



CITY OF  
MIAMI SPRINGS  
CODE COMPLIANCE  
BOARD

Tuesday, October 6, 2020



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

**Chairperson Marlene B. Jimenez**

**Board member John Bankston  
Board member Jacqueline Martinez Regueira  
Board member Aldrick Diaz**

**Board member Jorge Filgueira  
Board member Juan Khoury**

**AGENDA  
Regular Meeting  
Tuesday, October 6, 2020  
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: September 1, 2020**
- 4. NEW BUSINESS**

**1) Case# 19-1102**  
Address: 230 S. Melrose Drive  
Owner: **Deborah G. Mayes & Raymond Fuentes**  
Violation: Sec. 93-13. Maintenance of Property by Owner

**2) Case# 20-783**  
Address: 560 Raven Avenue  
Owner: **Roger A. Yupanqui & Malena Yupanqui**  
Violation: Sec. 150-015 Parking Commercial Vehicle in City Limits

**3) Case# 20-1348**  
Address: 117 Lenape Drive  
Owner: **Miami Real Estate Investment Properties Inc.**  
Violation: Sec. 151-04. Application for Building Permits.

**4) Case# 20-1713**  
Address: 117 Lenape Drive  
Owner: **Miami Real Estate Investment Properties Inc.**  
Violation: Sec. 151-04. Application for Building Permits.

**5) Case# 18-595**  
Address: 186 Westward Drive  
Owner: **Westward Holding LLC**  
Violation: Sec. 151-04. Application for Building Permits.

**6) Case# 20-2046**  
Address: 186 Westward Drive  
Owner: **Westward Holding LLC**  
Violation: Sec. 151-04. Application for Building Permits.

**7) Case# 20-166**  
Address: 617 De Soto Drive  
Owner: **Lourdes Barquin**  
Violation: Sec. 151-04. Application for Building Permits

**5. COUNCIL LIAISON REPORT AND REQUEST**

**6. 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



## ***City of Miami Springs, Florida***

The regular meeting of the Miami Springs Code Compliance Board was held on Tuesday September 1, 2020 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: Board member Jorge Filgueira  
Board member Juan Khoury  
Board member Jacqueline Martinez-Regueira  
Board member John Bankston  
Board member Aldrick Diaz  
Chairperson Marlene Jimenez

Also Present: Rosemary Novo, Code Compliance Officer  
Roberto Quintero, Code Compliance Officer  
Jose Arango, City Attorney  
Mary Arguedas, Board Secretary

### **2) Invocation/Salute to the Flag**

All who were present participated.

### **3) Approval of Minutes: November 5, 2019**

Minutes of the January 7, 2020 meeting were approved as written.

**Board Member Bankston moved to approve the minutes as written. Board member Filgueira seconded the motion, which passed unanimously 6-0 on roll call vote. The rollcall vote was as follows: Board member Filgueira, Board member Khoury, Board member Martinez-Regueira, Board member Bankston, Board member Diaz, and Chairperson Jimenez voted YES.**

Board Secretary Arguedas swore in everyone giving testimony during the proceedings.

#### 4) OLD BUSINESS

**1) Case# 18-1705 (FINE REDUCTION)**  
Address: 325 South Drive  
Owner: **Robert Valido and Maria Valido**  
Violation: Sec. 151-04. Application for Building Permits.

Code Compliance Officer Novo presented the case history to the Board.

Property Owner Robert Valido stated his case to the Board.

Board member Bankston asked why the permit process took so long and why he didn't ask for an extension. Mr. Valido explained there were some revisions. Code Compliance Officer Quintero added that once an order is recorded, they cannot apply for more time.

Discussion ensued amongst the Board members.

**Board member Khoury moved to reduce the fine to \$250. Board member Diaz seconded the motion, which failed during roll call vote. The rollcall vote was as follows: Board member Filgueira, Board member Khoury, Board member Diaz voted YES. Board member Martinez- Regueira, Board member Bankston, Chair Jimenez voted NO.**

Board member Bankston stated he believed there was enough time to get the permit issued, or request more time.

**Board member Bankston moved to reduce the fine to \$500. Board member Martinez Regueira seconded the motion which passed unanimously 6-0 on rollcall vote. The rollcall vote was as follows: Board member Filgueira, Board member Khoury, Board member Martinez-Regueira, Board member Bankston, Board member Diaz, and Chairperson Jimenez voted YES.**

#### 5) NEW BUSINESS

**1) Case# 20-1415**  
Address: 210 Lawn Way  
Owner: **TOMHE Property Group LLC**  
Violation: Sec. 151-04. Application for Building Permits.

Code Compliance Officer Novo presented the case history to the Board.

Board member Martinez Regueira asked if the ticket had been paid. Code Compliance Officer Novo affirmed the ticket had been paid. Board member Khoury asked if the property is on sale. Officer Novo affirmed the property is on sale. Board member Filgueira stated his disappointment in the property owner not being present in the meeting.

Discussion ensued amongst the Board members.

**Board member Filgueira moved to apply a retroactive \$150 daily fine, starting on July 29, 2020 until a permit is issued. Board member Khoury seconded the motion which passed unanimously 6-0 on rollcall vote. The rollcall vote was as follows: Board member Filgueira, Board member Khoury, Board member Martinez-Regueira, Board member Bankston, Board member Diaz, and Chairperson Jimenez voted YES.**

**2) Case# 20-1762**  
Address: 210 Lawn Way  
Owner: **TOMHE Property Group LLC**  
Violation: Sec. 151-04. Application for Building Permits.

Code Compliance Officer Novo presented the case history to the Board.

Board member Martinez- Regueira recommended they impose a higher daily fine since this is a repeat offender. Discussion ensued amongst the Board members.

**Board member Diaz moved to apply a retroactive \$250 daily fine, starting on August 31, 2020, until a permit is issued. Board member Bankston seconded the motion which passed unanimously 6-0 on rollcall vote. The rollcall vote was as follows: Board member Filgueira, Board member Khoury, Board member Martinez-Regueira, Board member Bankston, Board member Diaz, and Chairperson Jimenez voted YES.**

**3) Case# 20-567**  
Address: 214 Glendale Drive  
Owner: **Margarita De La Caridad Martin**  
Violation: Sec. 151-04. Application for Building Permits.

Code Compliance Officer Novo presented the case history to the Board.

Board member Martinez- Regueira asked if they are a repeat offender. Officer Novo mentioned this was their first time on the Board.

Discussion ensued amongst the Board members.

**Board member Bankston moved to grant the property owner 60 days to get an issued permit or a retroactive \$50 daily fine starting July 16, 2020 will take into effect. Board member Filgueira seconded the motion, which passed unanimously 6-0 on rollcall vote. The rollcall vote was as follows: Board member Filgueira, Board member Khoury, Board member Martinez-Regueira, Board member Bankston, Board member Diaz, and Chairperson Jimenez voted YES.**

**4) Case# 20-1438**  
Address: 4545 NW 36<sup>TH</sup> Street  
Owner: **Margaret V Foust and Diane Foust**  
Violation: Sec. 93-13. Maintenance of Property by Owner.

Code Compliance Officer Quintero presented the case history to the Board.

Margie Smith Foust, owner on file for 4545 NW 36<sup>th</sup> ST, stated her case to the Board. Scott Smothers, attorney for the family, stated his case to the Board. Daniel Foust, 40442 County road 452, addressed the Board.

Board member Martinez-Regueira asked if there is still an item pending in court. Mr. Smothers responded that they filed for a summary judgement. Board member Martinez-Regueira asked the property owners to update the address on the property appraiser's website so they may get notices mailed to them. Board member Martinez-Regueira inquired about the process in declaring the property an unsafe structured and have it demolished. Attorney Jose Arango explained the process with the county.

Discussion ensued amongst Board members.

**Board member Martinez-Regueira moved to grant the owner 60 days to come into compliance with the maintenance of property (Section 93-13), or a \$250 daily fine will take into effect until it comes into compliance. Board member Khoury seconded the motion which passed 5-1 on roll call vote. The rollcall vote was as follows: Board member Bankston voted NO. Board member Filgueira, Board member Khoury, Board member Martinez-Regueira, Board member Diaz, and Chairperson Jimenez voted YES.**

**5) Case# 20-803**  
Address: 359 De Soto Drive  
Owner: **WIRMS LLC**  
Violation: Sec. 151-04. Application for Building Permits.

Code Compliance Officer Quintero presented the case history to the Board.

Yindra Lopez, South Florida Permits & Consulting LLC, the permit runner for the property owner stated her case to the Board. Board member Martinez-Regueira asked in what stage the permit process was. Code Compliance Officer answered that a permit has not been submitted yet. Mrs. Lopez requested at least 60 days to get the permit issued in case there is delays with the permit process.

Luke T. Amoresano, property owner, stated he purchased the property in October of 2019, but became a resident this February. Board member Martinez-Regueira asked Mr. Amoresano if he had previously lived in Miami Springs. Mr. Amoresano responded that he has never lived here before. Board member Martinez-Regueira asked how much time they needed to get their permit issued. Mr. Amoresano requested 90 days in case there is a need for additional cash during the permit process. Board member Bankston asked if all the paperwork was ready. Mrs. Lopez stated they are only pending electrical

and plumbing, the building and structural portions are complete. Code Compliance Officer Quintero recommended they provide the owners 90 days to comply.

Discussion ensued amongst Board members.

**Board member Bankston moved to grant the property owner 90 days to obtain issued permit or a \$100 daily fine will take into effect. Board member Martinez-Regueira seconded the motion which passed unanimously 6-0 on rollcall vote. The rollcall vote was as follows: Board member Filgueira, Board member Khoury, Board member Martinez-Regueira, Board member Bankston, Board member Diaz, and Chairperson Jimenez voted YES.**

**7) COUNCIL LIAISON REPORT AND REQUEST:**

None at this time.

**8) ADJOURNMENT**

There being no further business the meeting was duly adjourned at 8:39 P.M.

[THIS SPACE WAS LEFT BLANK INTENTIONALLY]

Respectfully Submitted:

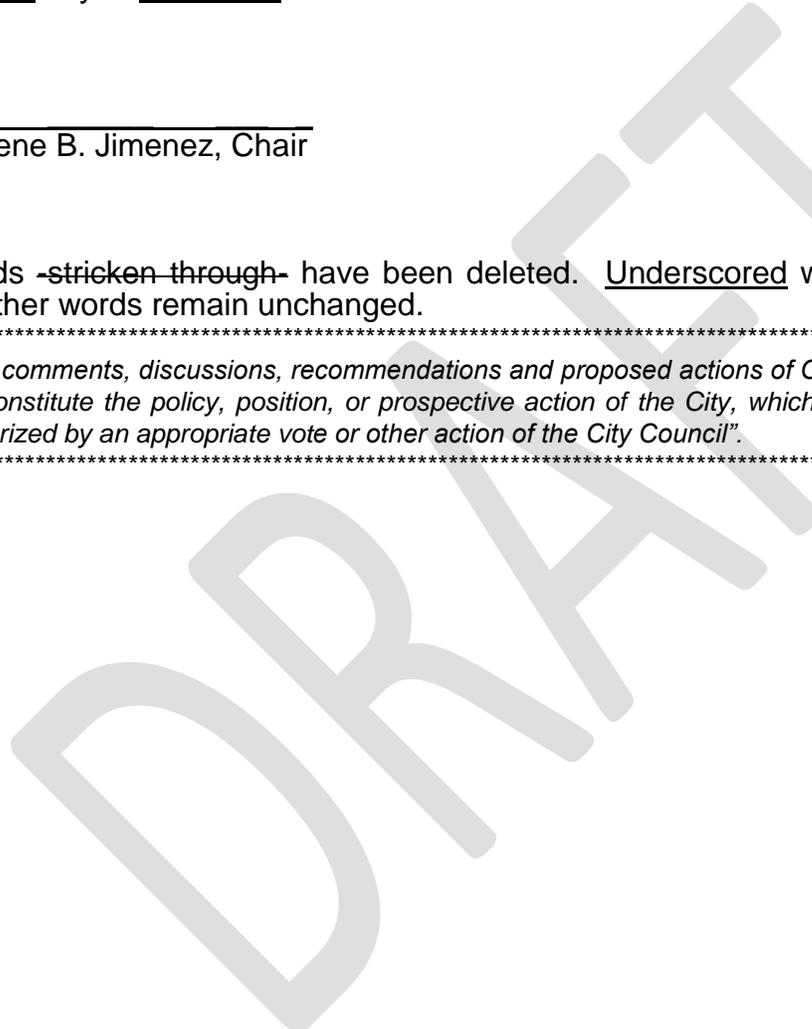
\_\_\_\_\_  
Mary Arguedas  
Board Secretary

Adopted by the Board on  
this \_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Marlene B. Jimenez, Chair

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

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

Code Compliance Board





Case # 19-1102

230 S. MELROSE DR

Code: 93-13

MAINTENANCE OF  
PROPERTY BY OWNER

1



- On 3/7/19 As per complaint, I observed Overgrown Grass and Debris Scattered throughout property, did not see any bees at the time of inspection, however will mention to homeowner. Will Post CIN.
- On 3/8/19 Posted CIN.
- On 3/18/19 Grass cut in front, remains Overgrown at rear, debris remains.
- On 7/29/19 Posted CIN for Overgrown Grass/Weeds.
- On 9/17/19 Property again Overgrown, spoke with homeowner, will cut grass and pick-up debris.
- 12/10/19 As per another complaint received, Move to Citation. Debris remains along with overgrown grass/weeds. As per Property Appraiser, Owner Information was corrected - Deborah Grace Mayes (and added) Raymond Fuentes
- On 12/11/19 Posted \$100 Ticket # 01650 at property, also mailed via Regular & Certified Return Receipt # 7019 1120 0002 3616 6140, Deborah G Mayes; Raymond Fuentes, 230 S Melrose Dr., Miami Springs, FL 33166-5032.
- On 1/6/20 Spoke with homeowner at property, asked that they please clean up debris/trash and paint walls, agreed.
- As of 6/4/20 Ticket not paid, Grass again overgrown, Refer to CCB.



- On 7/13/20 Property remains overgrown, Mailed \$100 Ticket # 01680 via Regular & Certified Return Receipt # 7019 2970 0001 1126 7423, Deborah G Mayes; Raymond Fuentes, 230 S Melrose Dr., Miami Springs, FL 33166-5032.
- On 9/15/20 As per another complaint, I observed trash/debris/clutter scattered throughout property, refer to CCB.
- On 9/25/20 Summons to Appear was given to Police for Service to homeowner, Copies of Summons were Mailed via Regular and Certified Return Receipt # 7019 2970 0001 1123 6559.
- On 10/1/20 10/1/20 Summons to Appear was Served to homeowner on Sept. 25, 2020, Deborah Grace Mayes, at property by Officer A. Llorens ID# MS0186, Police Incident Case # 2001367.
- On 10/2/20 Received Return Receipt (Green Card) from Post Office.
- On 10/2/20 Received E-Mail dated 9/30/20 from a “Concerned Miami Springs Resident”, copy attached to packet.



03/07/2019 14:26



03/07/2019 14:26











03/08/2019 10:29





07/29/2019 13:01





09/17/2019 01:07





12/11/2019 11:40







12/11/2019 11:51









06/04/2020 13:52



07/13/2020 10:35





09/15/2020 15:12



09/15/2020 15:12



09/15/2020 15:13



09/15/2020 15:15



CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
MAINTENANCE OF PROPERTY 05-3024-014-0060 230 S MELROSE DRIVE MIAMI SPRINGS FL 33166	3/07/19	CODE ENFORCEMENT BOARD	7/17/20

CASE DATA: MAINTENANCE OF PROPERTY-GRASS Overgrown Grass; Weeds  
 MAINTENANCE OF PROPERTY-POOL  
 MAINTENANCE OF PROPERTY-SAFETY Bees  
 MAINTENANCE OF PROPERTY-SANITA Debris throughout property

NARRATIVE: 3/7/19 As per complaint, CCO Novo observed Overgrown Grass 3/07/19  
 and Debris Scattered throughout property, did not see any 3/07/19  
 bees at the time of inspection, however will mention to 3/07/19  
 homeowner. Will Post CIN. 3/07/19

NOTICE NAMES: MAYES, DEBORAH GRACE OWNER

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	3/07/19	INITIAL INSPECTION	COMPLETED	3/07/19	ROSEMARY NOVO	
	3/08/19	CIVIL INFRACTION DOOR HANGER NARRATIVE:	COMPLETED	3/08/19		0/00/00
	3/18/19	FOLLOW UP INSPECTION RSLT TEXT: 3/18/19 Grass cut in front, Overgrown at rear, debris remains, CCO Novo.	COMPLETED	12/10/19	ROSEMARY NOVO	
		7/29/19 Posted CIN for Overgrown Grass/Weeds, CCO Novo.				10/02/20
		9/17/19 Property again Overgrown, spoke with homeowner, will cut grass and pick-up debris.				10/02/20
		12/10/19 As per another complaint received, Move to Citation. Debris remains along with overgrown grass/weeds.				10/02/20
		As per Property Appraiser, Owner Information was corrected - Deborah Grace Mayes (and added) Raymond Fuentes, CCO Novo.				10/02/20
	12/11/19	Uniform Civil Violation Ticket NARRATIVE: 12/11/19 Posted \$100 Ticket # 01650 at property, also mailed via Regular & Certified Return Receipt # 7019 1120 0002 3616 6140, Deborah G Mayes; Raymond Fuentes, 230 S Melrose Dr., Miami Springs, FL 33166-5032, CCO Novo.	COMPLETED	12/11/19		12/11/19
	1/06/20	FOLLOW UP INSPECTION RSLT TEXT: 1/6/20 Spoke with homeowner at property, asked that they please clean up debris/trash and paint walls, agreed.	COMPLETED	6/04/20	ROSEMARY NOVO	9/25/20
		6/4/20 Ticket not paid, Grass again overgrown, Refer to				9/25/20

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER	INSPECTOR	TENANT NAME	TENANT NBR
ADDRESS			
MAINTENANCE OF PROPERTY 05-3024-014-0060 230 S MELROSE DRIVE MIAMI SPRINGS	FL 33166 3/07/19	ROSEMARY NOVO CODE ENFORCEMENT BOARD	7/17/20
1/06/20	FOLLOW UP INSPECTION RSLT TEXT: CCB, CCO Novo.	COMPLETED 6/04/20 ROSEMARY NOVO	9/25/20
7/13/20	FOLLOW UP INSPECTION RSLT TEXT: 7/13/20 Property remains overgrown, Will Mail another Ticket, CCO Novo.	COMPLETED 7/13/20 ROSEMARY NOVO	9/25/20 9/25/20
7/13/20	Uniform Civil Violation Ticket NARRATIVE: 7/13/20 Mailed \$100 Ticket # 01680 via Regular & Certified Return Receipt # 7019 2970 0001 1126 7423, Deborah G Mayes; Raymond Fuentes, 230 S Melrose Dr., Miami Springs, FL 33166-5032, CCO Novo.	COMPLETED 7/13/20 ROSEMARY NOVO	7/17/20 7/17/20 7/17/20 7/17/20
9/15/20	FOLLOW UP INSPECTION RSLT TEXT: 9/15/20 As per another complaint, CCO Novo observed trash/debris/clutter scattered throughout property, refer to CCB.	COMPLETED 9/15/20 ROSEMARY NOVO	9/25/20 9/25/20 9/25/20
9/25/20	FOLLOW UP INSPECTION RSLT TEXT: 9/25/20 Summons to Appear was given to Police for Service to homeowner, Copies of Summons were Mailed via Regular and Certified Return Receipt # 7019 2970 0001 1123 6559.	COMPLETED 9/25/20 ROSEMARY NOVO	9/25/20 9/25/20 9/25/20
10/01/20	FOLLOW UP INSPECTION RSLT TEXT: 10/1/20 Summons to Appear was Served to homeowner on Sept. 25, 2020, Deborah Grace Mayes, at property by Officer A. Llorens ID # MS0186, Police Incident Case # 2001367. CCO Novo.	COMPLETED 10/01/20 ROSEMARY NOVO	10/02/20 10/02/20 10/02/20 10/02/20
10/02/20	FOLLOW UP INSPECTION RSLT TEXT: 10/2/20 Received Return Receipt (Green Card) from Post Office. CCO Novo.  10/2/20 Received E-Mail dated 9/30/20 from a Concerned Miami Springs Resident, copy attached to packet.	COMPLETED 10/02/20 ROSEMARY NOVO	10/02/20 10/02/20 10/02/20 10/02/20 10/02/20
	FOLLOW UP INSPECTION	PENDING	

TOTAL TIME:

FINES:	DESCRIPTION	CHARGE	PAID	BILLED	LIEN AMT	LIEN PAID
	MISC CODE ENF TICKET \$100	100.00	.00	100.00	.00	.00
	MISC CODE ENF TICKET \$50	100.00	.00	100.00	.00	.00

To the Miami Springs Board, Code Compliance

September 30, 2020

This letter is in support of the town of Miami Springs and its residents, recognizing their efforts to make Miami Springs the great city that it is by creating a welcoming, safe, and beautiful city.

We live on a beautiful street, close to a small water canal lined with beautiful old trees and home to a multitude of ducks. Our neighborhood is a beautiful place and as you pass by our street, you can see how much the neighbors care about their property. Yards are carefully maintained, and houses painted and renovated.

However, the occupants living at 230 S. Melrose Drive do not believe in the same ideal our residents believe in. Their property is such in disarray, it has become a focus point for our neighborhood. We are not simply talking about lack of yard maintenance; we are denouncing the damage the house is doing to our city. It is doubtful that this property could pass any occupancy permit if inspected. It is sad to say that a family with two small children live in that property. Roof needs to be replaced, windows are replaced by cardboard and broken panels, garbage is littering the property. Abandoned cars are in the yard as well as various items in the driveway such as old computer chairs, broken bicycles, broken couches, automobile car seats and other items of various size and decay.

The back of the property (which is not fenced) is even worse than the front of the property and is just a collection of debris. It is a mosquito breeding site and a home for bees.

We sincerely hope that the board will recognize the damage this property has been doing to our neighborhood and to our city. We and some of our neighbors are re-considering or putting on hold home improvements because we do not think it will be beneficial or add value at this time.

Thank you for your help and your support,

Concerned Miami Springs Residents



City of  
**MIAMI SPRINGS**  
Florida  
CCO NOVO  
201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166

19-1102 MOP  
Summons



City of  
**MIAMI SPRINGS**  
Florida  
CCO NOVO  
201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166

19-1102 MOP  
Summons



DEBORAH GRACE MAYES  
RAYMOND FUENTES  
230 S MELROSE DR  
MIAMI SPRINGS, FL 33166

U.S. Postal Service™ **CCO NOVO**  
**CERTIFIED MAIL® RECEIPT** 230 S Melrose  
Domestic Mail Only **Summons 19-1102 MOP**

For delivery information, visit our website at [www.usps.com](http://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 Po	\$	
Sent To		
Street #		
City, Sta		

DEBORAH GRACE MAYES  
RAYMOND FUENTES  
230 S MELROSE DR  
MIAMI SPRINGS, FL 33166

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



**CERTIFIED MAIL®**



7019 2970 0001 1123 6559  
7019 2970 0001 1123 6559

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For delivery information, visit our website at [www.usps.com](http://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 Po	\$	
Sent To		
Street #		
City, Sta		

DEBORAH GRACE MAYE  
RAYMOND FUENTES  
230 S MELROSE DR  
MIAMI SPRINGS, FL 33166

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

6559 ETT 1122 0001 7019 2970 0001 1123 6559

ES  
166



# INCIDENT/INVESTIGATION REPORT

Miami Springs Police Department

Case # 2001367

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
D R U G S						

Assisting Officers

Suspect Hate / Bias Motivated: *None*

NARRATIVE

REPORTING OFFICER NARRATIVE

Miami Springs Police Department

OCA 2001367
Date / Time Reported Fri 09/25/2020 16:29

Victim	Offense CODE VIOLATION
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I was dispatched to 230 S Melrose Dr to serve a code enforcement subpoena. Upon arrival, I made contact with Mayes who I identified by her Florida drivers license. Mayes took custody of the completed subpoena (Case#19-1102).

Original copy of the subpoena was completed and attached to this report.

PLEASE READ THE FOLLOWING CAREFULLY

September 25, 2020

DEBORAH G MAYES & RAYMOND FUENTES  
230 S MELROSE DR  
MIAMI SPRINGS, FL 33166

Re: 230 S Melrose Dr., Miami Springs, FL 33166  
Folio: 05-3024-014-0060

This letter accompanies a NOTICE TO APPEAR (VIOLATOR'S SUMMONS) issued by the Miami Springs Code Enforcement Board for **Case # 19-1102**

Your hearing has been set for **7:00 P.M. on Tuesday, October 6, 2020**, on the 2<sup>nd</sup> Floor, Rebeca Sosa Theater, Recreation Center, 1401 Westward Drive, Miami Springs, Florida, 33166.

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 Code Compliance Officer at (305) 805-5030.

Sincerely,



---

Rosemary Novo  
Code Compliance Officer  
Attachments (4)

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

( CITY OF MIAMI SPRINGS, FLORIDA )  
( Petitioner )  
( )  
( DEBORAH G MAYES & RAYMOND FUENTES )  
( 230 S MELROSE DR )  
( MIAMI SPRINGS, FL 33166 )  
( Respondent(s) )

**CASE # 19-1102**  
**230 S Melrose Dr, Miami Springs, FL 33166 Folio: 05-3024-014-0060**

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 on 2<sup>nd</sup> Floor, Rebeca Sosa Theater, Recreation Center, 1401 Westward Drive, Miami Springs, FL 33166, on Tuesday, **October 6, 2020 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. 93-13 Maintenance of Property by Owner**

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

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

(B) Growth of grass and weeds in excess of six inches above the ground or an undue accumulation of waste material or other as determined by the code enforcement director shall be considered as violations of division (A) above.

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

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

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

NAME: Deborah Grace Moyes

ADDRESS: 230 S Melrose Dr

On this 25 day of 09, 2020, by delivering a true copy thereof to the above-named violator.

POLICE CHIEF/OFFICER, CITY OF MIAMI SPRINGS, FLORIDA

BY: Officer Lorenz Case # 20-01367  
(Original to be returned to R. Novo, Code Compliance Officer, City Miami Springs  
201 Westward Drive, Miami Springs, FL 33166)

CITY OF MIAMI SPRINGS CODE ENFORCEMENT BOARD HEARING  
PROCEDURES

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



# OFFICE OF THE PROPERTY APPRAISER

# UNIFORM CIVIL VIOLATION NOTICE

NO. 01680

## Summary

Property Information	
Folio:	05-3024-014-0060
Property Address:	230 S MELROSE DR Miami Springs, FL 33166-5032
Owner	DEBORAH GRACE MAYES RAYMOND FUENTES
Mailing Address	230 S MELROSE DR MIAMI SPRINGS, FL 33166 USA
PA Primary Zone	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,896 Sq.Ft
Living Area	1,464 Sq.Ft
Adjusted Area	1,572 Sq.Ft
Lot Size	7,800 Sq.Ft
Year Built	Multiple (See Building Info.)

Assessment Information			
Year	2020	2019	2018
Land Value	\$180,642	\$180,642	\$164,248
Building Value	\$39,001	\$39,061	\$45,525
XF Value	\$7,284	\$7,354	\$7,425
Market Value	\$226,927	\$227,057	\$217,198
Assessed Value	\$192,390	\$188,065	\$184,559

Benefits Information				
Benefit	Type	2020	2019	2018
Save Our Homes Cap	Assessment Reduction	\$34,537	\$38,992	\$32,639
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

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

Short Legal Description	
24 53 40 .18 AC PB 33-41	
REV PL PT COUNTRY CLUB ESTS SEC 5	
NE60FT OF SW160FT OF TR 1-A AKA	
LOT 4 & SW10FT LOT 3 PB 29-48	
LOT SIZE 60.000 X 130	

DATE ISSUED: 7/13/20 TIME: 9:00 AM CODE INSPECTOR: RN DEPT./DIV.: CC I.D. NO.: 37  
 NAME OF VIOLATOR(S): Deborah G Mayes; Raymond Fuentes FOLIO#: 05-3024-014-0060  
230 S. Melrose Dr. Miami Springs, FL 33166 REPEAT VIOLATOR: YES X NO: 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 July 13, 2020 AT 9:00 AM A VIOLATION OF SECTION 93-13 Maintenance of Property OF THE Miami Springs Code of Ord. WAS OBSERVED  
 TO WIT: (DESCRIPTION OF VIOLATION) Overgrown Grass & Weeds  
 AT 230 S Melrose Dr. LOCATION OF VIOLATION

YOU SHALL PAY THE CIVIL PENALTY OF \$ 100.00 AND CORRECT THE VIOLATION ON OR BEFORE July 20, 2020 OR YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE INSPECTOR ON OR BEFORE Aug 2, 2020 (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: R. Novo DATE: 7/13/20  
 CODE INSPECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SERVICE: PERSON \_\_\_\_\_ MAIL X POSTING: \_\_\_\_\_  
19-1102 (COVID-19)

06/03/2015	\$100	29656-2320	Corrective, tax or QCD; min consideration
01/01/1981	\$45,000	10999-0793	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>

**U.S. Postal Service™** *CCO NOV 19 11 02 AM*  
**CERTIFIED MAIL® RECEIPT** *230 S M DR.*  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://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 Paid	\$	
Sent To		
Street or		
City, Sta		



DEBORAH G MAYES  
 RAYMOND FUENTES  
 230 S MELROSE DR  
 MIAMI SPRINGS, FL 33166

Postmark Here

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

Total: \$0.00

Preview your Mail  
 Track your Packages  
 Sign up for FREE @  
[www.informedelivery.com](http://www.informedelivery.com)

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>

840-5330-0080-002-00045-49538-01

or scan this code with  
 your mobile device:



or call 1-800-410-7420.

YOUR OPINION COUNTS

Receipt #: 840-53300080-2-4549538-1  
 Clerk: 05

7019 2970 0001 1126 7423



City of  
**MIAMI SPRINGS**  
Florida  
**CCO NOVO**  
201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166



DEBORAH G MAYES  
RAYMOND FUENTES  
230 S MELROSE DR  
MIAMI SPRINGS, FL 33166

19-1102; 20-1674

**CERTIFIED MAIL**



7019 2970 0001 1126 7423  
7019 2970 0001 1126 7423



City of  
**MIAMI SPRINGS**  
Florida  
**CCO NOVO**  
201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166



19-1102 TKT

**U.S. Postal Service™ CCO NOVO**  
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Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://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 Po \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street or \_\_\_\_\_

City, Sta \_\_\_\_\_

DEBORAH G MAYES  
RAYMOND FUENTES  
230 S MELROSE DR  
MIAMI SPRINGS, FL 33166

PS Form 3800, April 2015 PSN 7530-02-000-9047 900 Reverso



# OFFICE OF THE PROPERTY APPRAISER

# UNIFORM CIVIL VIOLATION NOTICE

NO. 01650

Summary

Property Information	
Folio:	05-3024-014-0060
Property Address:	230 S MELROSE DR Miami Springs, FL 33166-5032
Owner	DEBORAH GRACE MAYES RAYMOND FUENTES
Mailing Address	230 S MELROSE DR MIAMI SPRINGS, FL 33166 USA
PA Primary Zone	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,896 Sq.Ft
Living Area	1,464 Sq.Ft
Adjusted Area	1,572 Sq.Ft
Lot Size	7,800 Sq.Ft
Year Built	Multiple (See Building Info.)

Assessment Information			
Year	2019	2018	2017
Land Value	\$180,642	\$164,248	\$156,354
Building Value	\$39,061	\$45,525	\$45,591
XF Value	\$7,354	\$7,425	\$7,496
Market Value	\$227,057	\$217,198	\$209,441
Assessed Value	\$188,065	\$184,559	\$180,763

Benefits Information				
Benefit	Type	2019	2018	2017
Save Our Homes Cap	Assessment Reduction	\$38,992	\$32,639	\$28,678
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

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

Short Legal Description
24 53 40 .18 AC PB 33-41
REV PL PT COUNTRY CLUB ESTS SEC 5
NE60FT OF SW160FT OF TR 1-A AKA
LOT 4 & SW10FT LOT 3 PB 29-48
LOT SIZE 60.000 X 130

DATE ISSUED: 12/11/19 TIME: 11:43 AM CODE INSPECTOR: RN DEPT./DIV.: CC I.D. NO: 37  
 NAME OF VIOLATOR(S): Deborah G Mayes; Raymond Fuentes FOLIO#: 05-3024-014-0060  
 230 S Melrose Dr. Fuentes Miami Springs, FL 33166 REPEAT VIOLATOR 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 Dec. 11, 2019 AT 11:47 AM A VIOLATION OF SECTION 93-13 Maintenance of Property OF THE Miami Springs Code of Ord WAS OBSERVED  
 TO WIT: (DESCRIPTION OF VIOLATION) Debris; overgrown grass & weeds.  
 AT 230 S Melrose Drive LOCATION OF VIOLATION

YOU SHALL PAY THE CIVIL PENALTY OF \$ 100.00 AND CORRECT THE VIOLATION ON OR BEFORE Dec. 18, 2019 OR YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE INSPECTOR ON OR BEFORE Dec. 31, 2019  
 (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: R. Noro DATE: 12/11/19  
 CODE INSPECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SERVICE: PERSON \_\_\_\_\_ MAIL  POSTING   
19-1102

06/03/2015	\$100	29656-2320	Corrective, tax or QCD; min consideration
01/01/1981	\$45,000	10999-0793	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>



City of  
**MIAMI SPRINGS**  
Florida  
CCO NOVO  
201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166

19-1102 JKT



DEBORAH GRACE MAYES  
RAYMOND FUENTES  
230 S MELROSE DR  
MIAMI SPRINGS, FL 33166-5032

0419 9T9E 2000 02TT 6T02

**U.S. Postal Service™** CCO NOVO  
**CERTIFIED MAIL® RECEIPT** 19-1102  
Domestic Mail Only TKT

For delivery information, visit our website at [www.usps.com](http://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  
 \$ Sent  
 Street  
 City

DEBORAH GRACE MAYES  
RAYMOND FUENTES  
230 S MELROSE DR  
MIAMI SPRINGS, FL 33166-5032

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



City of  
**MIAMI SPRINGS**  
Florida  
CCO NOVO  
201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166

19-1102 JKT



**CERTIFIED MAIL®**



7019 1120 0002 3616 6140  
7019 1120 0002 3616 6140

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Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postage  
 \$ Total  
 \$ Sent  
 Street  
 City

DEBORAH GRACE MAYES  
RAYMOND FUENTES  
230 S MELROSE DR  
MIAMI SPRINGS, FL 33166-5032

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

2



Case # 20-783

560 RAVEN AVENUE

Code: 150-015

PARKING  
COMMERCIAL  
VEHICLE IN CITY  
LIMITS



- On 1/31/20 As per complaint, I observed a Commercial Vehicle parked in front grassy part of property, Hand Delivered CIN to owners' son, will let his father know to remove the vehicle, 7 days to comply.
- On 2/13/20 As per another walk-in complaint, I observed Commercial Vehicle parked at rear yard, Posted Final Notice.
- On 2/24/20 Commercial Vehicle Remains, \$100 Ticket # 01669 Posted at property and also Mailed via Regular and Certified Return Receipt to: Roger A Yupanqui & Malena Yupanqui, 2951 NW 93 St., Miami, FL 33147, Certified Mail: 7019 0700 0001 4750 4232.
- On 2/28/20 I met with homeowner, Mr. Yupanqui at City Hall. Homeowner wanted to discuss ordinance and Citation issued. Went over ordinance and measured vehicle. Vehicle meets requirements of approved “car, truck, van or sport utility vehicle” as it is just shy of the 22’ in length and 8’ high. Mr. Yupanqui also submitted vehicle registration showing vehicle to be under 10,000 pounds of net weight (not gross weight). Gross weight was not available. This vehicle is clearly Customized. I explained that because the vehicle was intended to be used for commercial use of carriage, it was considered a Commercial Vehicle. Will follow-up and go to CCB if needed.
- On 9/15/20 As per City Manager Suggestion due to additional complaint, I Spoke with Jose Arango, City Attorney, regarding said vehicle. Mr. Arango stated that in his opinion the vehicle did not meet the criteria of an “Approved Vehicle” that being of a car, truck, van or sport utility vehicle as it is now. He suggested I check with Planning/Zoning for assistance on Commercial Vehicle regulations. Copy of Citizen complaint in packet.



- On 9/16/20 I reached out to Chris Heid, Planning/Zoning Director as per City Attorney suggestion. Mr. Heid stated and I quote: “Based on the photos and code sections, I would clearly call this a commercial vehicle. It is intended to carry commercial goods as a primary use and not passengers.”
- On 9/18/20 I spoke with Mr. Yupanqui via phone. I explained what the City Planners response had been and at that point he asked if he could proceed any further? I told him that if he was not satisfied with this response he could appeal the case to the CCB. He decided then that I take the case to the Board.
- On 9/25/20 Summons to Appear was given to Police for Service to homeowner, Copies of Summons were Mailed via Regular and Certified Return Receipt # 7019 2970 0001 1123 6566, as requested by homeowner.



01/31/2020 12:42



**PENIEL CONSTRUCTION CORP.**  
**NEW CONSTRUCTION & REMODELING**  
**DRYWALL CONTRACTOR**  
40 Years Experience License & Insured  
**786-308-1507**



01/31/2020 12:43



01/31/2020 12:53



01/31/2020 14:42

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
PARKING COMM VEHICLE IN CITY	1/31/20	CODE ENFORCEMENT BOARD	9/23/20
FOLIO NUMBER 05-3013-005-1560			
ADDRESS 560 RAVEN AVENUE MIAMI SPRINGS FL 33166	INSPECTOR ROSEMARY NOVO	TENANT NAME	TENANT NBR

CASE DATA: HEARING DATE (NUMBER)  
 PARKING COMMERCIAL VEHICLE  
 HEARING MONTH (NAME)  
 VIOLATION CODE  
 LINE 4  
 DATE ORDERED BY ENFOR BD  
 LINE 6  
 DATE OF INSPECTION  
 # OF DAYS TO COMPLY W/IN 7

NARRATIVE: 1/31/20 As per complaint, CCO Novo observed a Commercial Vehicle parked in front grassy part of property, Hand Delivered CIN to owners' son, will let his father know to remove the vehicle, 7 days to comply. 1/31/20  
 1/31/20  
 1/31/20  
 1/31/20

NOTICE NAMES: YUPANQUI, ROGER A OWNER 786-308-1507

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	1/31/20	INITIAL INSPECTION	COMPLETED	1/31/20	ROSEMARY NOVO	
	1/31/20	CIVIL INFRACTION DOOR HANGER	COMPLETED	1/31/20		
		NARRATIVE: 1/31/20 Hand Delivered Notice to owners' son at property, CCO Novo.			1/31/20 1/31/20	
	2/13/20	FOLLOW UP INSPECTION	COMPLETED	2/13/20	ROSEMARY NOVO	
		RSLT TEXT: 2/13/20 As per another walk-in complaint, CCO Novo observed Commercial Vehicle parked at rear yard, Posted Final Notice.			2/13/20 2/13/20	
	2/13/20	CIVIL INFRACTION DOOR HANGER	COMPLETED	2/13/20		
		NARRATIVE: 2/13/20 Posted Final Notice with 7 days to comply, CCO Novo.			2/13/20 2/13/20	
	2/24/20	FOLLOW UP INSPECTION	COMPLETED	2/24/20	ROSEMARY NOVO	
		RSLT TEXT: 2/24/20 Commercial Vehicle Remains, Move to Citation, CCO Novo.			2/25/20 2/25/20	
	2/24/20	Uniform Civil Violation Ticket	COMPLETED	2/24/20		
		NARRATIVE: 2/24/20 \$100 Ticket # 01669 Posted at property and also Mailed via Regular and Certified Return Receipt to: Roger A Yupanqui & Malena Yupanqui, 2951 NW 93 St., Miami, FL 33147, Certified Mail: 7019 0700 0001 4750 4232 by CCO Novo.			2/25/20 2/25/20 2/25/20 2/25/20	
	2/28/20	FOLLOW UP INSPECTION	COMPLETED	2/28/20	ROSEMARY NOVO	

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER	INSPECTOR	TENANT NAME	TENANT NBR
ADDRESS			
PARKING COMM VEHICLE IN CITY 05-3013-005-1560 560 RAVEN AVENUE MIAMI SPRINGS	1/31/20	CODE ENFORCEMENT BOARD	9/23/20
FL 33166	ROSEMARY NOVO		
2/28/20 FOLLOW UP INSPECTION	COMPLETED	2/28/20	ROSEMARY NOVO
RSLT TEXT:	2/28/20 I met with homeowner, Mr. Yupanqui at City Hall. Homeowner wanted to discuss ordinance and Citation issued. Went over ordinance and measured vehicle. Vehicle meets requirements of approved car, truck, van or sport utility vehicle as it is just shy of the 22' in length and 8' high. Mr. Yupanqui also submitted vehicle registration showing vehicle to be under 10,000 pounds of net weight (not gross weight). Gross weight was not available. This vehicle is clearly Customized. I explained that because the vehicle was intended to be used for commercial use of carriage, it was considered a Commercial Vehicle. Will follow-up and go to CCB if needed. CCO Novo.		9/28/20 9/28/20 9/28/20 9/28/20 9/28/20 9/28/20 9/28/20 9/28/20 9/28/20 9/28/20
9/15/20 FOLLOW UP INSPECTION	COMPLETED	9/15/20	ROSEMARY NOVO
RSLT TEXT:	9/15/20 As per City Manager Suggestion due to additional complaint, I Spoke with Jose Arango, City Attorney, regarding said vehicle. Mr. Arango stated that in his opinion the vehicle did not meet the criteria of an Approved Vehicle that being of a car, truck, van or sport utility vehicle as it is now. He suggested I check with Planning/Zoning for assistance on Commercial Vehicle regulations. Copy of Citizen complaint in packet. CCO Novo.		10/02/20 10/02/20 10/02/20 10/02/20 10/02/20 10/02/20 10/02/20
9/16/20 FOLLOW UP INSPECTION	COMPLETED	9/16/20	ROSEMARY NOVO
RSLT TEXT:	9/16/20 I reached out to Chris Heid, Planning/Zoning Director as per City Attorney suggestion. Mr. Heid stated and I quote: "Based on the photos and code sections, I would clearly call this a commercial vehicle. It is intended to carry commercial goods as a primary use and not passengers." Copy of E-Mails and Resident Complaint on file, CCO Novo.		10/02/20 10/02/20 10/02/20 10/02/20 10/02/20
9/18/20 FOLLOW UP INSPECTION	COMPLETED	9/18/20	ROSEMARY NOVO
RSLT TEXT:	9/18/20 I spoke with Mr. Yupanqui via phone. I explained what the City Planners response had been and at that point he asked if he could proceed any further? I told him that if he was not satisfied with this response he could appeal the case to the CCB. He decided then that I take the case to the Board. CCO Novo.		9/28/20 9/28/20 9/28/20 9/28/20 9/28/20
9/25/20 FOLLOW UP INSPECTION	COMPLETED	9/25/20	ROSEMARY NOVO
RSLT TEXT:	9/25/20 Summons to Appear was given to Police for Service to homeowner, Copies of Summons were Mailed via Regular and Certified Return Receipt # 7019 2970 0001 1123 6566, as requested by homeowner. CCO Novo.		9/28/20 9/28/20 9/28/20 9/28/20
10/02/20 FOLLOW UP INSPECTION	COMPLETED	10/02/20	ROSEMARY NOVO
RSLT TEXT:	10/2/20 Received Return Receipt (Green Card) from Post		10/02/20

PREPARED 10/02/20, 17:28:45  
PROGRAM CE200L  
CITY OF MIAMI SPRINGS

CASE HISTORY REPORT  
CASE NUMBER 20-00000783

PAGE 3

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER	INSPECTOR	TENANT NAME	TENANT NBR
ADDRESS			
PARKING COMML VEHICLE IN CITY	1/31/20	CODE ENFORCEMENT BOARD	9/23/20
05-3013-005-1560			
560 RAVEN AVENUE	ROSEMARY NOVO		
MIAMI SPRINGS			
FL 33166			
10/02/20	FOLLOW UP INSPECTION	COMPLETED	10/02/20
	RSLT TEXT: Office, CCO Novo.		ROSEMARY NOVO
			10/02/20
	FOLLOW UP INSPECTION	PENDING	
			TOTAL TIME:

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

PLEASE READ THE FOLLOWING CAREFULLY

September 25, 2020

ROGER A & MALENA YUPANQUI  
560 RAVEN AVE  
MIAMI SPRINGS, FL 33166

Re: 560 Raven Ave., Miami Springs, FL 33166  
Folio: 05-3013-005-1560

This letter accompanies a NOTICE TO APPEAR (VIOLATOR'S SUMMONS) issued by the Miami Springs Code Enforcement Board for **Case # 20-783**

Your hearing has been set for **7:00 P.M. on Tuesday, October 6, 2020**, on the 2<sup>nd</sup> Floor, Rebeca Sosa Theater, Recreation Center, 1401 Westward Drive, Miami Springs, Florida, 33166.

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 Code Compliance Officer at (305) 805-5030.

Sincerely,



---

Rosemary Novo  
Code Compliance Officer  
Attachments (4)



(b) *Approved additions to vehicles.* All cars, trucks, vans, or sport utility vehicles approved for parking in Section (a) above may also be permitted to be equipped with the following vehicle additions.

1. Signage.
2. Elevated racks, including the carrying of ladders, pipes, lumber, or any other similar items, so long as such equipment is properly and safely secured to the vehicle.
3. Equipment cabinets and bed coverings, so long as such equipment is properly and safely secured to the vehicle. However, the approval of this equipment shall not be construed to allow the carrying of materials or supplies in the rear or beds of vehicles unless contained within equipment cabinets or covered in a manner which eliminates both the view of, and access to, the materials or supplies.

(c) *Specially customized vehicles.* Any specially customized vehicles that exceed the previously established dimensions for approved parking in the Single Family Residential Zoning Districts of the City may be approved for such parking, in the sole and exclusive discretion of the City Code Compliance Department, if a written request is submitted by the vehicle owner for a determination that the subject vehicle contains specially customized features, is clearly "non-commercial" in nature and appearance, and will only be used for social driving purposes. The Code Compliance Department determination may require that any specially customized vehicles be parked in the rear or side yard of any residential property and properly screened from adjacent properties.

(d) *Residential parking variances.* Except for the vehicles that are specially prohibited from parking in the single family residential zoning districts of the City set forth in this ordinance, any cars, trucks, vans, or sport utility vehicles that exceed the weight, length, and height limitations for approved residential zoning district parking and are used exclusively for family transportation may apply for a variance to park in such districts. The variance process shall be conducted in the same manner and in conformity with the same standards and requirements that are applicable to the consideration of the granting of variances for alternate rear or side yard approved parking of recreational vehicles in the City.

(e) *Daytime and visitation parking.* All commercial vehicles that are providing repair or other services to any single family residential property in the City may park in any approved parking location in the residential zoning districts of the City from 8:00 a.m. to 5:00 p.m. daily. Notwithstanding the foregoing, no violation of this provision will be issued if the code compliance department determines that a reasonable enlargement of the authorized parking periods provided is required in order to complete an ongoing repair project or to perform emergency repair services to a residential homesite. In addition, any residents of the City who regularly operate commercial vehicles as part of their employment may park their commercial vehicles at their single family residences during the aforesaid daily hours. However, such parking shall not be for the purposes of repairing, cleaning, or the stocking of the commercial vehicle.

(2) The following vehicles shall be prohibited from parking in the single family residential zoning districts of the City:

(a) The following vehicles are prohibited from parking in the single family residential zoning districts of the City, except for qualified daytime and visitation parking as previously provided in this ordinance, to wit:

1. Box trucks.
2. Equipment carriers.
3. Trailers/tow trucks.
4. Lunch/food trucks.
5. Materials/supplies carriers.
6. Commercial transport vans.
7. Buses.
8. Tractor trailers.
9. Glass/mirror trucks.
10. Other vehicles clearly designed for commercial use of carriage.
11. Other vehicles that present health, safety, or welfare hazards to the City.

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

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by delivering a true copy thereof to the above-named violator.

POLICE CHIEF/OFFICER, CITY OF MIAMI SPRINGS, FLORIDA

BY: \_\_\_\_\_  
(Original to be returned to R. Novo, Code Compliance Officer, City Miami Springs  
201 Westward Drive, Miami Springs, FL 33166)

CITY OF MIAMI SPRINGS CODE ENFORCEMENT BOARD HEARING  
PROCEDURES

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

MY GOAL IS TO KEEP OUR  
HOME VALUES UP AND MAINTAIN  
A BETTER QUALITY OF LIFE  
IN MIAMI SPRINGS BY MAIN-  
TAINING THE SINGLE FAMILY  
RESIDENTIAL ZONING REQUIREMENTS.  
THIS TRUCK CLEARLY DOES NOT  
MEET THOSE REQUIREMENTS.  
ALLOWING THIS VEHICLE TO  
CONTINUE PARKING AT THIS  
HOME WILL ONLY TAKE AWAY  
FROM THE ABOVE STATED GOALS



City of  
**MIAMI SPRINGS**  
Florida  
CCO NOVO  
201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166

20.783  
Summons

ROGER A YUPANQUI  
MALENA YUPANQUI  
560 RAVEN AVE  
MIAMI SPRINGS, FL 33166



City of  
**MIAMI SPRINGS**  
Florida  
CCO NOVO  
201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166

20.783  
Summons

ROGER A YUPANQUI  
MALENA YUPANQUI  
560 RAVEN AVE  
MIAMI SPRINGS, FL 33166

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

566

**CERTIFIED MAIL**



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7019 2970 0001 1123 6566

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**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only **Summons**

For delivery information, visit our website at [www.usps.com](http://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 Pr \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street's \_\_\_\_\_

City, St \_\_\_\_\_



U.S. Postal Service™ **CCO NOVO**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only **Summons 20.783**

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

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Postage \$ \_\_\_\_\_

Total Pr \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street's \_\_\_\_\_

City, St \_\_\_\_\_

Postmark Here SEP 25 2020

ROGER A YUPANQUI  
MALENA YUPANQUI  
560 RAVEN AVE  
MIAMI SPRINGS, FL 33166

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





City of  
**MIAMI SPRINGS**  
Florida  
CCO NOVO  
201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166

20-783 TKT  
560 Raven

ROGER A YUPANQUI  
MALENA YUPANQUI  
2951 NW 93 ST  
MIAMI, FL 33147



U.S. Postal Service™ *CCO NOVO 20-783 TKT*  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only *560 Raven*

For delivery information, visit our website at [www.usps.com](http://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 \$

Sent To: **ROGER A YUPANQUI**

Street: **MALENA YUPANQUI**

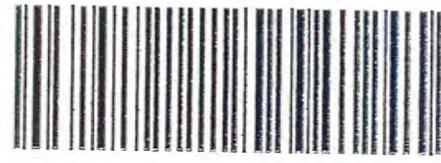
City, St: **2951 NW 93 ST**  
**MIAMI, FL 33147**

Postmark Here: *UNIT 33266 FEB 25 2020 USPS*

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

7019 0700 0001 4750 4232

**CERTIFIED MAIL**



7019 0700 0001 4750 4232  
7019 0700 0001 4750 4232



City of  
**MIAMI SPRINGS**  
Florida  
CCO NOVO  
201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166

20-783 TKT  
560 Raven



U.S. Postal Service™ *CCO NOVO*  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only *560*

**OFFICIAL USE**

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

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 \$

Sent To: **ROGER A YUPANQUI**

Street: **MALENA YUPANQUI**

City, St: **2951 NW 93 ST**  
**MIAMI, FL 33147**

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



# OFFICE OF THE PROPERTY APPRAISER

# UNIFORM CIVIL VIOLATION NOTICE

NO. 01669

## Summary

Property Information	
Folio:	05-3013-005-1560
Property Address:	560 RAVEN AVE Miami Springs, FL 33166-3951
Owner	ROGER A YUPANQUI MALENA YUPANQUI
Mailing Address	2951 NW 93 ST MIAMI, FL 33147 USA
PA Primary Zone	0600 SINGLE FAMILY, 1401-1550 S
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,192 Sq.Ft
Living Area	1,104 Sq.Ft
Adjusted Area	1,034 Sq.Ft
Lot Size	10,050 Sq.Ft
Year Built	1950

Assessment Information				
Year	2019	2018	2017	
Land Value	\$192,931	\$192,931	\$170,729	
Building Value	\$71,966	\$71,966	\$71,966	
XF Value	\$518	\$525	\$531	
Market Value	\$265,415	\$265,422	\$243,226	
Assessed Value	\$241,700	\$237,194	\$232,316	

Benefits Information				
Benefit	Type	2019	2018	2017
Save Our Homes Cap	Assessment Reduction	\$23,715	\$28,228	\$10,910
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

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

Short Legal Description	
KENT ESTATES PB 46-28 LOT 2 BLK 11 LOT SIZE 75.000 X 134 COC 25228-3275 12 2006 5	

DATE ISSUED: 2/24/20 TIME: 3:07 PM CODE INSPECTOR: RN DEPT./DIV.: CC I.D. NO: 37  
 NAME OF VIOLATOR(S): Roger & Malena Yupanqui  
 2951 NW 93 St.  
 Miami, FL 33147  
 MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip)

FOLIO# 05.3013.005.1560  
 REPEAT VIOLATOR: YES \_\_\_\_\_ NO \_\_\_\_\_

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  
Feb. 24, 2020 AT 3:07 PM AM/PM A VIOLATION OF SECTION  
150-015 'Pkg. Comm'l Vehs. in City Limits OF THE  
Miami Springs Code of Ordinances WAS OBSERVED  
 TO WIT: (DESCRIPTION OF VIOLATION) White commercial  
Truck in residential area.  
 AT 560 Raven Ave.  
 LOCATION OF VIOLATION

YOU SHALL PAY THE CIVIL PENALTY OF \$ 100.00 AND CORRECT THE VIOLATION ON  
 OR BEFORE March 2, 2020 OR YOU MAY REQUEST AN  
 ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE  
 CODE INSPECTOR ON OR  
 BEFORE March 15, 2020  
 (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: R. Novo DATE: 2/24/20  
 CODE INSPECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SERVICE: PERSON \_\_\_\_\_ MAIL X POSTING X  
20-783

08/28/2015	\$270,000	29773-0353	Qual by exam of deed
04/16/2009	\$100	26859-0890	Trustees in bankruptcy, executors or guardians
12/01/2006	\$0	25228-3275	Sales which are disqualified as a result of examination of the deed

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

Version:

3



Case # 20-1348

117 LENAPE DRIVE

Code: 151-04

Application for  
Building Permits

- 
- 
- On 6/2/20 I observed old water heater on swale, will Mail CIN for work without permit..
  - On 6/3/20 Notice Mailed to NEW OWNER: MIAMI REAL ESTATE INVESTMENT PROPERTIES, INC., 10544 NW 26 ST E203, DORAL, FL 33172.
  - On 7/20/20 Posted Final Notice for Water Heater installation without permit and No Re-Occupancy Inspection. Spoke with homeowner, Rene Garcia, at property who promised to pull the required permits (Water Heater; A/C; Flooring + any other alterations that may be needed), he also handed me the Re-Occupancy packet for inspection, would call to pay via phone.
  - On 8/27/20 No contact, no permits, Re-Occupancy not yet paid, Move to Citation.
  - On 9/9/20 Posted \$100 Ticket # 01682 at the property, also sent via Regular and Certified Return Receipt # 7019 2970 0001 1126 7485.
  - On 9/22/20 Still no permit, no further contact, Refer to CCB.
  - On 9/25/20 Summons to Appear was given to Police for Service to homeowner, Copies of Summons were Mailed via Regular and Certified Return Receipt # 7019 2970 0001 1123 6573.

- 
- 
- On 9/29/20 Call received from Elizabeth, 954-701-2106. Elizabeth stated that she was receiving correspondence for Miami Real Estate Investment Properties, Inc., which is an incorrect address, they used to own the property before. In looking at Sunbiz, I found address 199 E Flagler St., Suite 332, Miami, FL 33131. I proceeded to prepare a copy of Summons/Tickets to this address, also spoke with Rene Garcia at 786-512-9218 via phone. Mr. Garcia told me that he was working on plans with an Architect and would not be able to attend the Code Board Hearing. Mr. Garcia to send an E-Mail to this regard.
  - On 9/30/20 Met with homeowner today at property to perform Re-Occupancy inspection. Hand Delivered Summons to Appear. Mr. Garcia told me that he would be submitting application/plans for Water Heater and A/C. I reminded him that he also needed permits for Flooring, Kitchen and Bathroom Remodel, understood.
  - On 10/1/20 Summons to Appear was Returned from Police, Officer A. Llorens ID# MS0186, unable to Serve, property Vacant.
  - On 10/2/20 Received Return Receipt (Green Card) from Post Office.



06/02/2020 14:41



06/02/2020 14:41



09/30/2020 12:03

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
WORK WITHOUT PERMIT 05-3024-005-0890 117 LENAPE DRIVE MIAMI SPRINGS FL 33166	6/02/20	CODE ENFORCEMENT BOARD	9/23/20

CASE DATA: WORK WITHOUT A PERMIT Water Heater

NARRATIVE: 6/2/20 CCO Novo observed old water heater on swale, will 6/02/20  
 Mail CIN for work without permit. 6/02/20

NOTICE NAMES: MIAMI REAL ESTATE INVESTMENT OWNER

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	6/02/20	INITIAL INSPECTION	COMPLETED	6/02/20	ROSEMARY NOVO	
	6/03/20	CIVIL INFRACTION DOOR HANGER	COMPLETED	6/03/20		
		NARRATIVE: 6/3/20 CN Mailed to NEW OWNER: MIAMI REAL ESTATE INVESTMENT PROPERTIES, INC., 10544 NW 26 ST E203, DORAL, FL 33172, CCO Novo.			6/03/20 6/03/20 6/03/20	
	7/20/20	FOLLOW UP INSPECTION	COMPLETED	7/20/20	ROSEMARY NOVO	
		RSLT TEXT: 7/20/20 Posted Final Notice for Water Heater installation without permit and No Re-Occupancy Inspection. Spoke with homeowner, Rene Garcia, at property who promised to pull the required permits (Water Heater; A/C; Flooring + any other alterations that may be needed), he also handed me the Re-Occupancy packet for inspection, would call to pay via phone. CCO Novo.			9/24/20 9/24/20 9/24/20 9/24/20 9/24/20 9/24/20 9/24/20 9/24/20	
		8/27/20 No contact, no permits, Re-Occupancy not yet paid, Move to Citation, CCO Novo.			9/24/20 9/24/20	
	9/09/20	Uniform Civil Violation Ticket	COMPLETED	9/09/20		
		NARRATIVE: 9/9/20 Posted \$100 Ticket # 01682 at the property, also sent via Regular and Certified Return Receipt # 7019 2970 0001 1126 7485, CCO Novo.			9/09/20 9/09/20 9/09/20	
	9/22/20	FOLLOW UP INSPECTION	COMPLETED	9/22/20	ROSEMARY NOVO	
		RSLT TEXT: 9/22/20 Still no permit, no further contact, Refer to CCB. CCO Novo.			9/24/20 9/24/20	
	9/25/20	FOLLOW UP INSPECTION	COMPLETED	9/25/20	ROSEMARY NOVO	
		RSLT TEXT: 9/25/20 Summons to Appear was given to Police for Service to homeowner, Copies of Summons were Mailed via Regular and Certified Return Receipt # 7019 2970 0001 1123 6573.			9/25/20 9/25/20 9/25/20	
	9/29/20	FOLLOW UP INSPECTION	COMPLETED	9/29/20	ROSEMARY NOVO	
		RSLT TEXT: 9/29/20 Call received from Elizabeth, 954-701-2106.			10/02/20	

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER	INSPECTOR	TENANT NAME	TENANT NBR
ADDRESS			
WORK WITHOUT PERMIT 05-3024-005-0890 117 LENAPE DRIVE MIAMI SPRINGS	6/02/20	CODE ENFORCEMENT BOARD	9/23/20
FL 33166 ROSEMARY NOVO			
9/29/20 FOLLOW UP INSPECTION	COMPLETED	9/29/20	ROSEMARY NOVO
RSLT TEXT:	Elizabeth stated that she was receiving correspondence for 10/02/20 Miami Real Estate Investment Properties, Inc., which is an 10/02/20 incorrect address, they used to own the property before. In 10/02/20 looking at Sunbiz, I found address 199 E Flagler St., Suite 10/02/20 332, Miami, FL 33131. I proceeded to prepare a copy of 10/02/20 Summons/Tickets to this address, also spoke with Rene Garcia 10/02/20 at 786-512-9218 via phone. Mr. Garcia told me that he was 10/02/20 working on plans with an Architect and would not be able to 10/02/20 attend the Code Board Hearing. Mr. Garcia to send an E-Mail 10/02/20 to this regard, CCO Novo. 10/02/20		
9/30/20 FOLLOW UP INSPECTION	COMPLETED	9/30/20	ROSEMARY NOVO
RSLT TEXT:	9/30/20 Met with homeowner today at property to perform 10/02/20 Re-Occupancy inspection. Hand Delivered Summons to Appear. 10/02/20 Mr. Garcia told me that he would be submitting 10/02/20 application/plans for Water Heater and A/C. I reminded him 10/02/20 that he also needed permits for Flooring, Kitchen and 10/02/20 Bathroom Remodel, understood. CCO Novo. 10/02/20		
10/02/20 FOLLOW UP INSPECTION	COMPLETED	10/02/20	ROSEMARY NOVO
RSLT TEXT:	10/1/20 Summons to Appear was Returned from Police, Officer 10/02/20 A. Llorens ID# MS0186, unable to Serve, property Vacant. 10/02/20 CCO Novo. 10/02/20 10/2/20 Received Return Receipt (Green Card) from Post 10/02/20 Office. CCO Novo. 10/02/20		

TOTAL TIME:

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

### Detail by Entity Name

Florida Profit Corporation  
MIAMI REAL ESTATE INVESTMENT PROPERTIES, INC

Filing Information

<b>Document Number</b>	P12000038687
<b>FEI/EIN Number</b>	45-5123799
<b>Date Filed</b>	04/24/2012
<b>Effective Date</b>	04/24/2012
<b>State</b>	FL
<b>Status</b>	ACTIVE

Principal Address

199 E FLAGLER ST  
SUITE #332  
MIAMI, FL 33131

Mailing Address

199 E FLAGLER ST  
SUITE #332  
MIAMI, FL 33131

Registered Agent Name & Address

GARCIA, RENE  
199 E FLAGLER ST  
SUITE #332  
MIAMI, FL 33131

Officer/Director Detail

**Name & Address**

Title PSTD

GARCIA, RENE  
199 E FLAGLER ST SUITE #332  
MIAMI, FL 33131

Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2018	03/29/2018
2019	04/17/2019
2020	06/24/2020



City of  
**MIAMI SPRINGS**  
Florida  
CCO NOVO  
201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166

20-1348 Summons  
117 Lenape W.H.



City of  
**MIAMI SPRINGS**  
Florida  
CCO NOVO  
201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166

20-1348 Summons  
117 Lenape W.H.

MIAMI REAL ESTATE  
INVESTMENT PROPERTIES INC  
10544 NW 26 ST E203  
DORAL, FL 33172

**CERTIFIED MAIL®**



7019 2970 0001 1123 6573  
7019 2970 0001 1123 6573

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

MIAMI REAL ESTATE  
INVESTMENT PROPERTIE  
10544 NW 26 ST E203  
DORAL, FL 33172

U.S. Postal Service™ CCO NOVO  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only 20-1348 117 Lenape W.H.

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Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street in \_\_\_\_\_

City, State \_\_\_\_\_



UNITED STATES POSTAGE  
PITNEY BOWES  
02 1P \$ 006.90  
0000924928 SEP 25 2020  
MAILED FROM ZIP CODE 33166



UNITED STATES POSTAGE  
PITNEY BOWES  
02 1P \$ 000.50  
0000924928 SEP 25 2020  
MAILED FROM ZIP CODE 33166

E259 E217 T000 0252 6T07

U.S. Postal Service™ CCO NOVO Summons  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only 20-1348 117 Lenape W.H.

For delivery information, visit our website at [www.usps.com](http://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 \_\_\_\_\_

Street in \_\_\_\_\_

City, State \_\_\_\_\_

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

MIAMI REAL ESTATE  
INVESTMENT PROPERTIES INC  
10544 NW 26 ST E203  
DORAL, FL 33172



PLEASE READ THE FOLLOWING CAREFULLY

September 25, 2020

MIAMI REAL ESTATE INVESTMENT PROPERTIES, INC.  
10544 NW 26 ST E203  
DORAL, FL 33172

Re: 117 Lenape Dr., Miami Springs, FL 33166  
Folio: 05-3024-005-0890

This letter accompanies a NOTICE TO APPEAR (VIOLATOR'S SUMMONS) issued by the Miami Springs Code Enforcement Board for **Case # 20-1348**

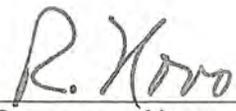
Your hearing has been set for **7:00 P.M. on Tuesday, October 6, 2020**, on the 2<sup>nd</sup> Floor, Rebeca Sosa Theater, Recreation Center, 1401 Westward Drive, Miami Springs, Florida, 33166.

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 Code Compliance Officer at (305) 805-5030.

Sincerely,

  
\_\_\_\_\_  
Rosemary Novo  
Code Compliance Officer  
Attachments (4)

*No Answer*  
*House looks vacant*  
*UP for Sale*  
*Serve: 9/25/20*  
*U: 38*  
*- A. Llorens*

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

( CITY OF MIAMI SPRINGS, FLORIDA )  
( Petitioner )  
( )  
( MIAMI REAL ESTATE INVESTMENT PROPERTIES INC )  
( 10544 NW 26 ST E203 )  
( DORAL, FL 33172 )  
( Respondent(s) )

**CASE # 20-1348**  
**117 Lenape Dr, Miami Springs, FL 33166 Folio: 05-3024-005-0890**

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 on 2<sup>nd</sup> Floor, Rebeca Sosa Theater, Recreation Center, 1401 Westward Drive, Miami Springs, FL 33166, on Tuesday, **October 6, 2020 at 7:00 PM** or as soon thereafter as the matter might be heard, concerning the below listed violation.

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

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

**Sec. 151-04. Application for Building Permits.**

No person shall erect, construct, or proceed with the erection or construction of any building or structure, nor add to, enlarge, move, renovate, remodel, improve, alter, convert, extend, or demolish any building or structure, or any group of buildings or structures under one or joint ownership, whether on one or more lots or tract of land, or cause the same to be done without first obtaining a building permit therefor from the City Building Department. However, no permit shall be required for maintenance or repair work that does not change occupancy, does not affect life safety, and the value of which does not exceed \$500.00 in labor and materials as determined by the City Building Official.

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

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by delivering a true copy thereof to the above-named violator.

POLICE CHIEF/OFFICER, CITY OF MIAMI SPRINGS, FLORIDA

BY: \_\_\_\_\_

(Original to be returned to R. Novo, Code Compliance Officer, City Miami Springs  
201 Westward Drive, Miami Springs, FL 33166)

CITY OF MIAMI SPRINGS CODE ENFORCEMENT BOARD HEARING  
PROCEDURES

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

7019 2970 0001 1126 7485

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only 20-1348; 20-1713 TRTS

For delivery information, visit our website at [www.usps.com](http://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	\$	
Sent To		
Street and		
City, State		



MIAMI REAL ESTATE  
INVESTMENT PROP., INC.  
10544 NW 26 ST, E203  
DORAL, FL 33172

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

Grand Total: \$0.00

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[www.informedelivery.com](http://www.informedelivery.com)

All sales final on stamps and postage.  
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Thank you for your business.

HELP US SERVE YOU BETTER  
TELL US ABOUT YOUR RECENT  
POSTAL EXPERIENCE

Go to:  
<https://postalexperience.com/Pos>  
840-5330-0080-002-00047-10894-01

or scan this code with  
your mobile device:



or call 1-800-410-7420.

YOUR OPINION COUNTS

UFN: 115886-0119  
Receipt #: 840-53300080-2-4710894-1  
 clerk: 05



City of  
**MIAMI SPRINGS**  
Florida  
CCO NOVO

201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166



MIAMI REAL ESTATE  
INVESTMENT PROP., INC.  
10544 NW 26 ST., E203  
DORAL, FL 33172

20.1348; 20.1713



City of  
**MIAMI SPRINGS**  
Florida  
CCO NOVO

201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166



**CERTIFIED MAIL®**



7019 2970 0001 1126 7485  
7019 2970 0001 1126 7485

U.S. Postal Service™ CCO NOVO  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only 20.1348, 20

**OFFICIAL U**

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

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 Post \$

Sent To \$

Street and,

City, State,

MIAMI REAL ESTA  
INVESTMENT PROP.,  
10544 NW 26 ST., E2  
DORAL, FL 33172

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

20.1348; 20.1713 TKTS



# OFFICE OF THE PRO

# UNIFORM CIVIL VIOLATION NOTICE

NO. 01682

## Summary

Property Information	
Folio:	05-3024-005-0890
Property Address:	117 LENAPE DR Miami Springs, FL 33166-5144
Owner	MIAMI REAL ESTATE INVESTMENT PROPERTIES INC
Mailing Address	10544 NW 26 ST E203 DORAL, FL 33172 USA
PA Primary Zone	0500 SGL FAMILY - 1201-1400 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	602 Sq.Ft
Lot Size	5,400 Sq.Ft
Year Built	1952

Assessment Information				
Year	2020	2019	2018	
Land Value	\$176,161	\$176,161	\$160,202	
Building Value	\$41,899	\$41,899	\$48,762	
XF Value	\$1,664	\$1,685	\$1,706	
Market Value	\$219,724	\$219,745	\$210,670	
Assessed Value	\$219,724	\$219,745	\$176,145	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction			\$34,525

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

Short Legal Description	
24 53 40 PB 34-38	
REV PL OF GOLF COURSE ADDN TO HIA	
N40FT OF W1/2 OF TR D BLK 13	
/AKA LOT 18 BLK 13 PB 8-91/	
LOT SIZE 40.000 X 135	

DATE ISSUED: 9/9/2020 TIME: 9:00 AM CODE INSPECTOR: RN DEPT./DIV.: CC I.D. NO: 37  
 NAME OF VIOLATOR(S): Miami Real Estate Inv. Prop. Inc. FOLIO#: 05-3024-005-0890  
 10544 NW 26 ST. E203 REPEAT VIOLATOR: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Doral, FL 33172 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. 9, 2020 AT 9:00 AM A VIOLATION OF SECTION  
 151-04 Application for Bldg. Permits OF THE  
 Miami Springs Code of Ordinances WAS OBSERVED  
 TO WITH (DESCRIPTION OF VIOLATION) Replacement  
 of Water Heater  
 AT 117 Lenape Dr. LOCATION OF VIOLATION

YOU SHALL PAY THE CIVIL PENALTY OF \$ 100.00 AND CORRECT THE VIOLATION ON  
 OR BEFORE Sept. 16, 2020 OR YOU MAY REQUEST AN  
 ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE  
 CODE INSPECTOR ON OR  
 BEFORE Sept. 29, 2020  
 (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: R. Novo DATE: 9/9/2020  
 CODE INSPECTOR: DATE: 9/9/2020  
 SERVICE: PERSON \_\_\_\_\_ MAIL  POSTING   
 20-1348

10/18/2018	\$198,100	31192-2998	agency
08/01/2002	\$135,000	20638-2438	Sales which are qualified
10/01/2000	\$90,000	19408-1113	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:

4



Case # 20-1713

117 LENAPE DRIVE

Code: 151-04

Application for  
Building Permits



- On 7/20/20 While Posting Final Notice for Water Heater installation without permit and No Re-Occupancy Inspection, I observed installation of New Flooring and A/C Handler. Spoke with homeowner, Rene Garcia, at property who promised to pull the required permits (Water Heater; A/C; Flooring + any other alterations that may be needed), he also handed me the Re-Occupancy packet for inspection, would call to pay via phone.
- As of 8/27/20 No contact, no permits, Move to Citation.
- On 9/9/20 Posted \$100 Ticket # 01683 at the property, also sent via Regular and Certified Return Receipt # 7019 2970 0001 1126 7485.
- As of 9/22/20 Still no permit, no further contact, Refer to CCB
- On 9/25/20 Summons to Appear was given to Police for Service to homeowner, Copies of Summons were Mailed via Regular and Certified Return Receipt # 7019 2970 0001 1123 6580.
- As of 9/27/20 Still No Permits on File.

- 
- 
- On 9/29/20 Call received from Elizabeth, 954-701-2106. Elizabeth stated that she was receiving correspondence for Miami Real Estate Investment Properties, Inc., which is an incorrect address, they used to own the property before. In looking at Sunbiz, I found address 199 E Flagler St., Suite 332, Miami, FL 33131. I proceeded to prepare a copy of Summons/Tickets to this address, also spoke with Rene Garcia at 786-512-9218 via phone. Mr. Garcia told me that he was working on plans with an Architect and would not be able to attend the Code Board Hearing. Mr. Garcia to send an E-Mail to this regard.
  - On 9/30/20 Met with homeowner today at property to perform Re-Occupancy inspection. Hand Delivered Summons to Appear. Mr. Garcia told me that he would be submitting application/plans for Water Heater and A/C. I reminded him that he also needed permits for Flooring, Kitchen and Bathroom Remodel, understood.
  - On 10/1/20 Summons to Appear was Returned from Police, Officer A. Llorens ID# MS0186, unable to Serve, property Vacant.
  - On 10/2/20 Received Return Receipt (Green Card) from Post Office.





07/20/2020 11:04



07/20/2020 11:04



09/30/2020 12:03

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
WORK WITHOUT PERMIT 05-3024-005-0890 117 LENAPE DRIVE MIAMI SPRINGS FL 33166	7/20/20	CODE ENFORCEMENT BOARD	9/23/20

CASE DATA: WORK WITHOUT A PERMIT Flooring; A/C

NARRATIVE: 7/20/20 While Posting Final Notice for Water Heater installation without permit and No Re-Occupancy Inspection, I observed installation of New Flooring and A/C Handler. Spoke with homeowner, Rene Garcia, at property who promised to pull the required permits (Water Heater; A/C; Flooring + any other alterations that may be needed), he also handed me the Re-Occupancy packet for inspection, would call to pay via phone. CCO Novo.

NOTICE NAMES: MIAMI REAL ESTATE INVESTMENT OWNER

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	7/20/20	INITIAL INSPECTION	COMPLETED	7/20/20	ROSEMARY NOVO	
	7/20/20	VERBAL CIVIL INFRACTION NOTICE	COMPLETED	7/20/20		
		NARRATIVE:				9/24/20
	8/27/20	FOLLOW UP INSPECTION	COMPLETED	8/27/20	ROSEMARY NOVO	
		RSLT TEXT: 8/27/20 No contact, no permits, Move to Citation, CCO Novo.				9/24/20
	9/09/20	Uniform Civil Violation Ticket	COMPLETED	9/09/20		
		NARRATIVE: 9/9/20 Posted \$100 Ticket # 01683 at the property, also sent via Regular and Certified Return Receipt # 7019 2970 0001 1126 7485, CCO Novo.				9/09/20 9/09/20 9/09/20
	9/22/20	FOLLOW UP INSPECTION	COMPLETED	9/22/20	ROSEMARY NOVO	
		RSLT TEXT: 9/22/20 Still no permit, no further contact, Refer to CCB, CCO Novo.				9/24/20 9/24/20
	9/25/20	FOLLOW UP INSPECTION	COMPLETED	9/25/20	ROSEMARY NOVO	
		RSLT TEXT: 9/25/20 Summons to Appear was given to Police for Service to homeowner, Copies of Summons were Mailed via Regular and Certified Return Receipt # 7019 2970 0001 1123 6580.				10/02/20 10/02/20 10/02/20 10/02/20
		9/27/20 Still No permits on File.				10/02/20
	9/29/20	FOLLOW UP INSPECTION	COMPLETED	9/29/20	ROSEMARY NOVO	
		RSLT TEXT: 9/29/20 Call received from Elizabeth, 954-701-2106. Elizabeth stated that she was receiving correspondence for Miami Real Estate Investment Properties, Inc., which is an incorrect address, they used to own the property before. In				10/02/20 10/02/20 10/02/20 10/02/20

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER	INSPECTOR	TENANT NAME	TENANT NBR
WORK WITHOUT PERMIT 05-3024-005-0890 117 LENAPE DRIVE MIAMI SPRINGS	7/20/20	ROSEMARY NOVO	9/23/20
FL 33166			
9/29/20 FOLLOW UP INSPECTION	COMPLETED	9/29/20	ROSEMARY NOVO
RSLT TEXT:	Looking at Sunbiz, I found address 199 E Flagler St., Suite 332, Miami, FL 33131. I proceeded to prepare a copy of Summons/Tickets to this address, also spoke with Rene Garcia at 786-512-9218 via phone. Mr. Garcia told me that he was working on plans with an Architect and would not be able to attend the Code Board Hearing. Mr. Garcia to send an E-Mail to this regard, CCO Novo.		
10/02/20 FOLLOW UP INSPECTION	COMPLETED	10/02/20	ROSEMARY NOVO
RSLT TEXT:	9/30/20 Met with homeowner today at property to perform Re-Occupancy inspection. Hand Delivered Summons to Appear. Mr. Garcia told me that he would be submitting application/plans for Water Heater and A/C. I reminded him that he also needed permits for Flooring, Kitchen and Bathroom Remodel, understood. CCO Novo.		
10/02/20 FOLLOW UP INSPECTION	COMPLETED	10/02/20	ROSEMARY NOVO
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TOTAL TIME:

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



Department of State / Division of Corporations / Search Records / Search by Entity Name /

### Detail by Entity Name

Florida Profit Corporation  
MIAMI REAL ESTATE INVESTMENT PROPERTIES, INC

#### Filing Information

Document Number	P12000038687
FEI/EIN Number	45-5123799
Date Filed	04/24/2012
Effective Date	04/24/2012
State	FL
Status	ACTIVE

#### Principal Address

199 E FLAGLER ST  
SUITE #332  
MIAMI, FL 33131

#### Mailing Address

199 E FLAGLER ST  
SUITE #332  
MIAMI, FL 33131

#### Registered Agent Name & Address

GARCIA, RENE  
199 E FLAGLER ST  
SUITE #332  
MIAMI, FL 33131

#### Officer/Director Detail

##### Name & Address

Title PSTD

GARCIA, RENE  
199 E FLAGLER ST SUITE #332  
MIAMI, FL 33131

#### Annual Reports

Report Year	Filed Date
2018	03/29/2018
2019	04/17/2019
2020	06/24/2020



City of  
**MIAMI SPRINGS**  
Florida  
**CCO NOVO**  
201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166

20-1713 Summons  
117 Lenape A/C Floor



City of  
**MIAMI SPRINGS**  
Florida  
**CCO NOVO**  
201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166

20-1713 Summons  
117 Lenape A/C Floor

MIAMI REAL ESTATE  
INVESTMENT PROPERTIES INC  
10544 NW 26 ST E203  
DORAL, FL 33172

**CERTIFIED MAIL**



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7019 2970 0001 1123 6580

U.S. Postal Service™ *CCO NOVO*  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only *20-1713 A/C Floor*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL FINANCE**

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 Post \$

Sent To MIAMI REAL ESTATE  
INVESTMENT PROPERTIES  
10544 NW 26 ST E203  
DORAL, FL 33172

City, State

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



U.S. Postal Service™ *CCO NOVO Summons*  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only *20-1713 A/C Floor 117 Lenape*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL FINANCE**



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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

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Total Post \$

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INVESTMENT PROPERTIES INC  
10544 NW 26 ST E203  
DORAL, FL 33172

City, State

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

0959 8211 1000 0662 6101



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

PLEASE READ THE FOLLOWING CAREFULLY

September 25, 2020

MIAMI REAL ESTATE INVESTMENT PROPERTIES, INC.  
10544 NW 26 ST E203  
DORAL, FL 33172

Re: 117 Lenape Dr., Miami Springs, FL 33166  
Folio: 05-3024-005-0890

This letter accompanies a NOTICE TO APPEAR (VIOLATOR'S SUMMONS) issued by the Miami Springs Code Enforcement Board for **Case # 20-1713**

Your hearing has been set for **7:00 P.M. on Tuesday, October 6, 2020**, on the 2<sup>nd</sup> Floor, Rebeca Sosa Theater, Recreation Center, 1401 Westward Drive, Miami Springs, Florida, 33166.

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 Code Compliance Officer at (305) 805-5030.

Sincerely,



Rosemary Novo  
Code Compliance Officer  
Attachments (4)

No answer  
House appears to be  
vacant. Up for sale

Serve: 09-29-20  
11:55 a.m.  
- E. Boyce

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

( CITY OF MIAMI SPRINGS, FLORIDA )  
( Petitioner )  
( )  
( MIAMI REAL ESTATE INVESTMENT PROPERTIES INC )  
( 10544 NW 26 ST E203 )  
( DORAL, FL 33172 )  
( Respondent(s) )

**CASE # 20-1713**  
**117 Lenape Dr, Miami Springs, FL 33166 Folio: 05-3024-005-0890**

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 on 2<sup>nd</sup> Floor, Rebeca Sosa Theater, Recreation Center, 1401 Westward Drive, Miami Springs, FL 33166, on Tuesday, **October 6, 2020 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:

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No person shall erect, construct, or proceed with the erection or construction of any building or structure, nor add to, enlarge, move, renovate, remodel, improve, alter, convert, extend, or demolish any building or structure, or any group of buildings or structures under one or joint ownership, whether on one or more lots or tract of land, or cause the same to be done without first obtaining a building permit therefor from the City Building Department. However, no permit shall be required for maintenance or repair work that does not change occupancy, does not affect life safety, and the value of which does not exceed \$500.00 in labor and materials as determined by the City Building Official.

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

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by delivering a true copy thereof to the above-named violator.

POLICE CHIEF/OFFICER, CITY OF MIAMI SPRINGS, FLORIDA

BY: \_\_\_\_\_  
(Original to be returned to R. Novo, Code Compliance Officer, City Miami Springs  
201 Westward Drive, Miami Springs, FL 33166)

CITY OF MIAMI SPRINGS CODE ENFORCEMENT BOARD HEARING  
PROCEDURES

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



City of  
**MIAMI SPRINGS**  
Florida  
CCO NOVO

201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166



MIAMI REAL ESTATE  
INVESTMENT PROP., INC.  
10544 NW 26 ST., E203  
DORAL, FL 33172

20.1348; 20.1713



City of  
**MIAMI SPRINGS**  
Florida  
CCO NOVO

201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166



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

Street and  
City, State

MIAMI REAL ESTA  
INVESTMENT PROP.,  
10544 NW 26 ST., E2  
DORAL, FL 33172

Postage

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 \$

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Return Receipt (electronic)

Certified Mail Restricted Delivery

Adult Signature Required

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \_\_\_\_\_

Street and \_\_\_\_\_

City, State \_\_\_\_\_

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



MIAMI REAL ESTATE  
 INVESTMENT PROP., INC.  
 10544 NW 26 ST., E203  
 DORAL, FL 33172

Grand Total: \$0.00

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840-5330-0080-002-00047-10894-01

or scan this code with  
 your mobile device:



or call 1-800-410-7420.

YOUR OPINION COUNTS

UFN: 115886-0119  
 Receipt #: 840-53300080-2-4710894-1  
 Clerk: 05



# OFFICE OF THE PROPERTY APPRAISER

Summary

# UNIFORM CIVIL VIOLATION NOTICE

NO. 01683

Property Information	
Folio:	05-3024-005-0890
Property Address:	117 LENAPE DR Miami Springs, FL 33166-5144
Owner	MIAMI REAL ESTATE INVESTMENT PROPERTIES INC
Mailing Address	10544 NW 26 ST E203 DORAL, FL 33172 USA
PA Primary Zone	0500 SGL FAMILY - 1201-1400 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	602 Sq.Ft
Lot Size	5,400 Sq.Ft
Year Built	1952

Assessment Information			
Year	2020	2019	2018
Land Value	\$176,161	\$176,161	\$160,202
Building Value	\$41,899	\$41,899	\$48,762
XF Value	\$1,664	\$1,685	\$1,706
Market Value	\$219,724	\$219,745	\$210,670
Assessed Value	\$219,724	\$219,745	\$176,145

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction			\$34,525
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
24 53 40 PB 34-38	
REV PL OF GOLF COURSE ADDN TO HIA	
N40FT OF W1/2 OF TR D BLK 13	
/AKA LOT 18 BLK 13 PB 8-91/	
LOT SIZE 40.000 X 135	

DATE ISSUED: 9/9/2020 TIME: 9:15 AM CODE INSPECTOR: RN DEPT./DIV.: CC I.D. NO.: 37  
 NAME OF VIOLATOR(S): Miami Real Estate Inv. Prop. Inc. FOLIO#: 05-3024-005-0890  
 10544 NW 26 St. E203 Doral, FL 33172 REPEAT VIOLATOR: YES X 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. 9, 2020 AT 9:15 AM A VIOLATION OF SECTION  
 151.04 Application for Bldg. Permits OF THE  
 Miami Springs Code of Ordinances WAS OBSERVED  
 TO WIT: (DESCRIPTION OF VIOLATION) A/C work and  
 new flooring.  
 AT 117 Lenape Dr. LOCATION OF VIOLATION

YOU SHALL PAY THE CIVIL PENALTY OF \$ 100.00 AND CORRECT THE VIOLATION ON  
 OR BEFORE Sept. 16, 2020 OR YOU MAY REQUEST AN  
 ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE  
 CODE INSPECTOR ON OR  
 BEFORE Sept. 29, 2020  
 (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: R. Novo DATE: 9/9/2020  
 CODE INSPECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SERVICE: PERSON \_\_\_\_\_ MAIL X POSTING X  
 20.1713

10/10/2010	\$130,100	01192-2990	agency
08/01/2002	\$135,000	20638-2438	Sales which are qualified
10/01/2000	\$90,000	19408-1113	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>

5



**Case # 18-595**

**186 WESTWARD DR**

**Code: 151-04**

**Application for  
Building Permits**



- On 1/16/18, based on an anonymous complaint that interior, structural & electrical work was done in the dentist office. CCO Taveras confirmed that interior construction work was done, there were new partition walls, counters, floors, lighting and a large machine installed in the property. No permits were found in the computer system or street files. A verbal NCIV was issued to the dentist and granted 7 days to pick up paper work to submit permit. No pictures were taken since the waiting area was full of patients.
- On 01/19/18 the tenant met with the Building Official and was advised on what documents were needed. Granted 30 days since they will need floor plans and drawings.
- On 03/14/18 no action had been taken besides talking to the Building Official, will issue a Final NCIV and grant 14 days to comply.
- On 03/23/18 as per Building Official Ulises Fernandez stated to grant the tenant additional time to submit permit. Granted 3 months. Will follow in 90 days.
- On 9/14/2020 CCO Quintero took over case by CCO Taveras who has since retired. No action taken by the property owners. Property is a repeat offender of the same Code with the same owner as Windows/Doors without permits were installed.
- On 9/14/2020, I issued Uniform Civil Notice No. 0475 via regular and certified mail. Tracking No. 7019-2970-0001-1126-7492.
- On 9/17/2020, the ticket sent via certified mailed was received and signed at UNION CITY, NJ 07087
- On 9/25/2020, the summons to appear was prepared and sent via regular and certified mail and via police. Tracking no. 7019-2970-0001-1123-9567.
- On 9/29/2020. Officer Garcia, D. (Badge No. MS0184) served Lester Domingo with he summons to appear.









CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER	INSPECTOR	TENANT NAME	TENANT NBR
ADDRESS			
WORK WITHOUT PERMIT 05-3024-006-1620 186 WESTWARD DRIVE ST-WA MIAMI SPRINGS FL 33166	1/16/18	ACTIVE	1/16/18
	Roberto Quintero		

CASE DATA: WORK WITHOUT A PERMIT interior/floors & elec work

NARRATIVE: WWP Sec. 151-04 Building Permit Required On 01-16-18 based 1/16/18  
 on an anonymous complaint that interior, structural & 1/16/18  
 electrical work was done in the dentist office. CCO Taveras 1/16/18  
 noticed that interior construction work was done, there were 1/16/18  
 new partition walls, counters, floors, lighting and a large 1/16/18  
 machine installed in the property . No permits were found in 1/16/18  
 the computer system or street files. A verbal NCIV was 1/16/18  
 issued to the dentist and granted 7 days to pick up paper 1/16/18  
 work to submit permit. No pictures were taken since the 1/16/18  
 waiting area was full of patients. 1/16/18

NOTICE NAMES: WESTWARD HOLDING LLC OWNER

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	1/16/18	INITIAL INSPECTION	COMPLETED	1/16/18	LOURDES TAVERAS	
	1/16/18	VERBAL CIVIL INFRACTION NOTICE	COMPLETED	1/16/18		
		NARRATIVE: WWP Sec. 151-04 Building Permit Required On 01-16-18 based 1/16/18 on an anonymous complaint that interior, structural & 1/16/18 electrical work was done in the dentist office. CCO Taveras 1/16/18 noticed that interior construction work was done, there were 1/16/18 new partition walls, counters, floors, lighting and a large 1/16/18 machine installed in the property . No permits were found in 1/16/18 the computer system or street files. A verbal NCIV was 1/16/18 issued to the dentist and granted 7 days to pick up paper 1/16/18 work to submit permit. No pictures were taken since the 1/16/18 waiting area was full of patients. 1/16/18				
	1/23/18	FOLLOW UP INSPECTION	COMPLETED	1/19/18	LOURDES TAVERAS	
		RSLT TEXT: On 01/19/18 the tenant met with the Building Official and 1/26/18 was advised on what documents were needed. Granted 30 days 1/26/18 since they will need floor plans and drawings. 1/26/18				
	2/19/18	FOLLOW UP INSPECTION	COMPLETED	3/14/18	LOURDES TAVERAS	
		RSLT TEXT: On 03/14/18 no action had been taken besides talking to the 3/14/18 Building Official, will issue a Final NCIV and grant 14 days 3/14/18 to ocmply. 3/14/18				
	3/28/18	FOLLOW UP INSPECTION	COMPLETED	3/26/18	LOURDES TAVERAS	
		RSLT TEXT: On 03/23/18 as per Building Official Ulises Fernandez stated 3/26/18 to grant the tenant additional time to submit permit. 3/26/18				

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER	INSPECTOR	TENANT NAME	TENANT NBR
ADDRESS			
WORK WITHOUT PERMIT 05-3024-006-1620 186 WESTWARD DRIVE ST-WA MIAMI SPRINGS	1/16/18	ACTIVE	1/16/18
	Roberto Quintero		
	FL 33166		
3/28/18 FOLLOW UP INSPECTION	COMPLETED	3/26/18	LOURDES TAVERAS
RSLT TEXT: Granted 3 months. Will follow in 90 days.			3/26/18
6/26/18 FOLLOW UP INSPECTION	COMPLETED	9/14/20	Roberto Quintero
RSLT TEXT: September 14, 2020 4:14:25 PM miasrrq.			9/14/20
Took over case by CCO Taveras who has since retired. No			9/14/20
action taken by the property owners. Property is a repeat			9/14/20
offender of the same Code with the same owner as			9/14/20
Windows/Doors without permits were installed. Ticket issued.			9/14/20
9/14/20 Uniform Civil Violation Ticket	COMPLETED	9/14/20	
NARRATIVE: September 14, 2020 4:09:10 PM miasrrq.			9/14/20
Issued Uniform Civil Notice No. 0475 via regular and			9/14/20
certified mail. Tracking No. 7019-2970-0001-1126-7492.			9/14/20
9/28/20 FOLLOW UP INSPECTION	COMPLETED	9/25/20	Roberto Quintero
RSLT TEXT: September 25, 2020 10:14:49 AM miasrrq.			9/25/20
Summons to appear was prepared.			9/25/20
9/25/20 Summons to Code Enf Board Meet	COMPLETED	9/25/20	
NARRATIVE: September 25, 2020 10:14:49 AM miasrrq.			9/25/20
Summons to appear was prepared and sent via regular and			9/25/20
certified mail and via police. Tracking no.			9/25/20
7019-2970-0001-1123-9567.			9/25/20
10/07/20 FOLLOW UP INSPECTION	SCHEDULED		Roberto Quintero
RQST TEXT: September 25, 2020 10:18:02 AM miasrrq.			9/25/20
Update case based on the results from the CCB.			9/25/20

TOTAL TIME:

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



9/14/20, 3:48 PM

# OFFICE OF THE PROPERTY APPRAISER Miami Springs

## Summary Report

Generated On : 9/14/2020

Property Information	
Folio:	05-3024-006-1620
Property Address:	186 WESTWARD DR Miami Springs, FL 33166-5258
Owner	WESTWARD HOLDING LLC
Mailing Address	512 35 STREET UNION CIITY, NJ 07087 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1913 PROFESSIONAL SERVICE BLDG : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,500 Sq.Ft
Lot Size	2,500 Sq.Ft
Year Built	1958

Assessment Information				
Year	2020	2019	2018	
Land Value	\$80,000	\$70,000	\$70,000	
Building Value	\$243,000	\$253,000	\$174,505	
XF Value	\$0	\$0	\$10,900	
Market Value	\$323,000	\$323,000	\$252,505	
Assessed Value	\$305,530	\$277,755	\$252,505	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$17,470	\$45,245	

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

Short Legal Description
18-19 53 41 24 53 40 PB 28-11 AMD PL COUNTRY CLUB ESTS SEC 1 LOT 13 BLK 72 LOT SIZE 25.000 X 100

The Office of the Property Appraiser is continually editing and updating the tax roll. This and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at

Version:

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

#18-595

NO. 00475

DATE ISSUED: 9/14/2020 TIME: 3:14AM CODE INSPECTOR: [Signature] DEPT./DIV.: CC I.D. NO: 0603  
 NAME OF VIOLATOR(S): WESTWARD HOLDINGS LLC FOLIO#: 05-3024  
 512 35 STREET 006-1620  
 UNION CITY, NJ 07087 REPEAT VIOLATOR: YES  NO   
 MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip)

DOB: \_\_\_\_\_ SEX: \_\_\_\_\_ RACE: \_\_\_\_\_ WEIGHT: \_\_\_\_\_ HEIGHT: \_\_\_\_\_ HAIR: \_\_\_\_\_  
 MAKE: \_\_\_\_\_ MODEL: \_\_\_\_\_ COLOR: \_\_\_\_\_ TAG: N/A STATE: \_\_\_\_\_ DRIVER'S LICENSE #: \_\_\_\_\_  
 BOAT REGISTRATION #: \_\_\_\_\_ TRAILER TAG #: \_\_\_\_\_

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

1/16/2018 AT 12:00 AM PM A VIOLATION OF SECTION 151-04 APPLICATION FOR BLDG PERMITS OF THE MIAMI SPRINGS MUN CODE WAS OBSERVED

TO WIT: (DESCRIPTION OF VIOLATION) COMPLETE REMODELING OF UNIT 184 (BUILDING, ELECTRICAL, PLUMBING) AT 186 WESTWARD DRIVE LOCATION OF VIOLATION

YOU SHALL PAY THE CIVIL PENALTY OF \$ 100.00 AND CORRECT THE VIOLATION ON OR BEFORE 9/28/2020 OR YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE INSPECTOR ON OR BEFORE 10/3/2020 (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: [Signature] DATE: 9/14/2020  
 CODE INSPECTOR: [Signature] DATE: \_\_\_\_\_  
 SERVICE: PERSON \_\_\_\_\_ MAIL  POSTING \_\_\_\_\_

9/15/20, 10:13 AM  
Miami Springs

70179 2970 0001 1126 7492  
6TOT

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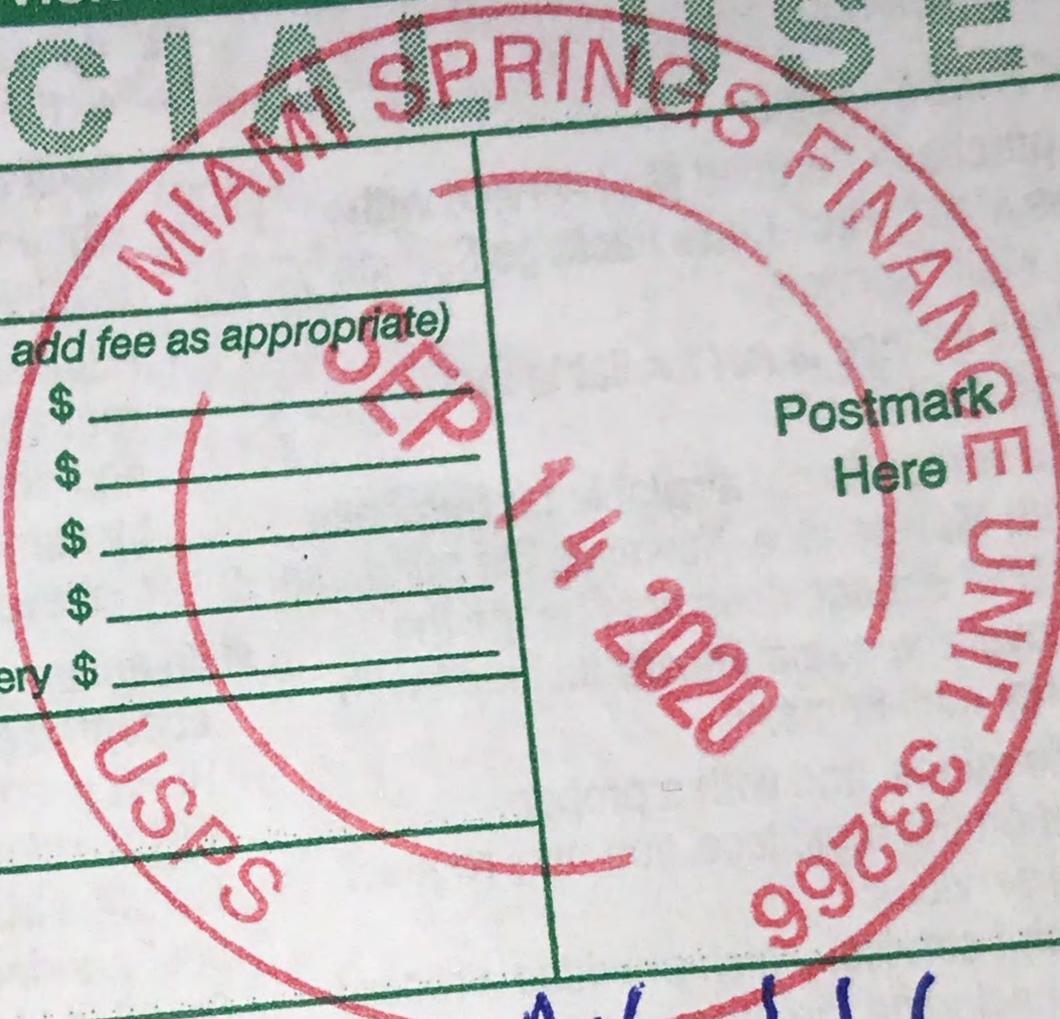
\$

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

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

\$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_

Postmark  
Here



Postage

\$

Total Postage and Fees

\$

Sent To

WESTWARD HOLDING LLC

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

512 35 STREET

City, State, ZIP+4®

UNION CITY, NJ 07037

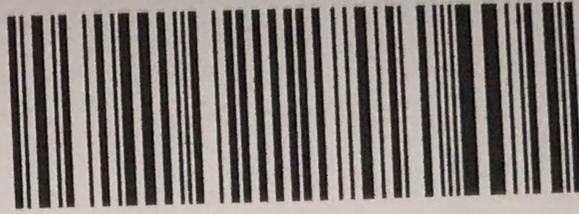
9/14/20, 4:08 PM

Miami Springs



City of  
**MIAMI SPRINGS**  
Florida

201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166



7019 2970 0001 1126 7492

7019 2970 0001 1126 7492



02 1P  
0000924928 SEP 14 2020  
MAILED FROM ZIP CODE 33166

\$ 006.90<sup>0</sup>

Sent To **WESTWARD HOLDINGS LLC**  
Street and Apt. No., PO Box No. **512 35 STREET**  
City, State, ZIP+4<sup>®</sup> **UNION CITY NJ 07087**  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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	\$

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City of  
**MIAMI SPRINGS**  
Florida

201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166



02 1P  
0000924928 SEP 14 2020  
MAILED FROM ZIP CODE 33166

\$ 000.50<sup>0</sup>

WESTWARD HOLDINGS LLC  
512 35 STREET  
UNION CITY, NJ 07087 USA



# INCIDENT/INVESTIGATION REPORT

*Miami Springs Police Department*

Case # 2001391

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found						
	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
D R U G S						
Assisting Officers						

Suspect Hate / Bias Motivated:

## INCIDENT/INVESTIGATION REPORT

*Miami Springs Police Department*

Narr. (cont.) OCA: 2001391

NARRATIVE

**REPORTING OFFICER NARRATIVE**

*Miami Springs Police Department*

Victim		OCA 2001391
Offense CODE VIOLATION		Date / Time Reported Tue 09/29/2020 12:15

On the listed date and time, a copy of the attached subpoena was delivered and served by this Officer to 184 Westward Dr. and left with the business owner, Domingo, as instructed by Code Compliance Officer Quintero.

Domingo stated that the business owner of Westward Holding LLC (186 Westward Dr.) picks up her mail there and will provide her with the copy of the code compliance subpoena (folio #: 05-3024-006-1620/case #:18-595 & 20-2046).

PLEASE READ THE FOLLOWING CAREFULLY

September 25, 2020

WESTWARD HOLDING LLC  
512 35 STREET  
UNION CITY, NJ 07087

Re: 186 WESTWARD DRIVE, MIAMI SPRINGS, FL 33166

Folio: 05-3024-006-1620

This letter accompanies a NOTICE TO APPEAR (VIOLATOR'S SUMMONS) issued by the Miami Springs Code Enforcement Board for **Case # 18-595 & 20-2046**.

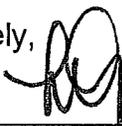
Your hearing has been set for **7:00 P.M. on Tuesday, October 6, 2020** in the Rebeca Sosa Theater on the second floor of the Recreational Center, 1401 Westward Drive, Miami Springs, Florida.

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,



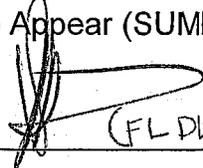
---

Roberto Quintero  
Code Compliance Officer



CASE # 200191

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

NAME: Lester Domingo  (FL DL#: D552 524 694140)

ADDRESS: 184 Westward Dr.

On this 29 day of September, 2020, by delivering a true copy thereof to the above-named violator.

POLICE CHIEF/OFFICER, CITY OF MIAMI SPRINGS, FLORIDA

BY: Officer D. Garcia (ID# 0184)

(Original to be returned to Clerk of the Miami Springs Code Enforcement Board, 1401 Westward Drive, Miami Springs, FL 33166)

CITY OF MIAMI SPRINGS CODE ENFORCEMENT BOARD HEARING  
PROCEDURES

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

**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:

WESTWARD HOLDING LLC  
512 35 STREET  
UNION CITY, NJ 07087



9590 9402 5666 9308 0311 15

2. Article Number (Transfer from service label)

7019 2970 0001 1126 7492

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

*[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

23019

C. Date of Delivery

9/17/20

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Red Mail  
Registered Mail Restricted Delivery  
\$500

Domestic Return Receipt

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

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
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For delivery information, visit our website at [www.usps.com](http://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 and Fees

\$

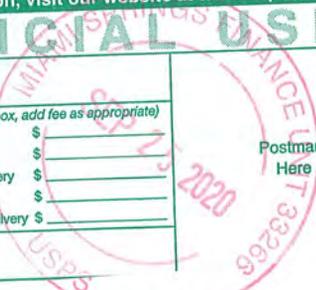
Sent To

Street a

City, Sta

PS Form

Postmark  
Here



WESTWARD HOLDING LLC  
512 35 STREET  
UNION CITY, NJ 07087

7019 2970 0001 1126 7492

*cook*

See reverse for instructions

6

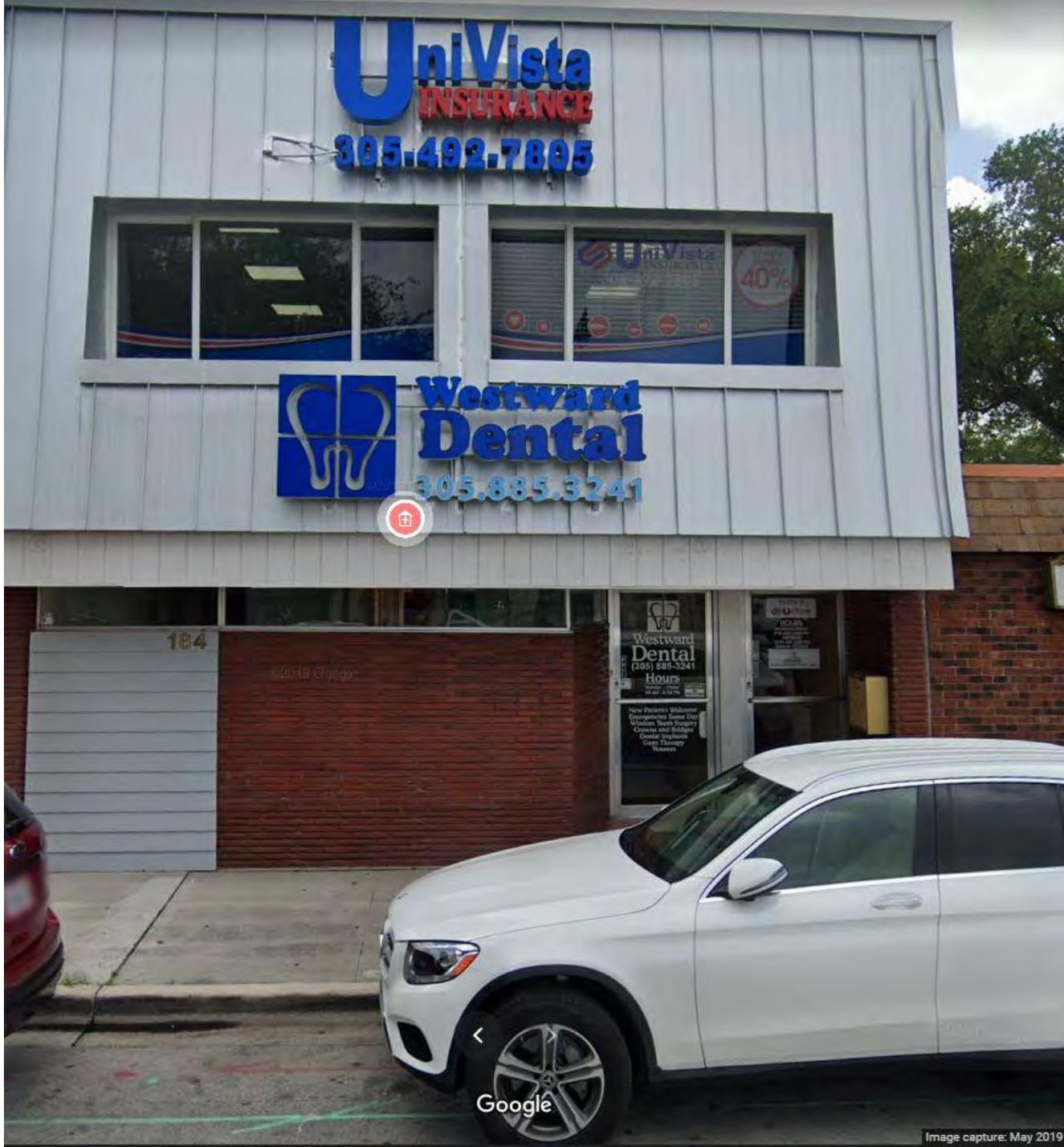


**Case # 20-2046**  
**186 WESTWARD DR**  
**Code: 151-04**  
**Application for**  
**Building Permits**



- On September 14, 2020, at 10:30 am I received a phone complaint regarding work without permits. The complainant explained that the dentist office had been completely renovated, the windows and doors had been changed over the weekend, the electrical panel was replaced and the A/C had also been replaced. I explained the complainant that a case was already open for the interior renovations.
- On September 14, 2020, at 1:40 pm, I confirmed complaint, windows and doors were all replaced without permits. Property is a repeat violator, uniform civil violation notice in the amount of \$100.00 is issued automatically. Issued Uniform Civil Notice No. 0476 via regular and certified mail. Tracking No. 7019-2970-0001-1126-7492.
- On 9/17/2020, the ticket sent via certified mailed was received and signed at UNION CITY, NJ 07087
- On 9/25/2020, the summons to appear was prepared and sent via regular and certified mail and via police. Tracking no. 7019-2970-0001-1123-9567.
- On 9/29/2020. Officer Garcia, D. (Badge No. MS0184) served Lester Domingo with he summons to appear.





9/14/20, 1:38 PM  
305-492-7805  
Miami Springs

 **Westward  
Dental**  
305.885.3241

 UniVista  
INSURANCE

Ahorre  
Hasta  
40%  
Por Transición

184





9/14/20, 1:37 PM  
Miami Springs





9/14/20, 1:37 PM

Miami Springs



9/14/20, 1:37 PM

Miami Springs



NO  
PARKING

GLC 300

4MATIC

HOA X58

9/14/20, 1:37 PM  
Miami Springs



CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER	INSPECTOR	TENANT NAME	TENANT NBR
ADDRESS			
Work w/o permit comm prop 05-3024-006-1620 186 WESTWARD DRIVE ST-WA MIAMI SPRINGS FL 33166	9/14/20	ACTIVE	9/14/20
	Roberto Quintero		

CASE DATA: WORK WITHOUT A PERMIT WINDOWS/DOORS ELEC PANEL

NARRATIVE: September 14, 2020 10:27:41 AM miasrrq. 9/14/20  
 I received a phone complaint regarding the following work 9/14/20  
 without permits: 9/14/20  
 1. Windows/doors 9/14/20  
 2. Electrical service upgrade (Change out of electrical and 9/14/20  
 panel) 9/14/20  
 3. A/C Change out 9/14/20  
 I will confirm that the windows were changed and document 9/14/20  
 with photos. I will update the case accordingly. 9/14/20

NOTICE NAMES: WESTWARD HOLDING LLC OWNER

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	9/14/20	INITIAL INSPECTION	COMPLETED	9/14/20	Roberto Quintero	
		RQST TEXT: September 14, 2020 10:27:41 AM miasrrq.				9/14/20
		I received a phone complaint regarding the following work				9/14/20
		without permits:				9/14/20
		1. Windows/doors				9/14/20
		2. Electrical service upgrade (Change out of electrical and				9/14/20
		panel)				9/14/20
		3. A/C Change out				9/14/20
		I will confirm that the windows were changed and document				9/14/20
		with photos. I will update the case accordingly.				9/14/20
		RSLT TEXT: September 14, 2020 3:32:50 PM miasrrq.				9/14/20
		Confirmed complaint, windows and doors were all replaced				9/14/20
		without permits. Property is a repeat violator, uniform				9/14/20
		civil violation notice in the amount of \$100.00 is issued				9/14/20
		automatically.				9/14/20
	9/14/20	Uniform Civil Violation Ticket	COMPLETED	9/14/20		
		NARRATIVE: September 14, 2020 4:09:10 PM miasrrq.				9/14/20
		Issued Uniform Civil Notice No. 0476 via regular and				9/14/20
		certified mail. Tracking No. 7019-2970-0001-1126-7492.				9/14/20
	9/28/20	FOLLOW UP INSPECTION	COMPLETED	9/25/20	Roberto Quintero	
		RSLT TEXT: September 25, 2020 10:14:49 AM miasrrq.				9/25/20

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER	INSPECTOR	TENANT NAME	TENANT NBR
ADDRESS			
Work w/o permit comm prop 05-3024-006-1620 186 WESTWARD DRIVE ST-WA MIAMI SPRINGS	9/14/20	ACTIVE	9/14/20
FL 33166	Roberto Quintero		
9/28/20 FOLLOW UP INSPECTION	COMPLETED	9/25/20	Roberto Quintero
RSLT TEXT: Summons to appear was prepared.			9/25/20
9/25/20 Summons to Code Enf Board Meet	COMPLETED	9/25/20	
NARRATIVE: September 25, 2020 10:14:49 AM miasrrq.			9/25/20
Summons to appear was prepared and sent via regular and certified mail and via police. Tracking no. 7019-2970-0001-1123-9567.			9/25/20
10/07/20 FOLLOW UP INSPECTION	SCHEDULED		Roberto Quintero
*ERROR*			
ENFORCEMENT ORDER	PENDING		
MAIL ORDER	PENDING		
FOLLOW UP INSPECTION	PENDING		
LIEN	PENDING		

TOTAL TIME:

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

9/14/20, 3:48 PM

Miami Springs

I will confirm that the windows were changed and with photos. I will update the case accordingly. September 14, 2020 10:27:41 AM miasrrq. I received a phone complaint regarding the follow without permits:



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 9/14/2020

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

# 20-2046

NO. 00476

DATE ISSUED: 9/14/2020 TIME: 3:22 PM CODE INSPECTOR: PUG DEPT./DIV.: CL I.D. NO: 0603  
 NAME OF VIOLATOR(S): WESTWARD HOLDINGS LLC FOLIO#: 05-3024  
 512 35 STREET B06-1620  
 UNION CITY, NJ 07087 REPEAT VIOLATOR: YES  NO   
 MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip)

DOB: \_\_\_\_\_ SEX: \_\_\_\_\_ RACE: \_\_\_\_\_ WEIGHT: \_\_\_\_\_ HEIGHT: \_\_\_\_\_ HAIR: \_\_\_\_\_  
 MAKE: \_\_\_\_\_ MODEL: \_\_\_\_\_ COLOR: \_\_\_\_\_ TAG: N/A STATE: \_\_\_\_\_ DRIVER'S LICENSE #: \_\_\_\_\_  
 BOAT REGISTRATION #: \_\_\_\_\_ TRAILER TAG #: \_\_\_\_\_

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE  
 9/14/2020 AT 1:37 AM/PM A VIOLATION OF SECTION  
 157-04 APPLICATION FOR BLDG PERMIT OF THE  
 MIAMI SPRINGS MUNI CODE WAS OBSERVED  
 TO WIT: (DESCRIPTION OF VIOLATION) REPLACEMENT OF  
 WINDOWS / DOORS (STORE FRONT)  
 AT 186 WESTWARD DRIVE  
 LOCATION OF VIOLATION

YOU SHALL PAY THE CIVIL PENALTY OF \$ 100<sup>00</sup> AND CORRECT THE VIOLATION ON  
 OR BEFORE 9/29/2020 OR YOU MAY REQUEST AN  
 ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE  
 CODE INSPECTOR ON OR  
 BEFORE 10/3/2020  
 (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: [Signature] DATE: 9/14/2020  
 CODE INSPECTOR: [Signature] DATE: \_\_\_\_\_  
 SERVICE: PERSON \_\_\_\_\_ MAIL \_\_\_\_\_ POSTING \_\_\_\_\_

Property Information	
Folio:	05-3024-006-1620
Property Address:	186 WESTWARD DR Miami Springs, FL 33166-5258
Owner	WESTWARD HOLDING LLC
Mailing Address	512 35 STREET UNION CIITY, NJ 07087 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1913 PROFESSIONAL SERVICE BLDG : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,500 Sq.Ft
Lot Size	2,500 Sq.Ft
Year Built	1958

Assessment Information			
Year	2020	2019	2018
Land Value	\$80,000	\$70,000	\$70,000
Building Value	\$243,000	\$253,000	\$171,605
XF Value	\$0	\$0	\$10,900
Market Value	\$323,000	\$323,000	\$252,505
Assessed Value	\$305,530	\$277,755	\$252,505

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$17,470	\$45,245	

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

**Short Legal Description**  
 18-19 53 41 24 53 40 PB 28-11  
 AMD PL COUNTRY CLUB ESTS SEC 1  
 LOT 13 BLK 72  
 LOT SIZE 25.000 X 100

The Office of the Property Appraiser is continually editing and updating the tax roll. This and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at

Version:

9/15/20, 10:13 AM  
Miami Springs

70179 2970 0001 1126 7492  
6TOT

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Certified Mail Fee

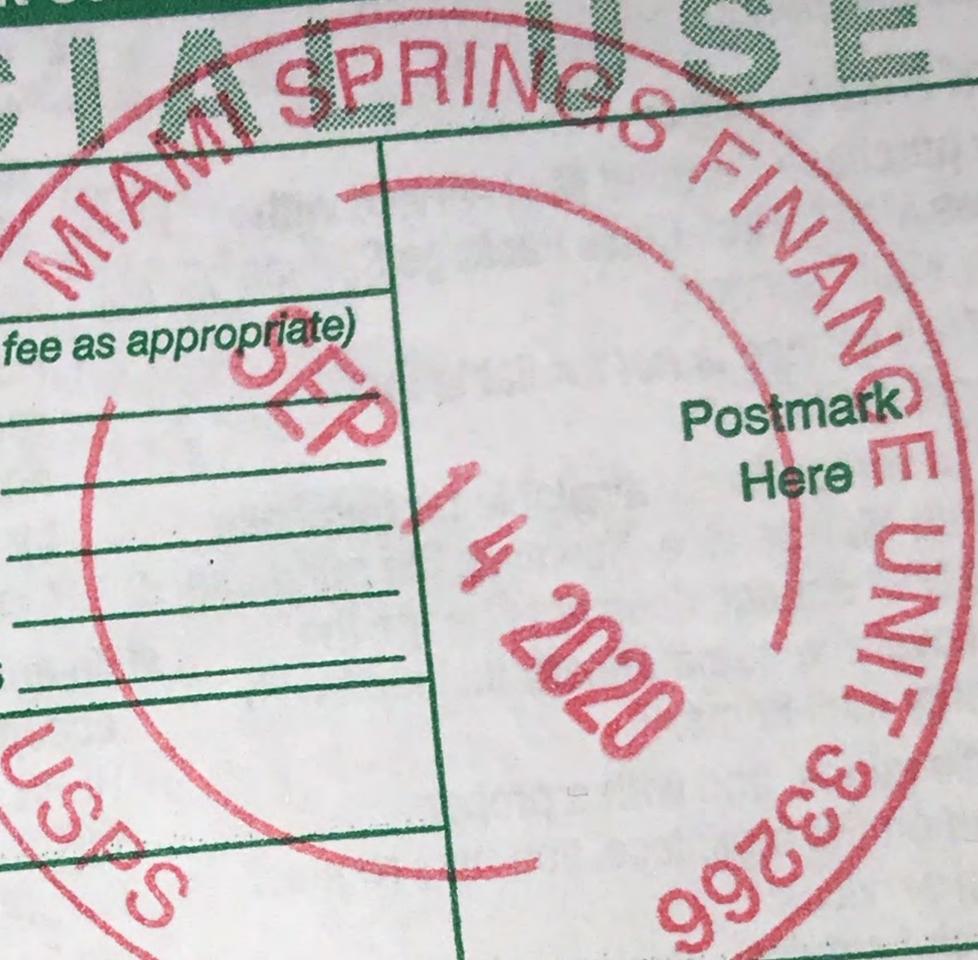
\$

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

\$  
\$  
\$  
\$  
\$

Postmark  
Here



Postage

\$

Total Postage and Fees

\$

Sent To

WESTWARD HOLDING LLC

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

512 35 STREET

City, State, ZIP+4®

UNION CITY, NJ 07037

9/14/20, 4:08 PM

Miami Springs



City of  
**MIAMI SPRINGS**  
Florida

201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166



7019 2970 0001 1126 7492

7019 2970 0001 1126 7492



UNITED STATES POSTAGE  
PITNEY BOWES  
02 1P  
0000924928 SEP 14 2020  
MAILED FROM ZIP CODE 33166  
**\$ 006.90<sup>0</sup>**

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

Sent To WESTWARD HOLDINGS LLC  
Street and Apt. No. 512 35 STREET  
City, State, ZIP+4<sup>®</sup> UNION CITY NJ 07087

See Reverse for Instructions

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	\$ _____

Postmark  
Here

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City of  
**MIAMI SPRINGS**  
Florida

201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166



UNITED STATES POSTAGE  
PITNEY BOWES  
02 1P  
0000924928 SEP 14 2020  
MAILED FROM ZIP CODE 33166  
**\$ 000.50<sup>0</sup>**

WESTWARD HOLDINGS LLC  
512 35 STREET  
UNION CITY, NJ 07087 USA



# INCIDENT/INVESTIGATION REPORT

*Miami Springs Police Department*

Case # 2001391

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found						
	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
D R U G S						
Assisting Officers						

Suspect Hate / Bias Motivated:

## INCIDENT/INVESTIGATION REPORT

*Miami Springs Police Department*

Narr. (cont.) OCA: 2001391

NARRATIVE

REPORTING OFFICER NARRATIVE

Miami Springs Police Department

Victim	Offense <i>CODE VIOLATION</i>	OCA <i>2001391</i> Date / Time Reported <i>Tue 09/29/2020 12:15</i>
--------	----------------------------------	--

On the listed date and time, a copy of the attached subpoena was delivered and served by this Officer to 184 Westward Dr. and left with the business owner, Domingo, as instructed by Code Compliance Officer Quintero.

Domingo stated that the business owner of Westward Holding LLC (186 Westward Dr.) picks up her mail there and will provide her with the copy of the code compliance subpoena (folio #: 05-3024-006-1620/case #:18-595 & 20-2046).

PLEASE READ THE FOLLOWING CAREFULLY

September 25, 2020

WESTWARD HOLDING LLC  
512 35 STREET  
UNION CITY, NJ 07087

Re: 186 WESTWARD DRIVE, MIAMI SPRINGS, FL 33166

Folio: 05-3024-006-1620

This letter accompanies a NOTICE TO APPEAR (VIOLATOR'S SUMMONS) issued by the Miami Springs Code Enforcement Board for **Case # 18-595 & 20-2046**.

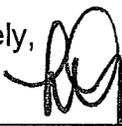
Your hearing has been set for **7:00 P.M. on Tuesday, October 6, 2020** in the Rebeca Sosa Theater on the second floor of the Recreational Center, 1401 Westward Drive, Miami Springs, Florida.

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,



---

Roberto Quintero  
Code Compliance Officer

CASE # 20019-11

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

(CITY OF MIAMI SPRINGS, FLORIDA )  
( Petitioner )  
( )  
(WESTWARD HOLDING LLC )  
(186 WESTWARD DRIVE )  
(MIAMI SPRINGS, FL 33166 )  
( Respondent(s) )

**CASE # 18-595 & 20-2046**  
**NOTICE TO APPEAR (SUMMONS)**  
**186 WESTWARD DRIVE, MIAMI SPRINGS, FL 33166 - 05-3024-006-1620**

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 the Rebeca Sosa Theater, on the second floor of the Recreational Center, 1401 Westward Drive, Miami Springs, FL 33166, on **October 6, 2020 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.

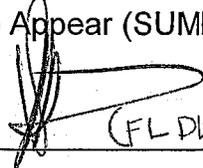
It is alleged that a violation of the following Chapter(s), Section(s) and Paragraph(s) is/are occurring:

**151-04 Application for building permit.**

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

CASE # 200191

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

NAME: Lester Domingo  (FL DL#: D552 524 694140)

ADDRESS: 184 Westward Dr.

On this 29 day of September, 2020, by delivering a true copy thereof to the above-named violator.

POLICE CHIEF/OFFICER, CITY OF MIAMI SPRINGS, FLORIDA

BY: Officer D. Garcia (ID# 0184)

(Original to be returned to Clerk of the Miami Springs Code Enforcement Board, 1401 Westward Drive, Miami Springs, FL 33166)

CITY OF MIAMI SPRINGS CODE ENFORCEMENT BOARD HEARING  
PROCEDURES

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

**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:

WESTWARD HOLDING LLC  
512 35 STREET  
UNION CITY, NJ 07087



9590 9402 5666 9308 0311 15

2. Article Number (Transfer from service label)

7019 2970 0001 1126 7492

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

*[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

23019

C. Date of Delivery

9/17/20

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Red Mail  
Registered Mail Restricted Delivery  
\$500

Domestic Return Receipt

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

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**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 and Fees

\$

Sent To

Street a

City, Sta

PS Form

Postmark  
Here



WESTWARD HOLDING LLC  
512 35 STREET  
UNION CITY, NJ 07087

7019 2970 0001 1126 9567

See reverse for instructions

7



**Case # 20-166**  
**617 DE SOTO DR**  
**Code: 151-04**  
**Application for**  
**Building Permits**

- 
- 
- ▶ On October 21, 2019, during routine daily inspections I observed new windows. No permit on file, a permit is required for the windows. Property is in violation of Code 151-04 Application for Building Permit.
  - ▶ On October 29, 2019, the property owner called me and explained that she was out of the state. That she will be back on November 4th, I granted an extension until November 11th. Will follow-up then.
  - ▶ On November 13, 2019, I followed up and no progress was made. Final CIN was issued granted until 11-27-2019.
  - ▶ On December 2, 2019, 30 day extension granted.
  - ▶ On January 2, 2020, 14 day extension granted. Ticket to follow.
  - ▶ On January 29, 2020, no action taken. Issued Uniform Civil Violation Ticket in the amount of \$100.00. Sent via regular and certified mail. Tracking no 7018-1830-0000-9261-7092.
  - ▶ On September 25, 2020, prepared summons to appear and sent via regular and certified mail, also sent with police. Tracking No. 7019-2970-0001-1123-9550.
  - ▶ On September 25, 2020, Officer Estok. E. (Badge No. MS0150)



10/28/19, 10:56 AM  
Miami Springs



CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER	INSPECTOR	TENANT NAME	TENANT NBR
ADDRESS			
WORK WITHOUT PERMIT 05-3119-013-4330 617 DE SOTO DRIVE MIAMI SPRINGS FL 33166	10/21/19	ACTIVE	10/21/19
	Roberto Quintero		

CASE DATA: WORK WITHOUT A PERMIT WINDOWS

NARRATIVE: October 21, 2019 4:23:53 PM miasrrq. 10/21/19  
 During routine daily inspections I observed seemingly new 10/21/19  
 windows. No permit on file, a permit is required for the 10/21/19  
 windows. Property is in violation of Code 151-04 Application 10/21/19  
 for Building Permit. 10/21/19

NOTICE NAMES: BARQUIN, LOURDES OWNER

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	10/21/19	INITIAL INSPECTION	COMPLETED	10/21/19	Roberto Quintero	
		RQST TEXT: October 21, 2019 4:25:17 PM miasrrq.				10/21/19
		During routine daily inspections I observed seemingly new				10/21/19
		windows. No permit on file, a permit is required for the				10/21/19
		windows. Property is in violation of Code 151-04 Application				10/21/19
		for Building Permit.				10/21/19
	10/22/19	CIVIL INFRACTION DOOR HANGER	COMPLETED	10/22/19		
		NARRATIVE: October 21, 2019 4:25:32 PM miasrrq.				10/21/19
		Issued CIN for windows				10/21/19
	11/01/19	FOLLOW UP INSPECTION	COMPLETED	10/29/19	Roberto Quintero	
		RSLT TEXT: October 29, 2019 10:24:08 AM miasrrq.				10/29/19
		Property owner called me and explained that she was out of				10/29/19
		the state. That she will be back on November 4th, I granted				10/29/19
		an extension until November 11th. Will follow-up then.				10/29/19
	11/12/19	FOLLOW UP INSPECTION	COMPLETED	11/13/19	Roberto Quintero	
		RSLT TEXT: November 13, 2019 12:17:20 PM miasrrq.				11/13/19
		Issued FINAL CIN granted until 11-27-2019.				11/13/19
	11/13/19	CIVIL INFRACTION	COMPLETED	11/13/19		
		NARRATIVE: November 13, 2019 12:18:50 PM miasrrq.				11/13/19
		Issued FINAL CIN.				11/13/19
	11/27/19	FOLLOW UP INSPECTION	COMPLETED	12/02/19	Roberto Quintero	
		RSLT TEXT: December 2, 2019 2:13:21 PM miasrrq.				12/02/19
		Granting 30 day extension. Ticket to follow if no permit is				12/02/19
		applied for.				12/02/19
	1/01/20	FOLLOW UP INSPECTION	COMPLETED	1/02/20	Roberto Quintero	
		RSLT TEXT: January 2, 2020 2:28:28 PM miasrrq.				1/02/20

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER	INSPECTOR	TENANT NAME	TENANT NBR
ADDRESS			
WORK WITHOUT PERMIT 05-3119-013-4330 617 DE SOTO DRIVE MIAMI SPRINGS	10/21/19	ACTIVE	10/21/19
FL 33166	Roberto Quintero		
1/01/20 FOLLOW UP INSPECTION	COMPLETED	1/02/20	Roberto Quintero
RSLT TEXT: Granting 14 additional days. If no action is taken, ticket will be issued in the amount of \$100.00.			1/02/20 1/02/20
1/16/20 FOLLOW UP INSPECTION	COMPLETED	1/29/20	Roberto Quintero
RSLT TEXT: January 29, 2020 11:45:43 AM miasrrq. Several extensions have been granted, no action or contact made. Ticket to be issued.			1/29/20 1/29/20 1/29/20
1/29/20 Uniform Civil Violation Ticket	COMPLETED	1/29/20	
NARRATIVE: January 29, 2020 11:46:09 AM miasrrq. Issued Uniform Civil Violation Ticket in the amount of \$100.00. Sent via regular and certified mail. Tracking no. 7018-1830-0000-9261-7092.			1/29/20 1/29/20 1/29/20 1/29/20
2/12/20 FOLLOW UP INSPECTION	COMPLETED	2/17/20	Roberto Quintero
RSLT TEXT: February 17, 2020 9:28:37 AM miasrrq. No action taken, ticket to be issued and summons to be prepared for March Code Compliance Meeting.			2/17/20 2/17/20 2/17/20
2/20/20 FOLLOW UP INSPECTION	COMPLETED	2/21/20	Roberto Quintero
RQST TEXT: February 17, 2020 9:29:38 AM miasrrq. Issue Ticket and Prepare Summons			2/17/20 2/17/20
RSLT TEXT: February 21, 2020 3:15:44 PM miasrrq. Ticket issued.			2/21/20 2/21/20
2/21/20 Summons to Code Enf Board Meet	COMPLETED	2/21/20	
NARRATIVE: February 21, 2020 3:17:06 PM miasrrq. Prepared summons to appear and sent via regular and certified mail, also sent with police. Tracking No. 7019-0700-0001-4750-2511.			2/21/20 2/21/20 2/21/20
3/03/20 FOLLOW UP INSPECTION	COMPLETED	3/11/20	Roberto Quintero
RSLT TEXT: March 11, 2020 8:53:39 AM miasrrq. Property owner passed by the Building Department on 3/10/2020, and received all of the paperwork needed to apply for a permit. She also was shown examples of good submits, and an original Wind Load Calculation Form signed and sealed.			3/11/20 3/11/20 3/11/20 3/11/20 3/11/20
4/10/20 FOLLOW UP INSPECTION	COMPLETED	5/18/20	Roberto Quintero
RSLT TEXT: May 18, 2020 4:02:11 PM miasrrq. No action taken, will refer to the Code Compliance Board.			5/18/20 5/18/20
6/17/20 FOLLOW UP INSPECTION	COMPLETED	6/17/20	Roberto Quintero
RSLT TEXT: June 17, 2020 11:14:58 AM miasrrq. No action, will take the case in front of the CCB once again.			6/17/20 6/17/20 6/17/20



CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER	INSPECTOR	TENANT NAME	TENANT NBR
ADDRESS			
WORK WITHOUT PERMIT 05-3119-013-4330 617 DE SOTO DRIVE MIAMI SPRINGS	10/21/19	ACTIVE	10/21/19
FL 33166	Roberto Quintero		
8/27/20 FOLLOW UP INSPECTION	COMPLETED	8/27/20	Roberto Quintero
RSLT TEXT: and explained the cancellation.			8/27/20
9/26/20 FOLLOW UP INSPECTION	COMPLETED	9/25/20	Roberto Quintero
RSLT TEXT: September 25, 2020 10:10:36 AM miasrrq.			9/25/20
No action taken, prepared summons to appear for the CCB.			9/25/20
9/25/20 Summons to Code Enf Board Meet	COMPLETED	9/25/20	
NARRATIVE: September 25, 2020 10:14:49 AM miasrrq.			9/25/20
Summons to appear was prepared and sent via regular and certified mail and via police. Tracking no. 7019-2970-0001-1123-9550.			9/25/20
10/07/20 FOLLOW UP INSPECTION	SCHEDULED		Roberto Quintero
RQST TEXT: September 25, 2020 10:16:01 AM miasrrq.			9/25/20
Update case based on the result of the CCB.			9/25/20

TOTAL TIME:

FINES:

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

CITY OF  
MIAMI SPRINGS  
Florida  
201 Westward Drive  
Miami Springs, FL 33166  
(305) 805-5030

CIVIL INFRACTION NOTICE

ADDRESS: 617 DE SOTO DRIVE

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: 151-04**

Work has been done without a permit.

WINDOWS

**CORRECTIVE ACTION NEEDED:**

Please pass by the building department and apply for a permit.

This is a Notice of Civil Infraction. If no action is taken within 7 days, a Civil Infraction Ticket for \$100 will be written.

Due Date: 11/1/2019

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

10/22/2019  
Date

[Signature]  
Code Compliance Officer



**CODE TEXT**  
**MIAMI SPRINGS CODE OF ORDINANCES**

**Sec. 151-04. Application for building permits.**

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

Should you have questions, please contact me:

Roberto Quintero  
Code Compliance Officer  
Email: [quinteror@miamisprings-fl.gov](mailto:quinteror@miamisprings-fl.gov)  
Office: 305-805-5030  
Cellphone: 786-255-0995

ADDRESS: 617 DE SOTO DRIVE

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

CODE SECTION: **151-04**

Work has been done without a permit.

WINDOWS

The notification was given that work had been done without a permit.

To date, the following has been done:

- No action has been taken
- Permit applied for but not issued
- Permit issued but expired

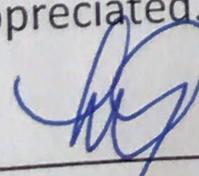
CORRECTIVE ACTION NEEDED:

- Apply for a permit.
- Complete Permit application process until Permit has been issued.
- WILL REFER TO CODE COMPLIANCE BOARD FOR GUIDANCE.

This is a Notice of Civil Infraction. If no action is taken ~~within 7 days~~ a Civil Infraction Ticket for \$100 will be written. Due Date: 11/27/2019

Your anticipated cooperation is appreciated.

11/13/2019  
Date

  
Code Compliance Officer

structure, nor add to, enlarge, move, renovate, remodel, improve, alter, convert, extend, or demolish any building or structure, or any group of buildings or structures under one or joint ownership, whether on one or more lots or tract of land, or cause the same to be done without first obtaining a building permit therefor from the City Building Department.

QUESTIONS OR COMMENTS? PLEASE CALL ME:



Contact information:

Roberto Quintero  
Code Compliance Officer

Email: [quinteror@miamisprings-fl.gov](mailto:quinteror@miamisprings-fl.gov)

Office: 305-805-5030

Cellphone: 786-255-0995

**FINAL NOTICE**

Feb 21, 2020 at 3:04:19 PM  
Miami Springs, FL 33166



City of  
**MIAMI SPRINGS**  
Florida

201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166

**CERTIFIED MAIL**



7019 0700 0001 4750 2511

7019 0700 0001 4750 2511



UNITED STATES POSTAGE  
PITNEY BOWES  
02 1P \$ 006.90<sup>0</sup>  
0000924928 FEB 21 2020  
MAILED FROM ZIP CODE 33166

PS Form 3849, October 2019

LOURDES BARQUIN  
617 DE SOTO DRIVE  
MIAMI SPRINGS, FL 33166

Postage  
 Adult Signature Required  
 Certified Mail Restricted Delivery  
 Return Receipt (electronic)  
 Return Receipt (hardcopy)  
Extra Services & Fees (check box, add fee as appropriate)  
Certified Mail Fee \$  
Postmark Here

Certified Mail Fee

**OFFICIAL USE**

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
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City of  
**MIAMI SPRINGS**  
Florida

201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166



UNITED STATES POSTAGE  
PITNEY BOWES  
02 1P \$ 000.50<sup>0</sup>  
0000924928 FEB 21 2020  
MAILED FROM ZIP CODE 33166

LOURDES BARQUIN  
617 DE SOTO DRIVE  
MIAMI SPRINGS, FL 33166

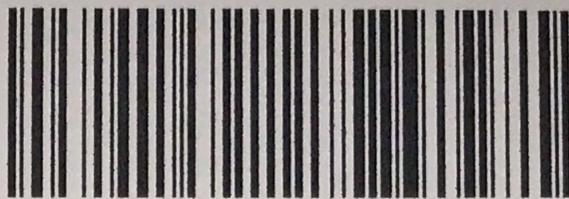
9/25/20, 10:29 AM  
Miami Springs



City of  
**MIAMI SPRINGS**  
Florida

201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166

**CERTIFIED MAIL®**



7019 2970 0001 1123 9550

7019 2970 0001 1123 9550



UNITED STATES POSTAGE  
**PITNEY BOWES**  
02 1P **\$ 006.90<sup>0</sup>**  
0000924928 SEP 25 2020  
MAILED FROM ZIP CODE 33166

**U.S. Postal Service™**  
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**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 and Fees \$ \_\_\_\_\_

Sent 7 \_\_\_\_\_

Street \_\_\_\_\_

City, S \_\_\_\_\_

PS Fo \_\_\_\_\_

Instructions \_\_\_\_\_

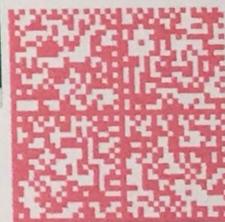
Postmark Here

LOURDES BARQUIN  
617 DE SOTO DRIVE  
MIAMI SPRINGS, FL 33166



City of  
**MIAMI SPRINGS**  
Florida

201 WESTWARD DRIVE  
MIAMI SPRINGS, FL 33166



UNITED STATES POSTAGE  
**PITNEY BOWES**  
02 1P **\$ 000.50<sup>0</sup>**  
0000924928 SEP 25 2020  
MAILED FROM ZIP CODE 33166

LOURDES BARQUIN  
617 DE SOTO DRIVE  
MIAMI SPRINGS, FL 33166



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 1/29/2020

Property Information	
Folio:	05-3119-013-4330
Property Address:	617 DE SOTO DR Miami Springs, FL 33166-6012
Owner	LOURDES BARQUIN TRS LOURDES BARQUIN REV LIV TR
Mailing Address	617 DE SOTO DR MIAMI SPRINGS, FL 33166 USA
PA Primary Zone	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	982 Sq.Ft
Living Area	967 Sq.Ft
Adjusted Area	975 Sq.Ft
Lot Size	8,108 Sq.Ft
Year Built	1950

Assessment Information			
Year	2019	2018	2017
Land Value	\$167,025	\$167,025	\$155,268
Building Value	\$67,860	\$67,860	\$67,860
XF Value	\$5,266	\$5,332	\$5,399
Market Value	\$240,151	\$240,217	\$228,527
Assessed Value	\$134,940	\$132,424	\$129,701

Benefits Information				
Benefit	Type	2019	2018	2017
Save Our Homes Cap	Assessment Reduction	\$105,211	\$107,793	\$98,826
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

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

Short Legal Description
19 53 41 .19 AC PB 34-40
COUNTRY CLUB ESTS SEC 2 REV PL
N57.1FT OF TRACT D BLK 134
LOT SIZE 57.100 X 142
74R-125607

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

**CASE #** 20-166  
**NO.** 00530

DATE ISSUED: 1/29/2020 11:24 AM  
TIME: 11:24 AM  
CODE INSPECTOR: RG  
DEPT./DIV.: CC  
I.D. NO: 608  
NAME OF VIOLATOR(S): LOURDES BARQUIN  
FOLIO#: 05-3119  
013-4330  
REPEAT VIOLATOR: YES  NO   
MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip): 617 DE SOTO DRIVE MIAMI SPRINGS FL 33166

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  
10/21/2019 AT 12:00 AM/PM A VIOLATION OF SECTION  
151-04 APPLICATION FOR BLDG PERMIT OF THE  
MIAMI SPRINGS MUNI CODE WAS OBSERVED

TO WIT: (DESCRIPTION OF VIOLATION) NEW WINDOWS  
AT 617 DE SOTO DRIVE  
LOCATION OF VIOLATION

YOU SHALL PAY THE CIVIL PENALTY OF \$ 100<sup>00</sup> AND CORRECT THE VIOLATION ON  
OR BEFORE 2/12/2020 OR YOU MAY REQUEST AN  
ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE  
CODE INSPECTOR ON OR  
BEFORE 2/18/2020  
(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:   
CODE INSPECTOR: \_\_\_\_\_  
SERVICE: PERSON  MAIL  POSTING \_\_\_\_\_  
DATE: 1/29/2020

The Office of the Property Appraiser is continually editing and updating the tax roll. This v and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/mor/discclaimer.asp>

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

CODE

For delivery information, visit our website at [www.usps.com](http://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 7

Street

City, St

PS Fo

LOURDES BARQUIN  
617 DE SOTO DRIVE  
MIAMI SPRINGS, FL 33166



Instructions

7019 2970 0001 1123 9550

7019 0700 0001 4750 4041

U.S. Postal Service™  
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Domestic Mail Only

LODE  
[Signature]

For delivery information, visit our website at [www.usps.com](http://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	\$

Postmark Here  
MIAMI SPRINGS FINANCE UNIT 33266  
AUG 21 2020  
USPS

Postage	
\$	
To	
From	
Street	LOURDES BARQUIN
City, State	617 DE SOTO DRIVE
Zip	MIAMI SPRINGS, FL 33166

7019 2970 0001 1123 9550

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

LODE

For delivery information, visit our website at [www.usps.com](http://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	\$

Postmark Here  
MIAMI SPRINGS FINANCE UNIT 33266  
SEP 25 2020  
USPS

Postage	
\$	
Total Postage and Fees	
\$	
Sent To	LOURDES BARQUIN
Street	617 DE SOTO DRIVE
City, State	MIAMI SPRINGS, FL 33166

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:

LOURDES BARQUIN  
617 DE SOTO DRIVE  
MIAMI SPRINGS, FL 33166



9590 9402 4449 8248 6459 09

2. Article Number (Transfer from service label)

7019 0700 0001 4750 2511

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
 Agent  
 Addressee

B. Received by (Printed Name)  
L. BARQUIN

C. Date of Delivery  
2/28/20

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

MIAMI SPRINGS FINANCE UNIT 33266  
FEB 28 2020  
USPS

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail (over \$500)	

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:

LOURDES BARQUIN  
617 DE SOTO DRIVE  
MIAMI SPRINGS, FL 33166



9590 9402 5666 9308 0310 85

2. Article Number (Transfer from service label)

7019 0700 0001 4750 4041

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
 Agent  
 Addressee

B. Received by (Printed Name)  
L. BARQUIN

C. Date of Delivery  
8/27/20

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

MIAMI SPRINGS FINANCE UNIT 33266  
AUG 27 2020  
USPS

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail (over \$500)	

Domestic Return Receipt



# INCIDENT/INVESTIGATION REPORT

Miami Springs Police Department

Case # 2001369

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
D R U G S						

Assisting Officers

Suspect Hate / Bias Motivated: *None*

NARRATIVE

# REPORTING OFFICER NARRATIVE

*Miami Springs Police Department*

OCA 2001369
Date / Time Reported Fri 09/25/2020 19:05

Victim	Offense CODE VIOLATION	Date / Time Reported Fri 09/25/2020 19:05
--------	---------------------------	--

A code enforcement subpoena was delivered and served by this Officer to Barquin who accepted it without incident. A copy was given to Barquin and another is attached to this report.

Subpoena information is below.

Folio: 05-3119-013-4330

Case#: 20-166

Issued: 092520

Served: 092520 1905hrs

Case # 2001369

PLEASE READ THE FOLLOWING CAREFULLY

September 25, 2020

LOURDES BARQUIN  
617 DE SOTO DRIVE  
MIAMI SPRINGS, FL 33166

Re: 617 DE SOTO DRIVE, MIAMI SPRINGS, FL 33166

Folio: 05-3119-013-4330

This letter accompanies a NOTICE TO APPEAR (VIOLATOR'S SUMMONS) issued by the City of Miami Springs Code Enforcement Board for **Case # 20-166**.

Your hearing has been set for **7:00 PM on Tuesday, October 6, 2020** in the Rebeca Sosa Theater on the second floor of the Recreational Center, 1401 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,



---

Roberto Quintero  
Code Compliance Officer

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

(CITY OF MIAMI SPRINGS, FLORIDA )  
( Petitioner )  
( )  
(LOURDES BARQUIN )  
(617 DE SOTO DRIVE )  
(MIAMI SPRINGS, FL 33166 )  
( Respondent(s) )

**CASE # 20-166**  
**NOTICE TO APPEAR (SUMMONS)**  
**617 DE SOTO DRIVE, MIAMI SPRINGS, FL 33166 - 05-3119-013-4330**

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 the Rebeca Sosa Theater, on the second floor of the Recreational Center, 1401 Westward Drive, Miami Springs, FL 33166, on **October 6, 2020 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:

**151-04 Application for building permit.**

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

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

NAME: LOURDES BARQUIN

ADDRESS: 617 DESOTO DR

On this 25<sup>th</sup> day of SEPTEMBER, 2020, by delivering a true copy thereof to the above-named violator.

POLICE CHIEF/OFFICER, CITY OF MIAMI SPRINGS, FLORIDA

BY: OF. E. ESTOK

(Original to be returned to Clerk of the Miami Springs Code Enforcement Board,  
1401 Westward Drive, Miami Springs, FL 33166)

CITY OF MIAMI SPRINGS CODE ENFORCEMENT BOARD HEARING  
PROCEDURES

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