amount \$100. If no compliance is met within 24 hours a daily fine of \$100 will be issued without the need to write additional tickets.						
1/13/17 FOLLOW UP INSPECTION	COMPLETED	1/13/17	LOURDES TAVERAS			
RSLT TEXT: On 01/13/17 follow up inspection showed that the business was still operating. A UCVN #01245 was issued in the amount of \$100. Granted 24 hours to cease and vacate the location. CCO Novo will follow up in the absence of CCO Taveras, if the business continues to operate and have the vehicles at the property, a daily fine of \$100 will be issued.						
1/13/17 Uniform Civil Violation Ticket	COMPLETED	1/13/17	LOURDES TAVERAS			
NARRATIVE: On 01/13/17 follow up inspection showed that the business was still operating. A UCVN #01245 was issued in the amount of \$100. Granted 24 hours to cease and vacate the location. CCO Novo will follow up in the absence of CCO Taveras, if the business continues to operate and have the vehicles at the property, a daily fine of \$100 will be issued.						
1/17/17 FOLLOW UP INSPECTION	COMPLETED	1/17/17	LOURDES TAVERAS			
RSLT TEXT: 1/17/17 CCO Novo covering for CCO Taveras, observed that vehicles remained at the property. Updated photos, Invoiced \$400 in fines for period of Jan. 14 - 17 at \$100 daily violation fee.						
1/19/17 FOLLOW UP INSPECTION	COMPLETED	1/19/17	LOURDES TAVERAS			
RSLT TEXT: 1/17/17 CCO Novo again covering for CCO Taveras, observed that vehicles remained at the property. Updated photos, Invoiced \$200 in fines for period Jan. 18 - 19 at \$100 daily violation fee.						
1/23/17 FOLLOW UP INSPECTION	SCHEDULED		LOURDES TAVERAS			

CASE TYPE
FOLIO NUMBER
ADDRESS

DATE ESTABLISHED
INSPECTOR
10/24/15
LOURDES TAVERAS

STATUS
TENANT NAME
ACTIVE

TENANT NBR
10/26/16

BUSINESS WITHOUT LICENSE
05-3119-013-4900
5575 NW 36TH STREET
MIAMI SPRINGS FL 33166

1/23/17 FOLLOW UP INSPECTION
RQST TEXT: On 01/23/17 a follow up inspection was made by CCO Taveras and it was noticed that there were still vehicles at the location in the show rooms and the underground garage. Pictures were taken and a fine of \$100 was added to the existing UCVN.

LOURDES TAVERAS
1/24/17
1/24/17
1/24/17
1/24/17
1/24/17

FINES:

DESCRIPTION
MISC CODE ENF TICKET \$100
MISC CODE ENF TICKET \$200
MISC. CODE ENF PENALTIES

CHARGE
100.00
200.00
400.00

PAID
.00
.00
.00

BILLED
100.00
200.00
400.00

LIEN AMT
.00
.00
.00

LIEN PAID
.00
.00
.00

TOTAL TIME:



OFFICE OF THE PROPERTY APPRAISER

Summary

Property Information

Folio:	05-3119-013-4900
Property Address:	5575 NW 36 ST Miami Springs, FL 33166-5812
Owner	36TH BUILDING INVESTMENT LLC
Mailing Address	7900 SW 8 ST MIAMI, FL 33144-4209
Primary Zone	6200 COMMERCIAL - ARTERIAL
Primary Land Use	1913 PROFESSIONAL SERVICE BLDG : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	3
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	19,279 Sq.Ft
Lot Size	13,271 Sq.Ft
Year Built	1967

Assessment Information

Year	2016	2015	2014
Land Value	\$345,046	\$345,046	\$371,588
Building Value	\$1,267,954	\$1,177,350	\$1,150,808
XF Value	\$0	\$0	\$0
Market Value	\$1,613,000	\$1,522,396	\$1,522,396
Assessed Value	\$1,613,000	\$1,522,396	\$1,465,625

Benefits Information

Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction			\$56,771

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

Short Legal Description

19 53 41 PB 34-40
REV PL SEC 2 COUNTRY CLUB ESTS
E1/2 OF TR H LESS W1.7FT M/L &
LESS S15FT BLK 142
LOT SIZE 98.300 X 135

CITY OF MIAMI SPRINGS, FLORIDA
UNIFORM CIVIL VIOLATION NOTICE

no. 01245

DATE ISSUED	TIME	CODE	INSPECTOR	DEPT/DIV	I.D. NO.
JAN 13 2017	2:00 PM	ET	CC		33
NAME OF VIOLATOR(S)			FOLIO		
36TH Building Investment LLC			05-3119-013-4900		
7900 SW 8 ST			REPEAT VIOLATOR		
MIAMI, FL 33144			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip)					
7900 SW 8 ST MIAMI, FL 33144-4209					
DOB	SEX	RACE	WEIGHT	HEIGHT	HAIR
MAKE	MODEL	COLOR	TAG	STATE	DRIVER'S LICENSE
BOAT REGISTRATION NO. / TRAILER TAG NO. / SALES TAX REGISTRATION					

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE:
JAN 13 2017 AT 2:00 PM AMM VIOLATION OF SECTION
113-01 Operating without BTL OF THE
Miami Springs Code of Ord. WAS OBSERVED
TO WITH DESCRIPTION OF VIOLATION: Operating Property
Without BTL Without BTL
AT 5575-5575 NW 36 ST
LOCATION OF VIOLATION
YOU SHALL PAY THE CIVIL PENALTY OF \$100.00 AND CORRECT THE VIOLATION ON
OR BEFORE JAN 14 2017 OR YOU MAY REQUEST AN
ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE
CODE INSPECTOR ON OR BEFORE FEB 6 2017
BEFORE (See Instructions on Reverse Side)

FAILURE TO PAY CIVIL PENALTY AND CORRECT VIOLATIONS OR FILE A REQUEST FOR
ADMINISTRATIVE HEARING BY THE DATES SHOWN SHALL CONSTITUTE A WAIVER OF YOUR
RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF VIOLATION.
EACH DAY OF CONTINUED VIOLATION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT
TO ADDITIONAL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF
ADDITIONAL CIVIL VIOLATION NOTICE.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE, I UNDERSTAND THAT ACCEPTANCE
OF THIS VIOLATION NOTICE IS NOT AN ADMISSION OF GUILT.

VIOLATOR Ronalds Laveas DATE 01/13/17
CODE INSPECTOR CC DATE
SERVICE PERSON ☒ MAIL ☒ POSTING

Case # 17-278

INVOICE

CITY OF MIAMI SPRINGS
OFFICE OF FINANCE DIRECTOR
201 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166

(305) 805-5000

TO: LLC 36TH BUILDING INVESTMENT
7900 SW 8TH STREET
MIAMI, FL 33144

INVOICE NO: 6226
DATE: 1/20/17

CUSTOMER NO: 1495/1514

TYPE: OR - CODE ENFORCEMENT

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	5595 NW 36TH STREET CASE NBR 17 00000278 MISC CODE ENF TICKET \$100 FOLIO NUMBER: 05-3119-013-4900 Legal Description:	100.00	100.00

TOTAL DUE: \$100.00

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 1/20/17 DUE DATE: 2/20/17
CUSTOMER NO: 1495/1514

NAME: 36TH BUILDING INVESTMENT, LLC
TYPE: OR - CODE ENFORCEMENT

REMIT AND MAKE CHECK PAYABLE TO:
CITY OF MIAMI SPRINGS
ATTN: FINANCE DEPARTMENT
201 WESTWARD DRIVE
MIAMI SPRINGS FL 33166

(305) 805-5000

INVOICE NO: 6226
TERMS: NET 30 DAYS

AMOUNT: \$100.00



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/13/2017

Property Information	
Folio:	05-3119-013-4900
Property Address:	5575 NW 36 ST Miami Springs, FL 33166-5812
Owner	36TH BUILDING INVESTMENT LLC
Mailing Address	7900 SW 8 ST MIAMI, FL 33144-4209
Primary Zone	6200 COMMERCIAL - ARTERIAL
Primary Land Use	1913 PROFESSIONAL SERVICE BLDG : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
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Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	19,279 Sq.Ft
Lot Size	13,271 Sq.Ft
Year Built	1967



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Land Value	\$345,046	\$345,046	\$371,588
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XF Value	\$0	\$0	\$0
Market Value	\$1,613,000	\$1,522,396	\$1,522,396
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Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction			\$56,771
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

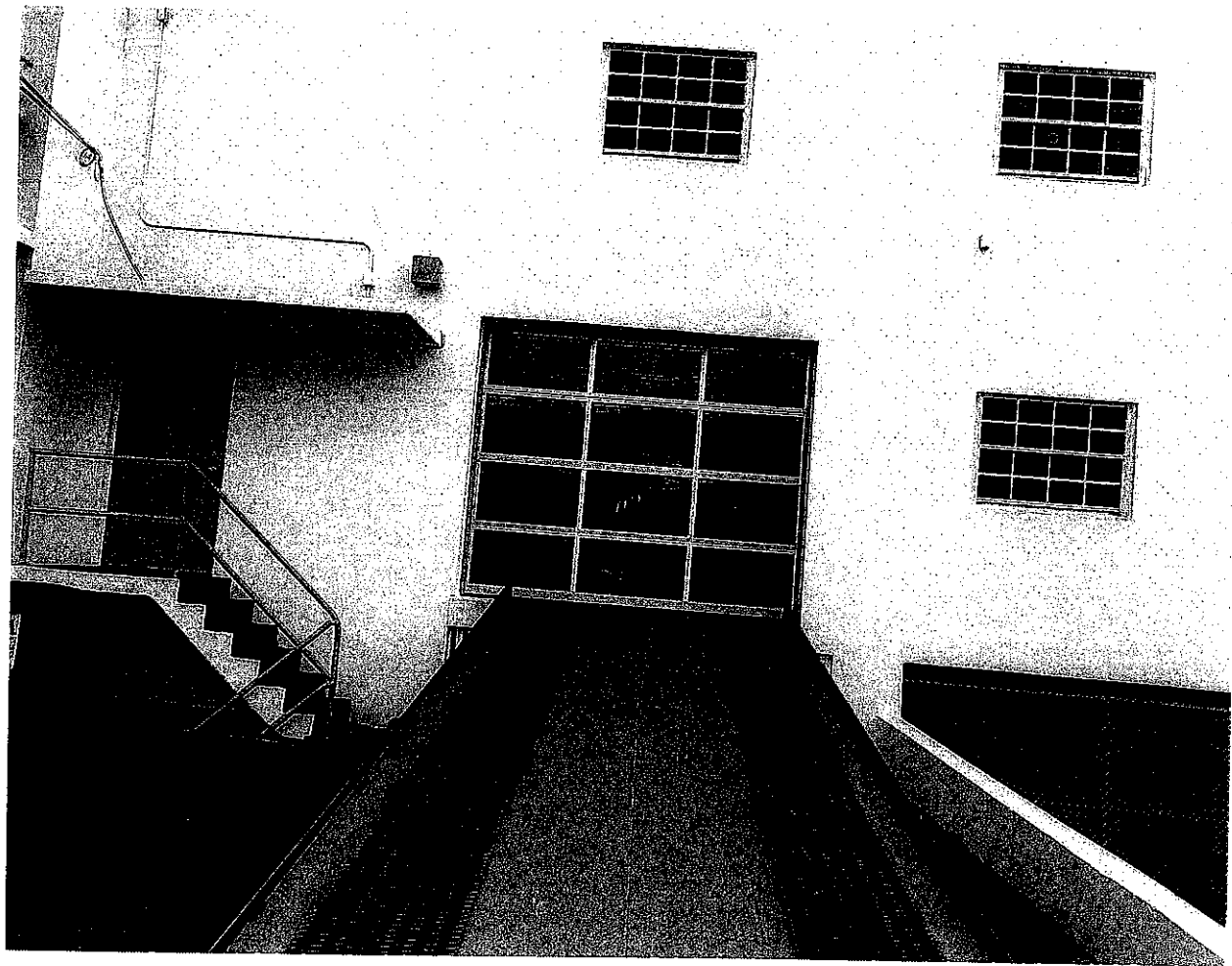
Short Legal Description
19 53 41 PB 34-40
REV PL SEC 2 COUNTRY CLUB ESTS
E1/2 OF TR H LESS W1.7FT M/L &
LESS S15FT BLK 142
LOT SIZE 98.300 X 135

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,613,000	\$1,522,396	\$1,465,625
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,613,000	\$1,522,396	\$1,522,396
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,613,000	\$1,522,396	\$1,465,625
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,613,000	\$1,522,396	\$1,465,625

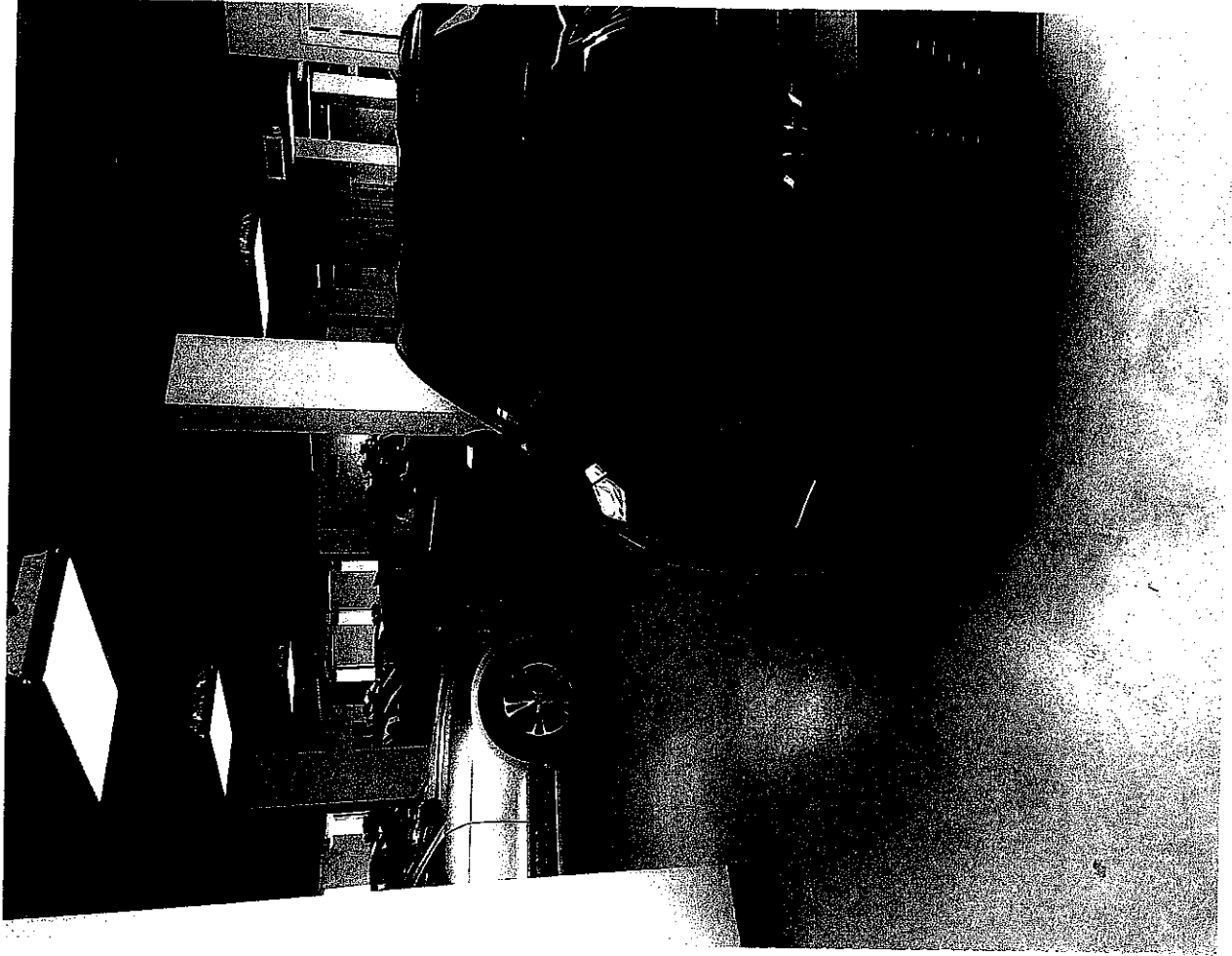
Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/2007	\$2,300,000	25550-3577	Sales which are qualified
02/01/2003	\$600,000	21063-0671	Other disqualified
07/01/1998	\$540,000	18246-2564	Other disqualified

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
OFFICE OF BUILDING AND CODE COMPLIANCE

WILLIAM ALONSO
CITY MANAGER

ULISES A. FERNANDEZ
CODE COMPLIANCE DIRECTOR

January, 5, 2017

**FINAL NOTICE TO CEASE AND DESIST
PURSUANT TO CITY OF MIAMI SPRINGS ORDINANCE
§ 113 – BUSINESS TAXES, § 113-01 - RECEIPT REQUIRED,
§ 150-164 (B)(2)(d)(5) AND § 150-164 (C)(3) PROHIBITED USES**

BY CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Mr. Carlos Rios
36th Building Investment, LLC
7900 SW 8 Street
Miami, FL 33144-4209

Dear Mr. Rios:

This letter constitutes a final demand that Nation Autos Miami and/or Prestige Sport Cars, LLC., located at 5575/5595 NW 36 Street, cease and desist seven days after 1/6/2017, from operating without a permitted Business Tax Receipt from the City of Miami Springs; pertinent to Civil Infraction Case Number 17-278.

Please be advised that a fine of \$100.00 is being levied against your property for each day that this violation continues beyond 1/13/2017 per the powers granted by the City of Miami Springs Municipal Code of Ordinance.

Mr. Rios, attached you will find a detailed history report related to civil infraction case number 17-278. I encourage that you contact our office before 1/13/2017, should you have any concern or need any further clarification.

Respectfully,

A handwritten signature in cursive script, appearing to read "Ulises A. Fernandez".

Ulises A. Fernandez
Building Official and Code Compliance Director

Cc: William Alonso, City Manager
Tammy Romero, Assistant to City Manager
Christopher Heid, City Planner
Lourdes Taveras, Code Compliance Office

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

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

OFFICIAL USE

Certified Mail Fee \$
 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 36TH BUILDING INVESTMENT LLC
 Street and 7900 SW 8TH STREET
 City, State, MIAMI, FL 33144-4209
 PS Form 3811, July 2015 PSN 7530-02-000-9053

7015 3010 0000 4420 8980

Postmark
 MIAMI SPRINGS FINANCE UNIT
 JAN 17 2017

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:
 BUILDING INVESTMENT LLC
 ATTN: CARLOS RIOS
 7900 SW 8TH STREET
 MIAMI, FL 33144-4209

2. Article Number (Transfer from mailpiece)
 7015 3010 0000 4420 8980

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X  ☐ Agent
☐ Addressee

B. Received by (Printed Name)
 C. Date of Delivery
 1/9/17

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☒ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

Sign in Sheet

Meeting w/ Mr. Roos Re: 5595 NW 36 St.
01/04/17

① Tammy Romero Comptroller Romero@miamisprings-fl.gov
305-805-5035

② Lourdes Taveras - C.C.O. taverasl@miamisprings-fl.gov

③ UMS Herd HEIDC@MIAMI SPRINGS-FL.GOV

④ URSULA A. FERNÁNDEZ FERNANDEZU2@MIAMI SPRINGS-FL.GOV

⑤ William Alonso AlonsoW@MIAMI SPRINGS-FL.GOV

⑥ Carlos Arce. 305-345-2250.

[VIEW INVENTORY](#)
[GET FINANCED](#)
[CONTACT US](#)


2003
Dodge Ram
Pickup 1500
\$11,917



2015
Dodge Charger
\$16,917



2008
MINI Cooper
\$8,817



2015
Toyota Venza
\$17,917



2015
Nissan Versa
\$8,917



2013
Cadillac ATS
\$16,917



2007
Honda Civic
\$4,917



2014
Nissan Altima
\$9,917



2015
Volkswagen
Beetle
\$17,917

Nation Autos Miami is here to help you find the ideal vehicle to meet your needs and your budget. We'll find you the absolute best value on the vehicle of your dreams without sacrificing quality, or our standard of performance. Check out our wide selection of pre-owned cars, trucks, sport utilities, crossovers, minivans, and vans today.

Acura (1)	Ford (8)	Kia (2)	Nissan (14)
BMW (2)	GMC (1)	Lexus (1)	RAM (2)
Cadillac (2)	Honda (7)	Mazda (1)	Scion (1)
Chevrolet (4)	Hyundai (10)	MINI (1)	Toyota (9)
Chrysler (3)	Infiniti (1)	Mitsubishi (2)	Volkswagen (
Dodge (8)	Jeep (3)		

**CITY OF MIAMI SPRINGS
PLANNING AND ZONING DEPARTMENT**



December 12, 2016

Carlos Rios
36th Building Investment, LLC
7900 SW 8 Street
Miami, FL 33144-4209

Certified Mail No. **70012510000429478712** – Return Receipt Requested

Dear Mr. Rios:

Please be advised that your application for a Business Tax Receipt for Prestige Sport Cars at 5595 NW 36 Street has been denied, as the use of this property for stand alone automobile sales or rentals is prohibited by Section 150-164 (B)(2)(d)(5) and 150-164 (C)(3) of the City's Code of Ordinances.

You must immediately cease and desist the use of this property for the sale or rental of automobiles. Failure to do so will cause the City to initiate all appropriate code enforcement proceedings and all other available remedial actions against the owner and operator of the site and subject property.

If you have any questions, please contact me.

Sincerely,

Christopher Heid
City Planner

c: William Alonso, City Manager
Ulises Fernandez, Building Official
Lourdes Tavares, Code Compliance

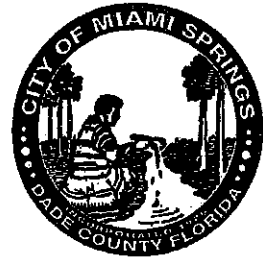
5595NW36St (2)

(305) 805-5034

Heidc@miamisprings-fl.gov

Office

E-Mail



OCCUPATIONAL LICENSE REVIEW FORM

Property Address 5595 N.W. 36 ST.

Type of Zoning NW 36 Street

Applicant Name Carlos Rios

Business Name Prestige Sport Cars, LLC

Type of Business Automobile Rental

Type of Business Allowed? YES ✓ NO

Required Parking Available? YES NO

Alcoholic Beverage License Needed? N/A YES NO

Variance Required for Alcohol License? N/A YES NO

Business Cleared for Occupational License YES ✓ NO

Needed Requirements to qualify for Occupational License, or reason for denial: USE PROHIBITED BY SECTION 150-169 (B)(2)

(d)(5) and 150-169 (C)(3)

[Signature]
Signed-City Planner

12/12/16
Date

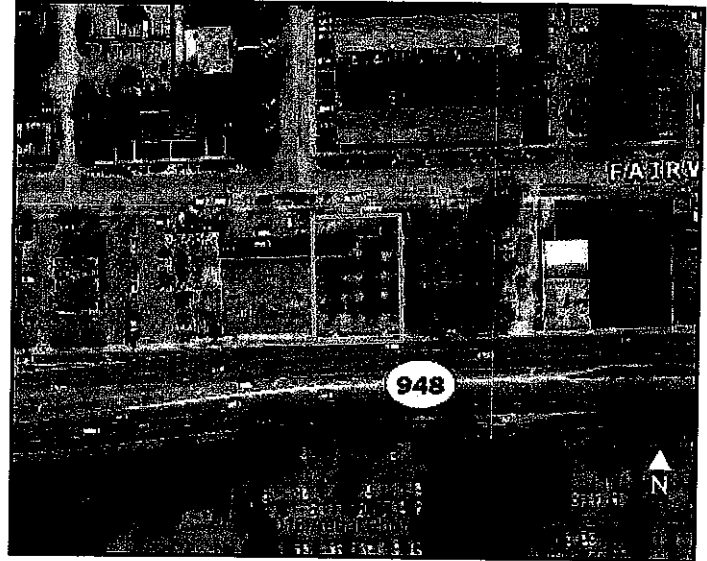


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/12/2016

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Year	2016	2015	2014
Land Value	\$345,046	\$345,046	\$371,588
Building Value	\$1,267,954	\$1,177,350	\$1,150,808
XF Value	\$0	\$0	\$0
Market Value	\$1,613,000	\$1,522,396	\$1,522,396
Assessed Value	\$1,613,000	\$1,522,396	\$1,465,625

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction			\$56,771
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
19 53 41 PB 34-40	
REV PL SEC 2 COUNTRY CLUB ESTS	
E1/2 OF TR H LESS W1.7FT M/L &	
LESS S15FT BLK 142	
LOT SIZE 98.300 X 135	

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,613,000	\$1,522,396	\$1,465,625
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,613,000	\$1,522,396	\$1,522,396
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,613,000	\$1,522,396	\$1,465,625
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,613,000	\$1,522,396	\$1,465,625

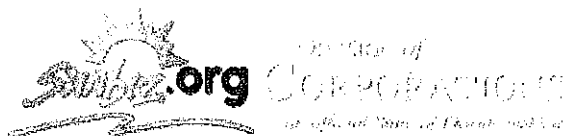
Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/2007	\$2,300,000	25550-3577	Sales which are qualified
02/01/2003	\$800,000	21063-0671	Other disqualified
07/01/1998	\$540,000	18246-2564	Other disqualified

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:

Florida Department of State

DIVISION OF CORPORATIONS

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /**Detail by Entity Name**

Florida Limited Liability Company
36TH BUILDING INVESTMENT, LLC

Filing Information

Document Number L07000009398
FEI/EIN Number 20-8632131
Date Filed 01/24/2007
State FL
Status ACTIVE

Principal Address

12555 Biscayne Boulevard
Suite 936
North Miami, FL 33181

Changed: 04/30/2014

Mailing Address

P.O. Box 440611
MIAMI, FL 33144

Changed: 04/30/2014

Registered Agent Name & Address

MARCUS, ALAN KESQ.
GABLES ONE TOWER, SUITE 1045
1320 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146

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

Title MGRM

RIOS, CARLOS
P.O. Box 440611
MIAMI, FL 33144

Title MGRM

Hoyos, Ivan
P.O. Box 440611
MIAMI, FL 33144

Annual Reports

Report Year	Filed Date
2015	04/21/2015
2016	04/22/2016
2016	07/19/2016

Document Images

07/19/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
04/22/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
04/28/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
04/22/2009 -- ANNUAL REPORT	View image in PDF format
04/16/2008 -- ANNUAL REPORT	View image in PDF format
01/24/2007 -- Florida Limited Liability	View image in PDF format

(2) *Principle uses and structures generally permitted; limitations as to location.*

- (a) Bar if related to restaurant within the same building or within a hotel.
- (b) Parking lots adjacent to NW 36th Street are allowed only as a temporary use, subject to improvement of those portions of lots adjacent to principal pedestrian movement. These parking lots may be authorized for use not to exceed a period of one year, and thereafter on a year-to-year basis upon proper application approved by the City Board of Adjustment and the City Council.
- (c) Parking garage with first floor commercial uses. This is not applicable to accessory parking garages in connection with a principal use.
- (d) The following uses are permitted within a building with other permitted uses but not as a stand alone use:
 - 1. Restaurants.
 - 2. Medical and veterinary clinics; boarding for veterinary services only.
 - 3. Clinical laboratory.
 - 4. Agencies for travel and insurance and similar services.
 - 5. Automobile rental agency.
 - 6. Catering business.
 - 7. Retail stores.
 - 8. Service establishments, including personal service establishments such as barber and beauty shops, manicure/pedicure shops, skin care (aesthetics), physical therapy clinics, etc. No physical therapy clinic shall be open for business between the hours of 10:00 p.m. and 6:00 a.m.
 - 9. Service establishments for the repair of shoes, small home appliances, clocks and watches, printing/photocopying service shops; not to exceed 2,500 square feet.
 - 10. Stereo/video/electronics rental, sales and/or service.
 - 11. Dry cleaning and/or laundry for customer pick up/drop off only.
 - 12. Domestic pet grooming only, prohibiting a "pet shop" type business or the boarding, maintaining or keeping of domestic pets on-premises anytime between 7:00 p.m. and 7:00 a.m.
 - 13. Post office.
 - 14. Parcel delivery services.
 - 15. Government uses.

(3) *Accessory buildings and structures.* Uses and structures customarily accessory and incidental to specified principal uses and structures, and which do not alter the character of the district, are allowed subject to limitations and provisions established by this ordinance and other applicable City ordinances and regulations.

(4) *Permissible accessory uses and structures; limitations as to location for new structures only.*

- (a) Entrances to accessory parking lots and structures shall be oriented away from NW 36th Street, and shall be located behind the principal structure on the same building site.
- (b) Vehicular access to on-site parking, loading, or service shall not be allowed along NW 36th Street.
- (c) Access drives are allowed along the adjacent minor street frontage and shall be located and designed in a manner which will insure smooth flow of vehicular and pedestrian circulation.

(5) *Airport zoning regulations.* Any development or redevelopment in this district must be in compliance with all applicable Miami-Dade County Airport Zoning Regulations and all applicable Federal Aviation Administration Regulations.

(C) *Prohibited uses.*

- (1) Adult bookstore.
- (2) Adult-related business.
- (3) Automotive auctions, sales and service facilities.
- (4) Package store.
- (5) Gun shop or gun range.
- (6) Pawn shop.
- (7) Storage facilities
- (8) Any large- or medium-scale repair or service facilities over 2,500 square feet.
- (9) Any manufacturing operation or facilities.
- (10) Open air, tented, or booth-operated flea markets or any other retail/wholesale operation not contained within a business building, except as otherwise allowed by §§ 110-01 through 110-03.
- (11) Any other use that is not compatible with, or is disruptive or offensive to, any adjacent residential zoning district by reason of proximity to the district through noise generation, offensive operational by-products (such as odor, dust, smoke, gas, vibrations, etc.), or by the creation of any nuisance condition.

(D) *Setbacks, lot coverage, and floor area.*

- (1) *Build-to line.* The build-to-line for properties adjoining NW 36th Street shall be 15 feet. The build-to-line shall be defined as an alignment established a certain distance from the property line to a line along which the building shall be built.

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

MIAMI, FL 33166
OFFICIAL USE

PS Form 3800, January 2001

Postage \$3.30
 Certified Fee \$2.70
 Return Receipt Fee \$0.00
 Restricted Delivery Fee \$0.00
 Endorsement Required \$0.00
 Total Postage & Fees \$6.47

Sent To Mr. Carlos Rios
 Street, Apt. No. 5595 NW 36th Street
 City, State, ZIP+4 Miami, FL 33166

PS Form 3800, January 2001

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

MIAMI, FL 33166
OFFICIAL USE

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Sent To Mr. Carlos Rios
 Street, Apt. No. 7900 SW 8th Street
 City, State, ZIP+4 Miami, FL 33144-4209

PS Form 3800, January 2001



201 WESTWARD DRIVE
 MIAMI SPRINGS, FL 33166

7001 2510 0004 2947 8705

CERTIFIED MAIL

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



7001 2510 0004 2947 8705



U.S. POSTAGE
PAID
 MIAMI, FL 33166
 DEC 12 16
\$6.47
 R2305H128632-09

JAN 10 2017

PRESTIGE SPORT CARS, LLC
 5595 NW 36th STREET
 MIAMI SPRINGS, FL 33166

NIXIE 333 SC 1 0001/07/17

RETURN TO SENDER
 UNCLAIMED
 UNABLE TO FORWARD

BC: 33166525901 *2106-08818-12-41





CITY OF MIAMI SPRINGS, FLORIDA APPLICATION FOR BUSINESS TAX RECEIPT (OCCUPATIONAL LICENSE)

Welcome to the City of Miami Springs. If you require assistance, please call customer service at (305) 805- 5030, or visit the Code Compliance Division located at the Building Department, 201 Westward Drive. Out of State Applications: Please mail your application to City of Miami Springs, Building & Code Compliance Department, 201 Westward Drive, Miami Springs, Florida 33166. **NOTICE:** This application will not be accepted unless it is completed in full, signed by the owner and/or officer of the company with signatures notarized

PART I: TO BE COMPLETED BY APPLICANT (Please answer all questions completely and clearly)

A) REASON FOR SUBMITTING THIS APPLICATION:

- ☐ New Business Applying for the First Time
☐ Professional to Be Added to an Existing
Licensed Business

Change One of the Following:

- ☐ Location
☐ Ownership
☐ Name of Business
☐ Principal Type of Business

From:

To:

B) LEGAL FORM OF YOUR BUSINESS:

- ☐ Sole Proprietorship
☐ Partnership
☐ Corporation (Required: Please
Provide a copy of your Articles of
Incorporation)

NOV 29 2016

C) ABOUT YOUR BUSINESS:

1) Name: Prestige Sport Cars, LLC 2) D/B/A:

3) Business Location: 5595 NW 36 Street

City/State/Zip: Miami Springs, FL 33166

4) Mailing Address: (If different)

City/State/Zip:

5) Phone Number: (305) 345-2250

6) **Required:** Federal Employer Identification Number: 26-3837998

Or Social Security Number of the Business Owner:

7) Owner or Local Officer: (Sole Proprietors - Please indicate owner. Partnerships/Corporations - Please list one owner or local officer below.)

Name: Carlos Rios Home Phone #: (305) 345-2250 Beeper #:

Home Address: 1937 NE 119 Road City/State/Zip: Miami, FL 33

Drivers License #: R234-101-70-373-0 State: Florida

Have you ever owned a business in Miami Springs? ☐ No ☐ Yes Previous License #:

8) 24-Hour Emergency Contact: Name: Esther Mayeto Phone #: (786) 521-2375

Address: 13843 SW 124 Avenue Road City/State/Zip: Miami, FL 33186

9) Do you own or rent the property where the business is located? ☐ Own ☒ Rent **If you rent, please Provide**

the name and address of the property owner: 36TH Building Investment, LLC

10) Indicate the name of the business previously operating at the business location address:

11) Is your business ready to open? ☒ Yes ☐ No If not, when will it be ready for opening?

12) Describe your business in detail (please be specific as to the products, goods or services to be sold):

Automobile Rental

13) You are required to show proof of your current State professional license, State registration, or County certification(s), where applicable. Please present the original document(s) when submitting your application, and provide copies along with your application for the City's records.

D) PLEASE READ THE FOLLOWING STATEMENT, INFORMATION AND SIGN

EXCERPTS FROM CITY OF MIAMI SPRINGS CODE OF ORDINANCES

113.01 LICENSE REQUIRED. From and after the passage of this chapter, every person, firm, corporation, and association engaged in or managing any business in the city is required to have a city license, and shall annually, and always before engaging in any business, profession, or occupation, register in a book or file to be kept for that purpose by the city manager or his delegated agent, their names, profession or occupation, and their place of business. No person, firm, corporation, or association shall engage in or manage any business, profession, or occupation until after having been so registered. The city manager shall provide a listing of validated licenses for each fiscal year to the city clerk.

113.02 PAYMENT REQUIRED. No person shall engage in or manage any business, occupation, or profession hereinafter mentioned and required to be licensed by the city without having paid the amount of license required therefore.

113.07 SELLING OR DISPOSING OF MERCHANDISE (B) All licenses shall be sold beginning September 1 of each year, shall be due and payable on October 1 of each year, and shall expire on September 30 of the succeeding year. Those licenses not renewed by October 1 shall be considered delinquent and subject to a delinquency penalty of 10% for the month of October, plus an additional 5% penalty for each month of delinquency thereafter, until paid. However, the total delinquency penalty shall not exceed 25% of the occupational license fee for the delinquent establishment. (Ord 519, passed 9-11-72; Am. Ord 596, passed 2-14-77) Statutory reference: Miami Springs Code of Ordinances Chapter 113 & Florida State Statute Chapter 205

I affirm that all information that I have provided is true and correct. I further acknowledge that I will be subject to all penalties prescribed by law for providing any false information to the City. I understand that the City will issue this license only after proper review of my application and any investigation deemed necessary, and only after payment of the appropriate license fee. I also understand that issuance of a license does not release me from responsibility for making any other improvements that may be required in conjunction with any City, County, State or Federal laws applicable to my business or premises. I hereby acknowledge that issuance of an occupational license does not legalize any improper existing or proposed non-conforming uses of the location, nor does it legalize the nature of the business being conducted if contrary to any local, State or Federal laws.

Authorized Signature

Title: Owner

Date: 11/16/2016

SWORN TO AND SUBSCRIBED before me this

16 day of November, 2016, Carlos Rios

Who: ☒ is personally known to me OR has produced

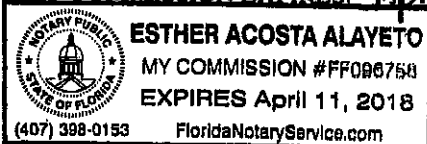
the foregoing instrument freely and voluntarily for the purposes therein expressed.

Esther Acosta Alayeto
NOTARY PUBLIC-Signature

Esther Acosta Alayeto
Notary-Printed Name

State of Florida At Large

MY COMMISSION EXPIRES: April 11, 2018



FOR OFFICE USE ONLY

The property is zoned:

Application Approved: _____ Disapproved for the following reasons:

Authorizing Signature: _____ Date: _____

as identification and who executed

2016-01-07488

PLAN REVIEW

FINAL

APPROVAL

DIVISION OF ENVIRONMENTAL
RESOURCE MANAGEMENT

DERM Approval Here

W/S, NO COI

PREV: OFFICE (WAS/PA)

DATE: 11-23-16

NO AUTO REPAIRS, MAINTENANCE,
DISMANTLING OR WASHING ALLOWED

LICENSE CERTIFICATE

STATE OF FLORIDA
DEPARTMENT OF HIGHWAY SAFETY AND
MOTOR VEHICLES
DIVISION OF MOTORIST SERVICES

PRESTIGE SPORT CARS LLC
7900 SW 8 ST
MIAMI, FL 33144

License

FOR AN INDEPENDENT DEALER IN
MOTOR VEHICLES

EFFECTIVE DATE

05/04/2015

LICENSE NUMBER
VI/1023124/1

PRIMARY LOT

EXPIRATION DATE

04/30/2017

THIS CERTIFIES, THAT

PRESTIGE SPORT CARS LLC

AT 5595 NW 36 ST
MIAMI, FL 33166

IS HEREBY LICENSED UNDER THE PROVISIONS OF SECTION

320.27, FLORIDA STATUTES TO CONDUCT AND CARRY ON BUSINESS AS
AN INDEPENDENT DEALER IN MOTOR VEHICLES AT THE ABOVE
DESCRIBED LOCATION

GIVEN UNDER MY HAND AND SEAL THE ABOVE DATE WRITTEN.

Ed Broyles

BUREAU CHIEF



Chas. B. Walker

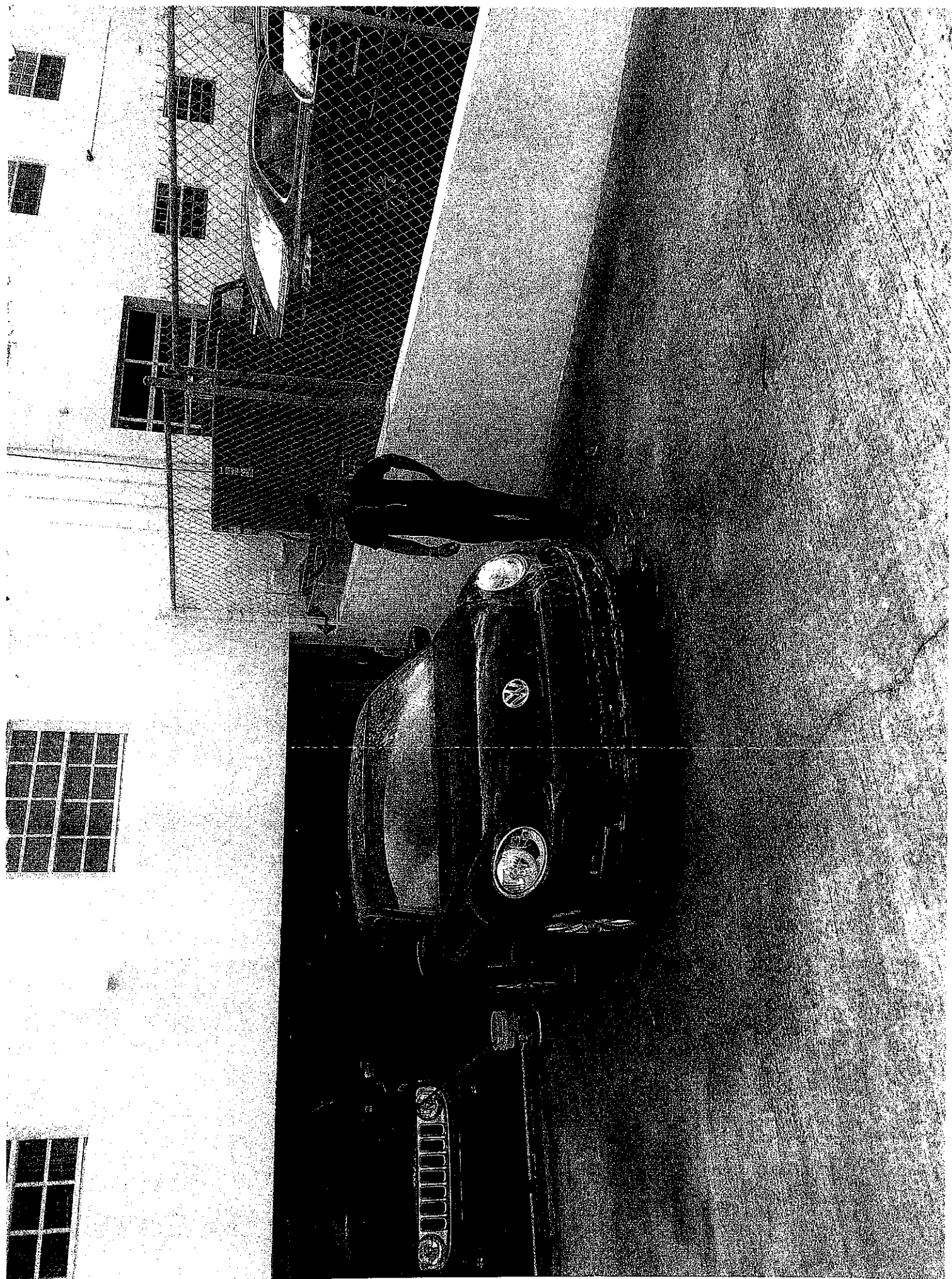
DIRECTOR

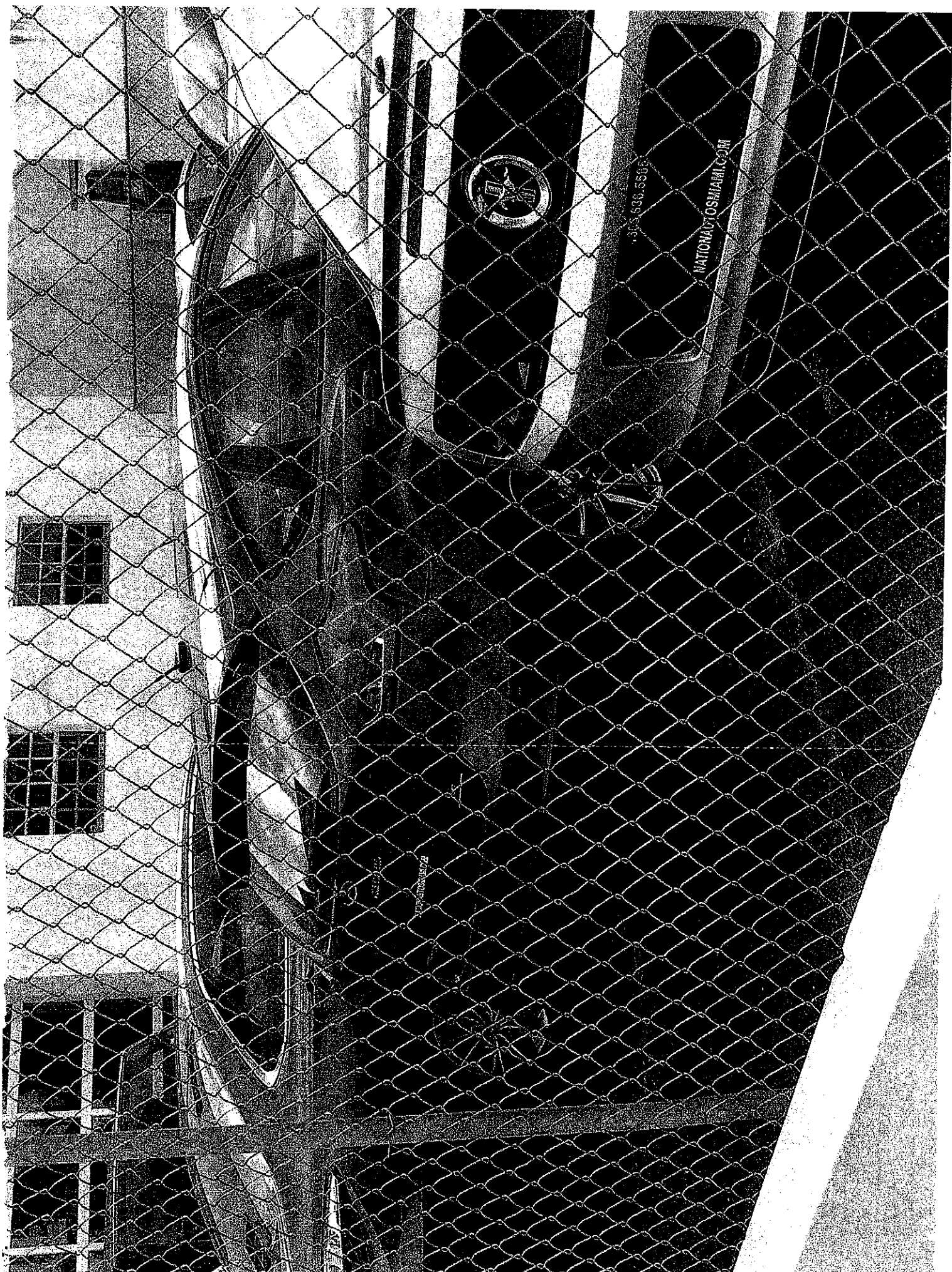
HSMV 84103 (REV. 2/11)S

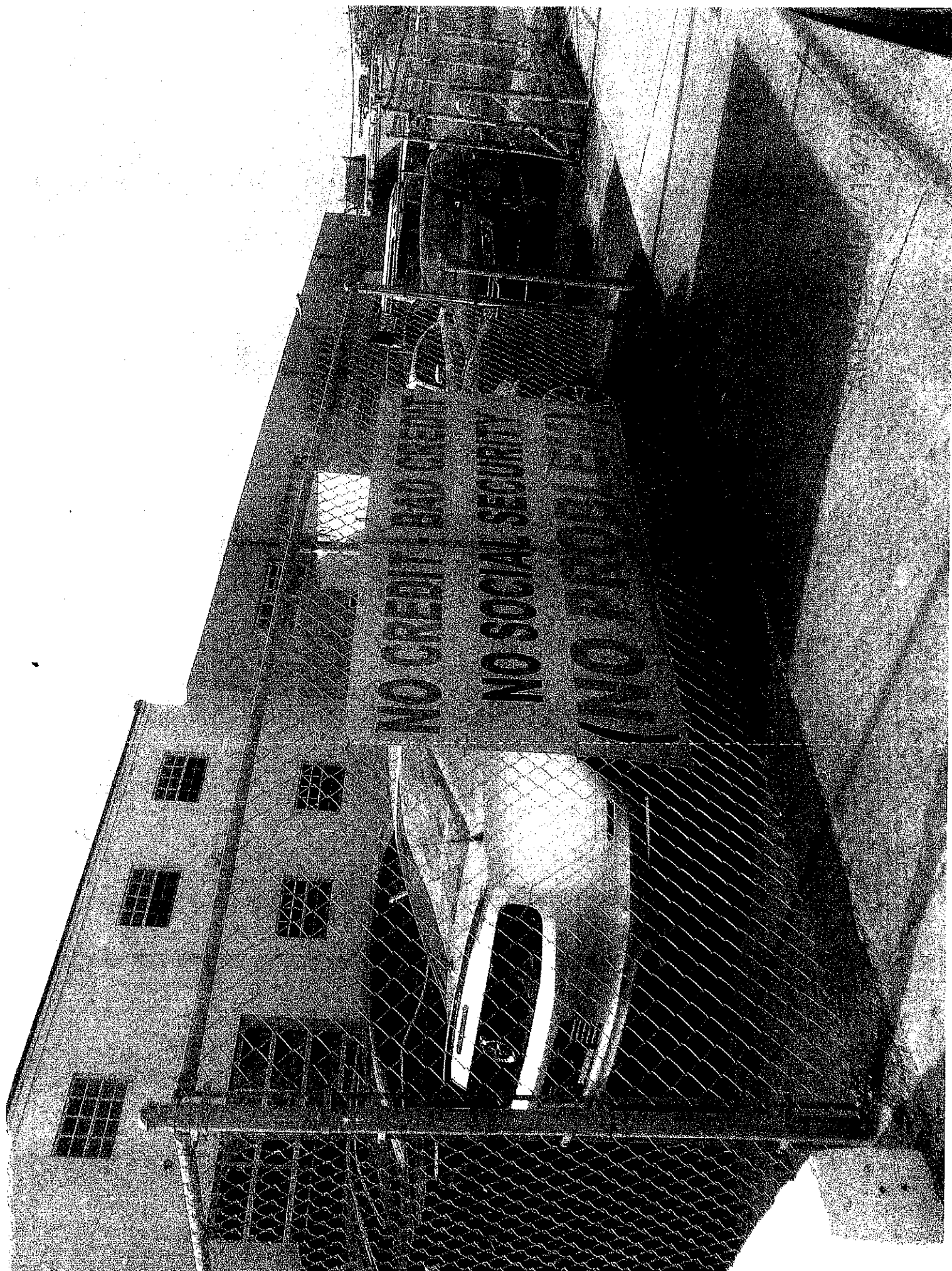
STATE OF FLORIDA

VOID
IF
ALTERED

VOID
IF
ALTERED







\$500.00
DOWN PAYMENT
(ONLY)

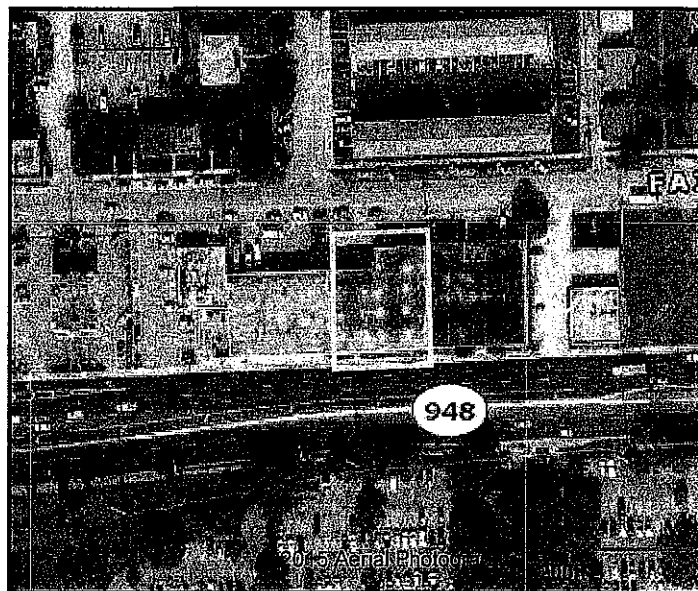


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/15/

Property Information	
Folio:	05-3119-013-4900
Property Address:	5575 NW 36 ST Miami Springs, FL 33166-5812
Owner	36TH BUILDING INVESTMENT LLC
Mailing Address	7900 SW 8 ST MIAMI, FL 33144-4209
Primary Zone	6200 COMMERCIAL - ARTERIAL
Primary Land Use	1913 PROFESSIONAL SERVICE BLDG : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	3
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	19,279 Sq.Ft
Lot Size	13,271 Sq.Ft
Year Built	1967



Assessment Information			
Year	2016	2015	2014
Land Value	\$345,046	\$345,046	\$371,588
Building Value	\$1,267,954	\$1,177,350	\$1,150,808
XF Value	\$0	\$0	\$0
Market Value	\$1,613,000	\$1,522,396	\$1,522,396
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Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction			\$56,771
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
19 53 41 PB 34-40
REV PL SEC 2 COUNTRY CLUB ESTS
E1/2 OF TR H LESS W1.7FT M/L &
LESS S15FT BLK 142
LOT SIZE 98.300 X 135

Taxable Value Information			
	2016	2015	2
County			
Exemption Value	\$0	\$0	
Taxable Value	\$1,613,000	\$1,522,396	\$1,465
School Board			
Exemption Value	\$0	\$0	
Taxable Value	\$1,613,000	\$1,522,396	\$1,522
City			
Exemption Value	\$0	\$0	
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Previous Sale	Price	OR Book-Page	Qualification Description
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Version:

Detail by Entity Name

Florida Profit Corporation
PALMETTO SPORTS CARS, INC.

Filing Information

Document Number M55127
FEI/EIN Number 59-2826690
Date Filed 07/07/1987
State FL
Status INACTIVE
Last Event INVOLUNTARILY DISSOLVED
Event Date Filed 10/13/1989
Event Effective Date NONE

Principal Address

C/O JOSE R. SANCHEZ
6802 N.W. 77 CT.
MIAMI, FL 33166

Changed: 03/09/1988

Mailing Address

C/O JOSE R. SANCHEZ
6802 N.W. 77 CT.
MIAMI, FL 33166

Changed: 03/09/1988

Registered Agent Name & Address

SANCHEZ, JOSE R.
4834 N.W. 94TH DORAL PLACE
MIAMI, FL 33178

Officer/Director Detail**Name & Address**

Title DP

SANCHEZ, JOSE R.
4834 N.W. DORAL PLACE
MIAMI, FL

Annual Reports

Report Year	Filed Date
1988	03/09/1988

Document Images

No images are available for this filing.

Yindra Lopez
(3) 331-4553
Prestige Sports Car
Rental

150-164 (2)(d)

Florida Department of State

DIVISION OF CORPORATIONS



Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity NameFlorida Limited Liability Company
36TH BUILDING INVESTMENT, LLCPalmetto Sports Cars**Filing Information**

Document Number L07000009398
FEI/EIN Number 20-8632131
Date Filed 01/24/2007
State FL
Status ACTIVE

Principal Address

12555 Biscayne Boulevard
Suite 936
North Miami, FL 33181

Changed: 04/30/2014

Mailing Address

P.O. Box 440611
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Registered Agent Name & Address

MARCUS, ALAN KESQ.
GABLES ONE TOWER, SUITE 1045
1320 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146

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

Title MGRM

RIOS, CARLOS
P.O. Box 440611
MIAMI, FL 33144

Title MGRM

Hoyos, Ivan
P.O. Box 440611
MIAMI, FL 33144

Nation Autos Miami

2.25' x 18.9' = 42.5 sf

16"

OFFICE COPY

CITY OF MIAMI SPRINGS

1.3' x 14.5 sf = 18.85 sf

16"

no one beats our prices!

227"

174"

20'



APPROVED

FOR PERMIT ONLY

100'

North Elevation

BUILDING INSPECTOR

PLUMBING INSPECTOR

ELECTRICAL INSPECTOR

Mechanical Inspector

ZONING

STRUCTURAL

Sales Rep: Robin Perez

Drawing By: Eduardo Valladares

Scale: N/A

Date: 11/03/2016

Add: 5575 NW 36 st Miami Springs Fl

Sheet:

FOREVER
Signs

SIGN MANUFACTURING

2400 W 3rd Ct, Hialeah, FL 33010 / 305.885.3411

www.foreversignsusa.net

Submitted 11/08/16



**CITY OF
MIAMI SPRINGS**

Florida

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

CIVIL INFRACTION NOTICE!

ADDRESS: 5575-5595 N.W. 36 ST.

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: 113-01

Operating a business without a License.

Please see Chris Heid

Business Not allowed in Zone

CORRECTIVE ACTION NEEDED:

Complete and submit an application for an Occupational License.

This is a Notice of Civil Infraction. If no action is taken within 10 days, a Civil Infraction Ticket for \$100 will be written!

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

10/27/16

Date

L. Taveras
Code Compliance Officer

QUESTIONS OR COMMENTS? PLEASE CALL ME

CODE TEXT

MIAMI SPRINGS CODE OF ORDINANCES

Sec. 113-01. License required.

From and after the passage of this chapter, every person, firm, corporation, and association engaged in or managing any business in the City is required to have a City license, and shall annually, and always before engaging in any business, profession, or occupation, register in a book or file to be kept for that purpose by the City Manager or his delegated agent, their names, profession or occupation, and their place of business. No person, firm, corporation, or association shall engage in or manage any business, profession, or occupation until after having been so registered. The City Manager shall provide a listing of validated licenses for each fiscal year to the City Clerk.

Please call me to step up a time for submittal. Thank you.



Lourdes Taveras
Code Compliance Officer

**CITY OF
MIAMI SPRINGS**
At the Heart of it All!

201 Westward Drive Miami Springs, FL 33166
(Office) 305-805-5000 Ext 1013 (Fax) 305-805-5036 (Cell) 786-255-0995
taverasl@miamisprings-fl.gov
www.miamisprings-fl.gov

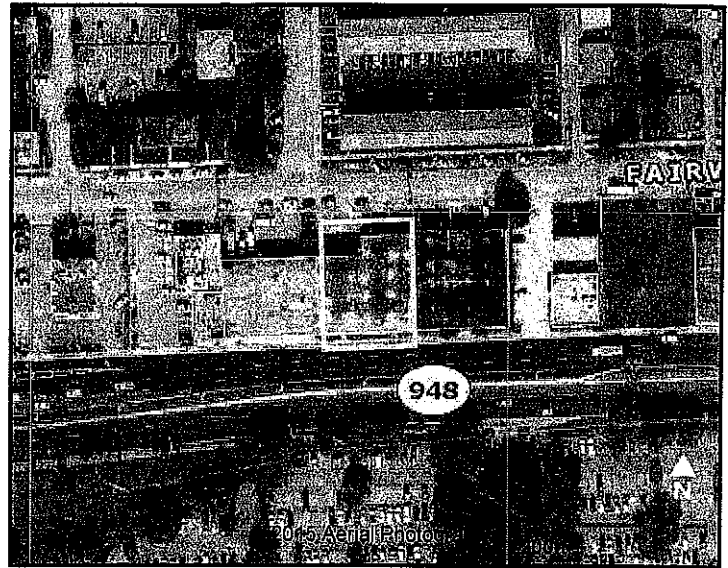


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/24/2016

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Owner	36TH BUILDING INVESTMENT LLC
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Taxable Value	\$1,613,000	\$1,522,396	\$1,465,625
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,613,000	\$1,522,396	\$1,522,396
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,613,000	\$1,522,396	\$1,465,625
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,613,000	\$1,522,396	\$1,465,625

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/2007	\$2,300,000	25550-3577	Sales which are qualified
02/01/2003	\$600,000	21063-0671	Other disqualified
07/01/1998	\$540,000	18246-2564	Other disqualified

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:

License Information

Classification: EXPORT AND IMPORT FIRMS IN 06800
License status: INACTIVE
Status date: 11/17/2003
Application date: 2/17/2003
Issue date: 2/17/2003
Expiration date: 9/30/2003
Valid through date: 9/30/2003
Date renewal printed: 10/23/2003
Date license printed: 2/17/2003
Previous license: 02-00000425
Print flag: N
Pin number: 9507

Business Information

Business number: 298
Business name: APEX INSTRUMENTS SERVICES, INC
Mailing address: 5595 NW 36TH STREET
MIAMI SPRINGS FL 33166
Location address: 5595 NW 36TH STREET
Business phone: (305) 884-0554
EMERGENCY PHONE: (305) 558-1791

Applicant Information

Applicant/qualifier:
Address:

Phone:
Social Security:
Drivers license:
Date of birth:
Email address:

Charges/Renewal Summary

Charges summary	Lic/Transfr	Add'l Chrg	Penalty	Interest
Amount charged:	110.00	88.00	49.50	.00
Amount paid:	110.00	88.00	49.50	.00
Amount due:	.00	.00	.00	.00
Unposted/Unapplied receipts				
New/transfer unposted:	.00			
New/transfer unapplied:	.00			
Renewal unposted:	.00			
Renewal unapplied:	.00			
Renewal Summary				
Month:	OCT	NOV	DEC	JAN
Year:	02	02	03	03
Renewal status:	R	R	R	R

Case #16-1359

1160 Redbird Ave.

Code: 93-13

Maintenance of Property

Sanitation

CASE #16-1359

DEAN A
SOTOLONGO
& W ROSSANA

1160 REDBIRD AVE

93-13 MAINTENANCE OF PROPERTY (Dirty Pool)

On 08/15/2016 an inspection of the property was made based on a complaint. At time of inspection the pool was observed to be dirty and green. Courtesy Notice was Posted with 7 days to comply.

On 8/25/16 the pool remained dirty, water was black and in unsanitary conditions. A Civil Infraction was Posted with another 7 days to comply or a \$250 Ticket would be issued.

On 9/6/16 Property remained in violation, A \$250 Ticket # 01265 was Posted at front door. As I was walking away, a Large White Dog was let out and immediately jumped on me. After what seemed to be hours, the owner finally yelled out "LOLA" and the dog proceeded to run away. Homeowner was upset because I was taking photos, he claimed that I was not allowed to do so. I asked him to please get his dog under control as she had run off and could hurt someone. As I was reaching the City vehicle, the dog again jumped on me. Due to this incident, I have not posted anything else at this property. All other notices have and will continue to be sent via Mail. Photos are taken from the car and from the alley.

On 1/10/17 Re-Inspected property for compliance. Pool water remains black and unsanitary. Prepared Notice to Appear (Summons).

On 1/12/17 delivered Notice to Appear (Summons) to Police for them to hand deliver to Owner/Tenant. Mailed Summons to Homeowner via Regular and Certified Return Receipt # 7015 3010 0000 4420 6511 to 106 Flame Vine Way, Groveland, FL 34736. Summons also delivered via Regular Mail to Property Address: 1160 Redbird Ave., Miami Springs, FL 33166-3112.

1/12/17 Offense-Incident Report from Miami Springs Police Department, Officer J Pacheco made contact with homeowner, Dean Sotolongo and served summons. Mr. Sotolongo refused to sign for the summons or provide identification. CCO Novo.

1/25/17 Regular and Certified Mail 7015 3010 0000 4420 6511 Returned "Attempted - Not Known", CCO Novo.

Property Information

Address: 1160 REDBIRD AVENUE
MIAMI SPRINGS, FL 33166
305555
Location ID: 05-3013-001-0364
FOLIO NUMBER: 3158060016
Old Customer Account No.: NA UPDATE
Zoning:
Subdivision:

Case General Information

Case status: AC ACTIVE
Status date: 8/15/2016
Case type: MOP MAINTENANCE OF PROPERTY
Reported date: 8/15/2016
Origination: CP CITIZEN COMPLAINT-PHONE
Default inspector: RN ROSEMARY NOVO
Credit balance: .00

Owner Information

Owner name: SOTOLONCO, DEAN A & W ROSSANA
Address: 1160 REDBIRD AVENUE
City: MIAMI SPRINGS, FL 33166
Phone: 0
Notice: Y
Flip: Y

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
. No violations exist					

Case Data

Description	Data
MAINTENANCE OF PROPERTY-	
MAINTENANCE OF PROPERTY-	Dirty; Green
MAINTENANCE OF PROPERTY-	
MAINTENANCE OF PROPERTY-	

Active Inspections

Type	Insp ID	Schedule Date
No scheduled inspections exist		

Case narrative

Type	Text	Date
Case narrative	8/15/16 As per complaint, CCO Novo observed dirty; green pool, Courtesy Notice Posted with 7 days to comply.	8/15/2016 8/15/2016

Violation comments

- Inspection comments
- 001 - INITIAL INSPECTION
- 002 - FOLLOW UP INSPECTION
- Request status

Type	Text	Date
	(Continued)	
003 - FOLLOW UP INSPECTION Request status	8/23/16 Pool remains dirty, will re-inspect in 2 days, CCO Novo.	8/23/2016 8/23/2016
004 - FOLLOW UP INSPECTION Results status INSPECTI	9/2/16 Pool remains dirty; black/unsanitary, ticket to be issued, CCO Novo. 1/10/17 CCO Novo, re-inspected property for compliance. Pool remained dirty with black water and unsanitary conditions. Notice to Appear (Summons) to be delivered by Police for CCB hearing to be held on Tuesday, February 4, 2017. Regular & Certified copies mailed to Homeowners at 106 Flame Vine Way, Groveland, FL 34736-0000, Certified Mail # 7015 3010 0000 4420 6511. Copy also sent via Regular Mail to property address: 1160 Redbird Ave, Miami Springs, FL 33166-3112.	9/02/2016 9/02/2016 1/26/2017 1/26/2017 1/26/2017 1/26/2017 1/26/2017 1/26/2017 1/26/2017 1/26/2017
005 - FOLLOW UP INSPECTION Results status INSPECTI	1/12/17 Offense-Incident Report from Miami Springs Police Department, Officer J Pacheco made contact with homeowner, Dean Sotolongo and served summons. Mr. Sotolongo refused to sign for the summons or provide identification. CCO Novo.	1/26/2017 1/26/2017 1/26/2017
006 - FOLLOW UP INSPECTION Results status INSPECTI	1/25/17 Regular and Certified Mail 7015 3010 0000 4420 6511 Returned "Attempted - Not Known", CCO Novo.	1/26/2017 1/26/2017
Board meeting comments Other action comments 001 - COURTESY NOTICE DOOR		
002 - CIVIL INFRACTION	8/25/16 Pool remains dirty, Posted CIN with 7 days to comply or \$250 Ticket will be issued, CCO Novo.	9/02/2016 9/02/2016
003 - Uniform Civil Violati	9/6/16 CCO Novo Posted Ticket # 01265 at 1160 Redbird Ave at 9:30 AM in the amount of \$250.00 for Unsanitary Pool. Tenant/Owner opened the front door and large dog came out and jumped on me, thankfully the dog did not bite me, gentleman called out "LOLA" to the dog and she ran off. Man proceeded to tell me that I was not allowed to take pictures of his property and then ran after the dog. As I was approaching the City Vehicle, the dog jumped up at me again, owner yelled her name again and the dog left, again she did not manage to bite me. Any future contact with this property will be through the mail or with Police escort.	9/06/2016 9/06/2016 9/06/2016 9/06/2016 9/06/2016 9/06/2016 9/06/2016 9/06/2016 9/06/2016 9/06/2016
Land Management information Legal description Lien information	FLFR PT TR 27	

FL0130900		Gang Related	2	OFFENSE-INCIDENT REPORT				Juvenile In Report	N	Juvenile Warn/Dismiss		1. Original	1
Date of Supplement		Miami Springs Police Department				Agency Report Number		1700057					
Date		Time (mll)		Time Dispatched (mll)		Time Arrived (mll)		Time Completed (mll)					
Thu		01/12/2017		1148		1148		1152		1238			
Incident Type		Incident: Day		Date		Time (mll)		Day		Date		Time (mll)	
1. Felony		3. Misdemeanor		5. Ordinance		Incident: Day		Thu		01/12/2017		1148	
2. Traffic Felony		4. Traffic Misdemeanor		9. Other		From		Thu		01/12/2017		1148	
OFF/INC #1		Type		Description		A-Attempted		C-Committed		Statute Violation Number - Chapter, Section, Sub		NCIC/UCR Code	
9		CODE ENF SUBP				A-Attempted		C-Committed		-		0000	
OFF/INC #2		Type		Description		A-Attempted		C-Committed		-			
Incident Location (Street Number, Street, Apt.)		City		Zip		District		Grid		Area		Zone	
1160 REDBIRD AV		MIAMI SPRINGS		33166		05		852				852	
Business Name/Area Identifier		Private Residence		Occupancy		0. N/A		1. Occupied		2. Unoccupied		3. Abandoned	
0. N/A		1. Yes		2. No		0						0	
Location Type		05. Convenience Store		10. Dept/Discount Store		15. Industrial/Mfg.		20. Religious Bldg		25. Parking Lot/Garage		30. Other Mobile	
01. Residence Single		06. Gas Station		11. Specialty Store		16. Storage		21. Airport		26. Highway/Roadway		99. Other	
02. Apartment/Condo		07. Liquor Sales		12. Drug Store/Hospital		17. Govt/Public Bldg.		22. Bus/Rail Terminal		27. Park/Woodlands/Field			
03. Residence-Other		08. Bar/Nightclub		13. Bank/Financial Inst.		18. School/University		23. Construction Site		28. Lake/Waterway			
04. Hotel/Motel		09. Supermarket		14. Commercial/Office Bldg.		19. Jail/Prison		24. Other Structure		29. Motor Vehicle		01	
# OFF/INC.		# Victims		# Offenders		# Prem. Ent.		# Veh. Stolen		Type of Weapon		02. Rifle	
01		00		00		00		00		00. N/A		03. Shotgun	
										01. Handgun		04. Firearm	
V/W Code		Victim Type		Race		Sex		Residence Type		Residence Status		Extent of Injury	
V - Victim		0. N/A		4. Business		N - N/A		0. N/A		3. Florida		0. None	
W - Witness		1. Juvenile		5. Government		W - White		1. City		4. Out-of-State		1. Full Year	
C - Reporting Person		2. L.E. Officer		6. Church		B - Black		2. County		3. Non-Resident		2. Part Year	
		3. Adult		9. Other		U - Unknown						3. Fatal	
Injury Type		03. Laceration		07. Loss of Teeth		Victim Relationship To Offender		06. Parent		10. Step-Child		17. Friend	
00. N/A		04. Unconscious		08. Burns		00. N/A		03. Spouse		14. Teacher		21. Employer	
01. Gunshot		05. Poss. Broken Bones		09. Abrasions/Bruises		01. Undetermined		04. Ex-Spouse		11. In-Law		22. Landlord/Tenant	
02. Stabbed		06. Poss. Internal Injury		99. Other		02. Stranger		05. Co-Habitant		12. Other Family		23. Acquaintance	
										13. Student		99. Other Known	
OFF/INC Indicator		V/W Code		V. Type		Name (Last, First, Middle or Business)		Residence Phone					
1. #1 3. Both		1		1		SOTOLONGO		DEAN		A			
2. #2		0		3									
Address (Street, Apt. Number)		City		State		Zip		Business Phone					
1160 REDBIRD AV		MIAMI SPRINGS		FL		33166							
Other Contact Info. (Time Available, Interpreter, etc.)		Synopsis of Involvement		RESPONDENT ON SUMMONS									
If V/W Code Is V, W or C		Dom. Violence		Race		Sex		Date of Birth		Age		Res. Type	
2		W		M						1		1	
Fill in this Line		0		1		3		0		00		00	
OFF/INC Indicator		V/W Code		V. Type		Name (Last, First, Middle or Business)		Residence Phone					
1. #1 3. Both		1		1		CITY OF MIAMI SPRINGS CODE ENF							
2. #2		C		5									
Address (Street, Apt. Number)		City		State		Zip		Business Phone					
201 WESTWARD DR		MIAMI SPRINGS		FL		33166		305 888-9711					
Other Contact Info. (Time Available, Interpreter, etc.)		Synopsis of Involvement		PETITIONER									
If V/W Code Is V, W or C		Dom. Violence		Race		Sex		Date of Birth		Age		Res. Type	
2		N		N						0		0	
Fill in this Line		0		0		0		00		00		00	
OFF/INC Indicator		Suspect Code		Code		Susp. #		Juvenile		Name (Last, First, Middle)			
1. #1 3. Both		S-Suspect		E-Escapes									
2. #2		A-Arrestee		Z-Other									
Maiden Name		Nickname/Street Name		Place of Birth		Residence Phone							
Last Known Address (Street, Apt. Number)		City		State		Zip		Business Phone					
Occupation		Employer/School		Address		Social Security Number							
Driver's License Number/State		Immigration and Naturalization Number		Other I.D. Number		OBTS Number (Arrested)		SCIC/NCIC					
Clothing (Describe)		Scars/Marks/Tatoos (Location/Describe)											
Race		Sex		Date of Birth		Age		Height		Weight		Eye Color	
Complexion		Build		Facial Hair		Teeth		Speech/Voice		Special Identifiers			
I RESPONDED TO THE LISTED LOCATION IN REFERENCE TO SERVING A NOTICE TO APPEAR SUMMONS ISSUED BY THE MIAMI SPRINGS CODE ENFORCEMENT BOARD (CASE# 16-1359). UPON ARRIVAL, I MADE CONTACT WITH D.SOTOLONGO AND SERVED HIM WITH THE SUMMONS. D.SOTOLONGO REFUSED TO SIGN FOR THE SUMMONS OR PROVIDE IDENTIFICATION. A COPY OF THE SUMMONS WAS RETURNED TO MIAMI SPRINGS CODE ENFORCEMENT DEPARTMENT.													
Person/Unit Notified		Time		Related Report Number(s)		Name of Officer Reporting		I.D. Number/Locator Code					
Signature of Officer Reporting		NUNEZ, C		Officer Reviewing (If Applicable)		I.D. Number		Unit		Date			
						0160		110		01/12/2017			
Signature of Officer Reviewing		Routed To		Referred		Assigned To		By		Date			
						None		Perez		01/13/2017			
Case Status		Clearance Type		1. Arrest		3. Unfounded		A-Adult		Date Cleared		Jail Number	
				2. Exceptional				J-Juvenile		/ /			
Exception Type		1. Extradition Declined		2. Arrest on Primary Offense		3. Death of Offender		5. Prosecution Declined		OBTS Number		Page	
				Secondary Offense Without Prosecution		4. V / W Refused to Cooperate		6. Juvenile/No Custody				Page	
												1 of 1	

CODE ENF. 1700057

PLEASE READ THE FOLLOWING CAREFULLY

January 11, 2017

Dean A Sotolongo & W Rossana
1160 Redbird Ave
Miami Springs, FL 33166-3112

This letter accompanies a NOTICE TO APPEAR (VIOLATOR'S SUMMONS) issued by the Miami Springs Code Enforcement Board for **Case # 16-1359**.

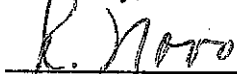
Your hearing has been set for **7:00 P.M. on Tuesday, Feb. 7, 2017** in the Council Chamber on the second floor of City Hall, 201 Westward Drive, Miami Springs, Florida.

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,



Rosemary Novo
Code Compliance Officer
Attachments (2)

CC: DEAN A SOTOLONGO & W ROSSANA
106 FLAME VINE WAY
GROVELAND, FL 34736-0000

(CITY OF MIAMI SPRINGS, FLORIDA)
()
(Petitioner)
()
(DEAN A SOTOLONGO & W ROSSANA)
(1160 REDBIRD AVE)
(MIAMI SPRINGS, FL 33166-3112)
()
(Respondent(s))

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 **February 4, 2017 at 7:00 PM** or as soon thereafter as the matter might be heard, concerning the below listed violation.

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

(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.

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

C:\Users\novor\Desktop\SUMMONS TO APPEAR - 1160 Redbird Ave Case 16-1359.doc

Case Narrative:

On 08/15/2016 an inspection of the property was made based on a complaint. At time of inspection the pool was observed to be dirty and green. Courtesy Notice was Posted with 7 days to comply. On 8/25/16 the pool remained dirty, water black and unsanitary, Civil Infraction was Posted with another 7 days to comply or a \$250 Ticket would be issued. On 9/6/16 Ticket # 01265 was Posted, property remained in violation.


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

NAME: DEAN SOTOLONGO

ADDRESS: 1160 REDBIRD AVE, MIAMI SPRINGS, FL 33166

On this 12 day of JANUARY, 2017, by delivering a true copy thereof to the above-named violator.

POLICE CHIEF/OFFICER, CITY OF MIAMI SPRINGS, FLORIDA

BY: OFC. J. PAETHEN  # 2167
(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

CERTIFIED MAIL



7015 3010 0000 4420 6511



*Dean A. Sotolongo & W Rossana
106 Flame Vine way
Graveland, FL 34736*

JAN 25 2017

FLK

932700084184948

ANK
333266255253

BC: 33166525901

*2506-02902-12-34

NIXIE 339 SE 1 0001/21/17

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

MIAMI SPRINGS
107 WESTWARD DR
MIAMI
FL

33266-9998
1158860119

01/12/2017 (800)275-8777 12:15 PM

Product Description	Sale Qty	Final Price
---------------------	----------	-------------

Prepaid Mail	1	
(Weight:0 lbs. 1.00 oz.)		
(Destination:GROVELAND, FL 34736)		
(Acceptance Date:01/12/2017 12:15 :06)		
(Label #:70153010000044206511)		

Total \$0.00

Order stamps at usps.com/shop or call 1-800-Stamp24. Go to usps.com/clicknship to print shipping labels with postage. For other information call 1-800-ASK-USPS.

Get your mail when and where you want it with a secure Post Office Box. Sign up for a box online at usps.com/poboxes.

All sales final on stamps and postage
Refunds for guaranteed services only
Thank you for your business

HELP US SERVE YOU BETTER

TELL US ABOUT YOUR RECENT
POSTAL EXPERIENCE

Go to:
<https://postalexperience.com/Pos>

840-5330-0080-002-00013-14379-01

or scan this code with
your mobile device:



or call 1-800-410-7420.

YOUR OPINION COUNTS

Bill #: 840-53300080-2-1314379-1
Clerk: 05

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

- | | |
|--|----|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ |
| <input type="checkbox"/> Adult Signature Required | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |

Postage

\$

Total Postage and Fees

\$

Sent To

Dean A Sotomayor & W Rossana

Street and Apt. No., or PO Box No.

106 Flame Vine Way

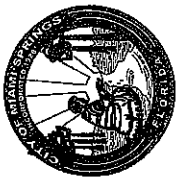
City, State, ZIP+4®

Groveland, FL 34736

(CN 16-1359)

PS Form 3800, April 2015 PSN 7530-02-000-9047

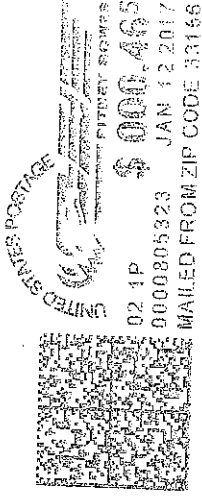
See Reverse for Instructions



City of
MIAMI SPRINGS
Florida

201 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166

MIAMI
FL 331
12 JAN '17
PM 5:1



Dean A. Sotolongo & W Rossana
106 Flame Vine Way
Grovelar

Handwritten signature

NIXIE 339 5E 1 0001/21/17

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

CEB 161359

ANK 343356050253

SC: 33166525901 *2506-02519-12-34

**CITY OF MIAMI SPRINGS, FLORIDA
UNIFORM CIVIL VIOLATION NOTICE**

no. 01265

DATE ISSUED 9-6-16 TIME 9:30 AM CODE INSPECTOR EM DEPT./DIV. CC I.D. NO. 37

NAME OF VIOLATOR(S) Dean A. Solulongo & W. Rossana FOLIO#

106 Flame Vine Way REPEAT VIOLATOR X

Groveland, FL 34730 YES NO

MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip)

DOB SEX RACE WEIGHT HEIGHT HAIR

MAKE MODEL COLOR TAG STATE DRIVER'S LICENSE

BOAT REGISTRATION # TRAILER TAG

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE

Sept 6, 2016 AT 9:30 AM A VIOLATION OF SECTION

93-13A Unsanitary Pool OF THE

Miami Springs Code of Ord. WAS OBSERVED

TO WIT: (DESCRIPTION OF VIOLATION) Dirty (Blackwater)

Pool; Unsanitary Condition

AT 1160 Redbird Avenue, Mia. Springs, FL

LOCATION OF VIOLATION 34166

YOU SHALL PAY THE CIVIL PENALTY OF \$ 250.00 AND CORRECT THE VIOLATION ON

OR BEFORE 9-13-16 OR YOU MAY REQUEST AN

ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE

CODE INSPECTOR ON OR

BEFORE 9-26-16

(See Instructions On Reverse Side)

FAILURE TO PAY CIVIL PENALTY AND CORRECT VIOLATIONS OR FILE A REQUEST FOR

ADMINISTRATIVE HEARING BY THE DATES SHOWN SHALL CONSTITUTE A WAIVER OF YOUR

RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF VIOLATION.

EACH DAY OF CONTINUED VIOLATION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT

TO ADDITIONAL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF

ADDITIONAL CIVIL VIOLATION NOTICE

I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE. I UNDERSTAND THAT ACCEPTANCE

OF THIS VIOLATION NOTICE IS NOT AN ADMISSION OF GUILT. Invoked

VIOLATOR R. Novo DATE 9-6-16

CODE INSPECTOR DATE

SERVICE: PERSON MAIL POSTING

Case # 16-1359



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/6/2017

Property Information	
Folio:	05-3013-001-0364
Property Address:	1160 REDBIRD AVE Miami Springs, FL 33166-3112
Owner	DEAN A SOTOLONGO &W ROSSANA
Mailing Address	106 FLAME VINE WAY GROVELAND, FL 34736-0000
Primary Zone	0600 SINGLE FAMILY,1401-1550 S
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 3 / 0
Floors	1
Living Units	1
Actual Area	2,112 Sq.Ft
Living Area	1,570 Sq.Ft
Adjusted Area	1,780 Sq.Ft
Lot Size	7,650 Sq.Ft
Year Built	1963



Assessment Information			
Year	2016	2015	2014
Land Value	\$145,219	\$126,094	\$109,563
Building Value	\$124,741	\$124,883	\$121,791
XF Value	\$17,132	\$11,942	\$11,942
Market Value	\$287,092	\$262,919	\$243,296
Assessed Value	\$262,625	\$238,750	\$217,046

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$24,467	\$24,169	\$26,250
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
13 53 40 .175 AC M/L	
FLA FRUIT LAND CO SUB PB 2-17	
E75FT OF W180FT OF N132FT OF E1/2	
OF TR 27 LESS N30FT FOR ST	
LOT SIZE 75.000 X 102	

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$262,625	\$238,750	\$217,046
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$287,092	\$262,919	\$243,296
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$262,625	\$238,750	\$217,046
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$262,625	\$238,750	\$217,046

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/01/2007	\$405,000	25420-4118	Sales which are qualified
05/01/1984	\$105,000	12147-1567	Sales which are qualified
05/01/1973	\$56,000	00000-00000	Sales which are qualified
10/01/1972	\$46,800	00000-00000	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:



City of
MIAMI SPRINGS
Florida

201 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166

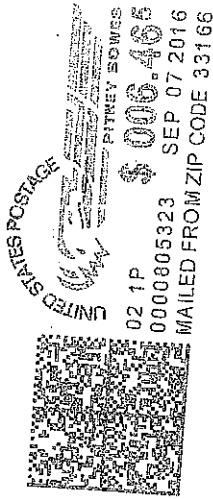
not live here

CN 16-1359
Re: 1160 Redbird Ave.

CERTIFIED MAIL®



7015 3010 0000 4420 6474



Dean & Rossana Sotolongo
106 Flame Vine Way
Grovel - FL 33121

NIXIE

339 DE 1

0009/11/16

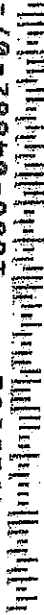
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

34735306502 850

BC: 33166325901

*1606-04652-07-42



=====

MIAMI SPRINGS
107 WESTWARD DR
MIAMI
FL
33266-9998
1158860119
09/07/2016 (800)275-8777 11:40 AM

=====

Product Description	Sale Qty	Final Price
---------------------	----------	-------------

Prepaid Mail	1	
(Weight: 0 lbs. 0.50 oz.)		
(Destination: GROVELAND, FL 34736)		
(Acceptance Date: 09/07/2016 11:40:05)		
(Label #: 70153010000044206474)		

Total		\$0.00
-------	--	--------

Order stamps at usps.com/shop or call 1-800-Stamp24. Go to usps.com/clicknship to print shipping labels with postage. For other information call 1-800-ASK-USPS.

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Refunds for guaranteed services only
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TELL US ABOUT YOUR RECENT
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Go to:
<https://postalexperience.com/Pos>

840-5330-0080-002-00010-01276-02

or scan this code with
your mobile device:



or call 1-800-410-7420.

YOUR OPINION COUNTS

Bill #: 840-53300080-2-1001276-2
Clerk: 05

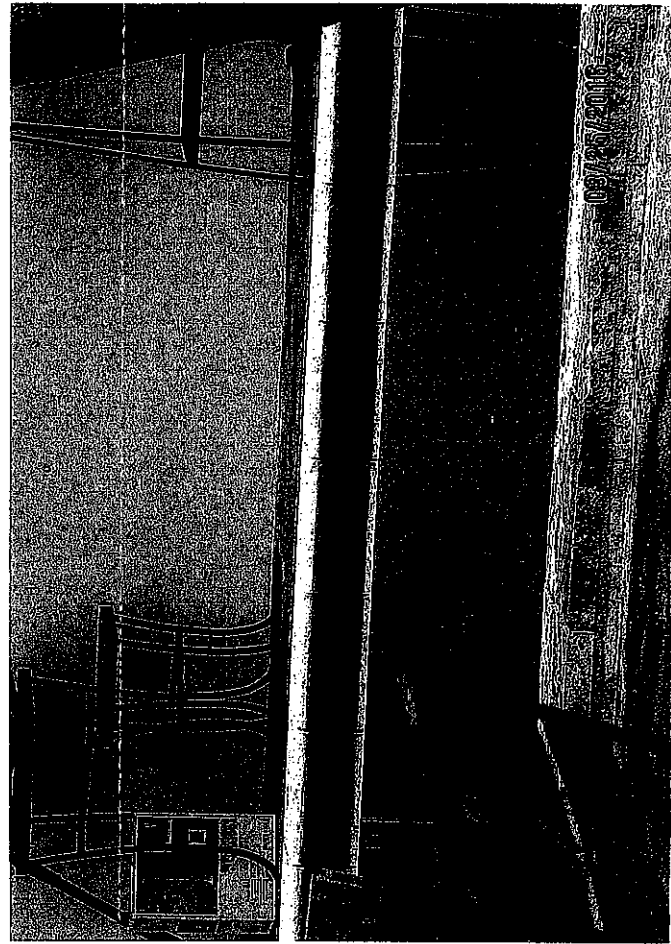
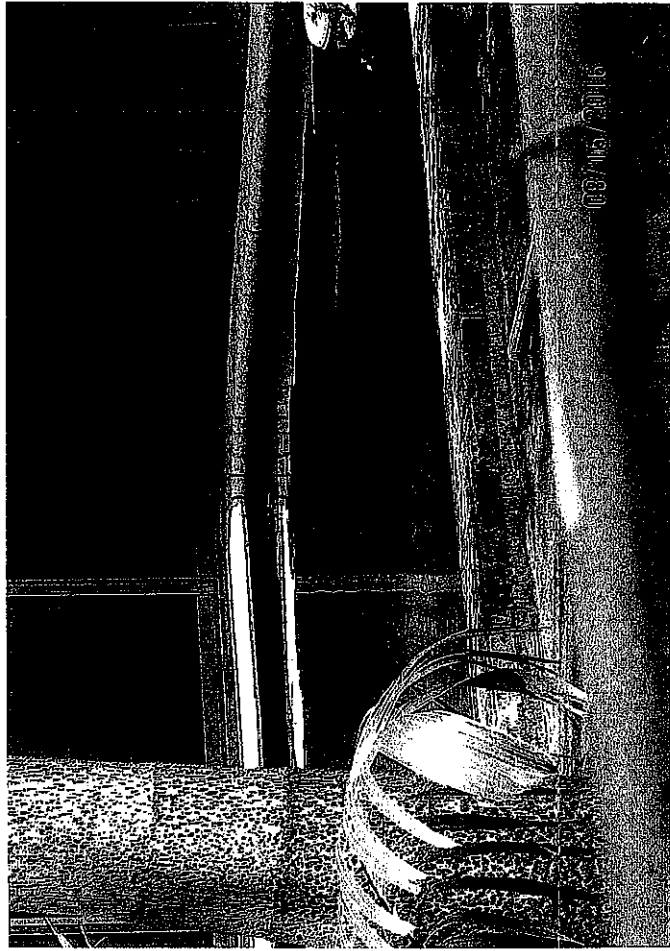
U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	Dean & Rossana Sotolongo
Street and Apt. No., or PO Box No.	106 Flame Vine Way
City, State, ZIP+4 [®]	Groveland FL 34736

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



Case #13-1189

298 Glendale Dr.

Code: 93-13

Maintenance of Property

Request of Reduction of
Fines

CASE# 13-1189

CARLOS E. GARCIA

298 GLENDALE DRIVE

93-13 MAINTENANCE OF PROPERTY

REQUEST FOR REDUCTION OF FINES

On Dec. 1, 2015 Code Enforcement Board meeting the following motion was made:

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.

On Jan 30, 2016 the 60 days granted ended and the property was still in non-compliance, fines of \$150 per day commenced.

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 pounding 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.

On 10/04/2016 at the Code Enforcement meeting of the following actions were taken:

Board member Calvert moved to table this case for the next regular meeting of the Code Enforcement Board. Board member Filgueira seconded the motion which passed 4-0 on a roll call vote. The vote was as follows: Board member Calvert, Board member Filgueira, Board member Williams, and Board member Bankston voting Yes.



City of Miami Springs,
Florida

RECEIVED

JUL 07 2016

MIAMI SPRINGS
BUILDING 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 2015

MIAMI SPRINGS
BUILDING DEPT

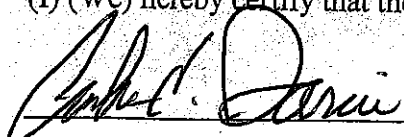
Has any previous fines been levied against property? NO

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.

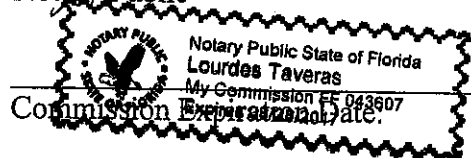
(I) (We) hereby certify that the above statements are true to the best of (My/Our) knowledge and belief.


Signature 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
20 16


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



Calculate duration between two dates – results

From and including: **Saturday, January 30, 2016**

To and including: **Friday, April 29, 2016**

Result: 91 days

It is 91 days from the start date to the end date, end date included

Or 3 months including the end date

Alternative time units

91 days can be converted to one of these units:

- 7,862,400 seconds
- 131,040 minutes
- 2184 hours
- 91 days
- 13 weeks
- 24.86% of 2016

January 2016						
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 2016						
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 2016						
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		

April 2016						
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

☐ = First day included (Jan 30, 2016) ☐ = Last day included (Apr 29, 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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150° x
 91° =
 13,650°00 *
 0° c
 0° c
 0° c
 150°00 +
 0° c
 150° x
 91° =
 13,650°00 *
 13,650°00 +
 002°0000000000
 3,450°00 *
 0° c

**CITY OF MIAMI SPRINGS,
FLORIDA**

Petitioner

VS

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

Respondent(s)

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

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.

On Oct. 4, 2016 Code Enforcement Board meeting the following motion was made:

Board member Calvert moved to grant the property owner 30 days to obtain a building

permit. Board member Williams seconded the motion which passed 4-0 on roll call vote. The vote was as follows: Board member Calvert, Board member Filgueira, Board member Williams, and Board member Bankston voting Yes.

On 01/26/2017 a research of the Building Permit was made and it was found that no action has been taken to complete the permit process since Nov. 7, 2016 when Arelys pick up the comments for the Electrical approval.

8/21/15 - No answer
O:B & Z Forms \B & Z LOGS\Permit Routing Log Sheet
also MA called contracts, spoke to office

CASE TYPE
FOLIO NUMBER
ADDRESS
WORK WITHOUT PERMIT
05-3013-004-0100
1100 THRUSH AVENUE
MIAMI SPRINGS FL 33166

INSPECTOR
LOURDES TAVERAS

DATE ESTABLISHED
7/09/14

TENANT NAME
ACTIVE

TENANT NBR
7/10/14

STATUS
ACTIVE

STATUS DATE
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	7/09/14	INITIAL INSPECTION	COMPLETED	7/09/14	TEX ZIADIE	7/10/14
7/09/14	7/09/14	CIVIL INFRACTION DOOR HANGER	COMPLETED	7/09/14	TEX ZIADIE	7/10/14
		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.				7/10/14
7/10/15	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.				7/13/15
		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	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 Arelis called to request a few days because her contractor was on vacation. Granted 7 more days or a UCVN				7/27/15

CASE TYPE	INSPECTOR	DATE ESTABLISHED	TENANT NAME	STATUS	TENANT NBR	STATUS DATE
FOLIO NUMBER 05-3013-004-0100 ADDRESS 1100 THRUSH AVENUE MIAMI SPRINGS	LOURDES TAVERAS	7/09/14	ACTIVE			7/10/14
WORK WITHOUT PERMIT 05-3013-004-0100 1100 THRUSH AVENUE MIAMI SPRINGS	FL 33166 LOURDES TAVERAS	7/22/15	COMPLETED	7/27/15	Rose Piniella	7/27/15
7/22/15 FOLLOW UP INSPECTION RSLT TEXT: would be issued.						
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	8/25/15	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	8/25/15	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	8/27/15	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	1/20/16	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	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.		3/18/16	COMPLETED	3/18/16	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	4/06/16	LOURDES TAVERAS	7/19/16
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	6/24/16	LOURDES TAVERAS	6/24/16
7/01/16 Summons to Code Enf Board Meet NARRATIVE:		7/01/16	COMPLETED	7/01/16	LOURDES TAVERAS	6/24/16
8/02/16 FOLLOW UP INSPECTION RSLT TEXT: On 08/02/16 CEB meeting was canceled due to lack of quorum. Rescheduled for Oct. 4, 2016		8/30/16	COMPLETED	8/30/16	LOURDES TAVERAS	8/30/16

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

HISTORY:	SCHEDULED ACTION	STATUS	RESULTED	INSPECTOR	TIME
	10/04/16	FOLLOW UP INSPECTION	COMPLETED	10/04/16	LOURDES TAVERAS
	RSLT TEXT:	At the CEB meeting of Oct. 4, 2016 the Board granted 30 more 10/19/16 days to complete the permit process. If no compliance is met 10/19/16 the case will be forward to the CEB again for time imposing. 10/19/16			
	11/04/16	FOLLOW UP INSPECTION	COMPLETED	1/26/17	LOURDES TAVERAS
	RSLT TEXT:	On 01/26/2017 a research of the Building Permit was made and 1/26/17 it was found that no action has been taken to complete the 1/26/17 permit process since Nov. 7, 2016 when Arelys pick up the 1/26/17 comments for the Electrical approval. 1/26/17			
	TOTAL TIME:				

[illegible]

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

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.

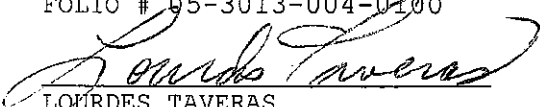
XX b.) In non-compliance with the
requirements of section 151-04 of
the Miami Springs Code of
Ordinances Book.


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
Code Enforcement Officer
CERTIFIED MAIL: #


NOTARY PUBLIC SIGNATURE

