



CITY OF
MIAMI SPRINGS
CODE COMPLIANCE
BOARD

Tuesday, May 4, 2021



**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, May 4, 2021
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: March 2, 2021**
- 4. OLD BUSINESS**

1) Case# 12-1367 (Fine Reduction)
 Address: 171 Navajo Street
 Owner: **Albert & Irene Arends & Ocean Bank**
 Violation: 151-04.- Application for building permit.

2) Case# 18-1902 (Update)
 Address: 525 De Soto Drive
 Owner: **Hercilia Zayon**
 Violation: 151-04.- Application for building permit.

3) Case# 20-950 (Update)
 Address: 348 Minola Drive
 Owner: **Elio A Nunez Paz**
 Violation: 151-04.- Application for building permit.

5. NEW BUSINESS

- 1) **Case# 17-2523**
Address: 378 Westward Drive
Owner: **Miami Springs Baptist Church**
Violation: 93-13.- Maintenance of property by owner

- 2) **Case# 21-531**
Address: 409 De Leon Drive
Owner: **Estate of Lino Rassi**
Violation: 71-04. - Inoperable vehicles prohibited.

- 3) **Case# 21-532**
Address: 409 De Leon Drive
Owner: **Estate of Lino Rassi**
Violation: 150-016. - Off-street parking requirements

- 4) **Case# 21-868**
Address: 18 Euclid Drive
Owner: **Erubiel Gutierrez & Rosario Gutierrez**
Violation: 93-13.- Maintenance of property by owner

6. UNIFORM CIVIL VIOLATION APPEAL

- 1) **Case# 21-711**
Address: 340 Payne Drive
Owner: **Robert B Sami & Golnaz Sharifi**
Violation: 150-017. - Recreational vehicles

- 2) **Case# 20-934**
Address: 1451 Lenape Drive
Owner: **Connie Maldonado**
Violation: 150-013. - Residential plantings, fences and walls.

7. COUNCIL LIAISON REPORT AND REQUEST

8. 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 March 2nd, 2021 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 6:59 P.M.

Present: Board member Jorge Filgueira
Board member Juan Khoury
Board member Jacqueline Martinez-Regueira
Board member Aldrick Diaz

Absent: Chairperson Marlene Jimenez
Board member Bankston

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

2) Invocation/Salute to the Flag

All who were present participated.

In the absence of Chairperson Jimenez, Board member Filgueira served as Chairperson of this meeting.

3) Approval of Minutes: January 5th, 2021

Minutes of the January 5th, 2021 meeting were approved as written.

Board Member Martinez-Regueira moved to approve the minutes as written. Board member Khoury seconded the motion, which passed unanimously 4-0 on roll call vote. The rollcall vote was as follows: Board member Khoury, Board member Martinez-Regueira, Board member Diaz and Chairperson Filgueira voted YES.

Board secretary Mary Arguedas swore in everyone giving testimony during the proceedings.

4) OLD BUSINESS

1) Case# 18-595 (Update)
Address: 186 Westward Drive
Owner: **Westward Holding LLC**
Violation: 151-04. Application for building permit.

Code Compliance Officer Quintero stated the case is in compliance.

2) Case# 20-1415 (Fine Reduction)
Address: 210 Lawn Way
Owner: **Tomhe Property Group LLC**
Violation: 151-04. Application for building permit.

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

Monika Entin, attorney representing the property owner, addressed the Board. Mrs. Entin provided the Board with copies of a contract that included permitting as a condition of the contract. Board member Martinez-Regueira reminded the board that they have been stern with the fines imposed. Board member Diaz stated he believed \$9,000 is a lot of money, and he would be willing to reduce the fine to 75%.

Board member Diaz moved to reduce the fine to \$7,200. Board member Khoury seconded the motion, which passed unanimously 4-0 on rollcall vote. The rollcall vote was as follows: Board member Khoury, Board member Martinez-Regueira, Board member Diaz and Chairperson Filgueira voted YES.

3) Case# 20-1762 (Fine Reduction)
Address: 210 Lawn Way
Owner: **Tomhe Property Group LLC**
Violation: 151-04. Application for building permit.

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

Monika Entin, attorney representing the property owner, addressed the Board. Chair Filgueira asked Mrs. Entin what she would consider to be a fair reduction. Mrs. Entin stated she would like a 75% reduction of the fine. Board member Martinez-Regueira asked if work continued after a violation was posted. Code Compliance Officer Novo answered that the work was all completed when a complaint was received for interior work without permit. Board member Diaz asked if the permit was closed. Code Compliance Officer Novo answered the permit was closed. Board member Diaz asked what was the total for the permit fee. Code Compliance Officer Novo stated the total permit fee was \$1,034.

Board member Diaz moved to reduce the fine to \$5,812.50. For lack of a second, the motion failed.

Board member Khoury stated he believed that amount was too low.

Board member Khoury moved to reduce the fine to \$11,625. Board member Diaz seconded the motion which passed 3-1 on roll call vote. The rollcall vote was as follows: Board member Khoury, Board member Diaz, Chairperson Filgueira voted YES. Board member Martinez-Regueira voted NO.

4) Case# 21-312 (Update)
Address: 525 De Soto Drive
Owner: **Hercilia Zayon**
Violation: 151-04. Application for building permit.

Code Compliance Officer Quintero Stated the case came into compliance a few days after the allowed time, however there was no consequence attached to the time frame provided.

As a consensus of the Board, they will not hear this case since it is in compliance.

5) NEW BUSINESS

1) Case# 20-1444
Address: 1210 Falcon Avenue
Owner: **Giovanna Ramos**
Violation: 151-04. Application for building permit.

Code Compliance Officer Novo presented the case history to the Board. Officer Novo stated the property owner advised her that she is a firefighter and would be on a 24-hour shift, and would not be able to attend the meeting. Additionally, Officer Novo mentioned the owner would either legalize the awning, or remove it.

Board member Martinez-Regueira stated she would like a quick time frame with a fee attached to it since hurricane season is approaching and the awning could potentially become a danger.

Board member Diaz moved to grant until April 6th to get an issued permit or get the awning removed, or a \$75 daily fine will take into effect until they come into compliance. Board member Khoury seconded the motion, which failed during rollcall vote. The rollcall vote was as follows: Board member Khoury, Board member Diaz voted YES. Board member Martinez-Regueira, Chairperson Filgueira voted NO.

Chairperson Filgueira stated he believed the \$75 daily fine was too low. Board member Martinez-Regueira agreed.

Board member Martinez-Regueira moved to grant until April 6th to get an issued permit or get the awning removed, or a \$150 daily fine will take into effect until they come into compliance. Board member Khoury seconded the motion which passed unanimously 4-0 on rollcall vote. The rollcall vote was as follows: Board member Khoury, Board member Martinez-Regueira, Board member Diaz and Chairperson Filgueira voted YES.

2) Case# 19-711
Address: 540 De Soto Drive
Owner: **Arnoldo Matias Gonzalez**
Violation: 151-04. Application for building permit.

Code Compliance Officer Quintero stated the case is in compliance.

3) Case# 20-426
Address: 580 East Drive
Owner: **Estate of Segundo Pla**
Violation: 151-04. Application for building permit.

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

Mercedes Pla. From 580 East Drive, stated they have hired a contractor to take care of the permitting process. Board member Martinez-Regueira asked how much time she would need. Code Compliance Officer Quintero stated he would recommend 60 days without a consequence.

Board member Khoury moved to grant until June 1st to get an issued permit, or return to the board for an update. Board member Martinez-Regueira seconded the motion which passed unanimously 4-0 on rollcall vote. The rollcall vote was as follows: Board member Khoury, Board member Martinez-Regueira, Board member Diaz and Chairperson Filgueira voted YES.

4) Case# 20-628
Address: 632 Minola Drive
Owner: **Yury Calderon & Yomary Calderon**
Violation: 151-04. Application for building permit.

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

Mrs. Calderon, owner of 632 Minola Drive, addressed the Board. Mrs. Calderon stated she had problems with people from 36th street looking through her window, and had the windows changed for her and her daughter's safety. Board member Martinez Regueira asked if 60 to 90 days would be appropriate to get a permit. Code Compliance Officer Quintero agreed that it would be enough time. Chairperson Filgueira asked if the ticket had been paid. Officer Quintero stated the ticket had not been paid.

Board member Martinez-Regueira moved to grant until June 1st to get an issued permit, or a \$150 daily fine will take into effect until they come into compliance. Board member Khoury seconded the motion which passed unanimously 4-0 on rollcall vote. The rollcall vote was as follows: Board member Khoury, Board member Martinez-Regueira, Board member Diaz and Chairperson Filgueira voted YES.

5) Case# 20-950
Address: 348 Minola Drive
Owner: **Elio A Nunez Paz**
Violation: 151-04. Application for building permit.

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

Property Owner Elio Paz, and his wife Barbara Suarez, addressed the Board. Mrs. Suarez stated they will get the permit submitted by the upcoming Friday and that they had an engineer come out and verify the installation of the windows. Board member Martinez-Regueira recommended the Board provide 60 days to come into compliance.

Board member Diaz moved to grant until May 4th to get an issued permit, or a \$100 daily fine will take into effect until the come into compliance. Board member Khoury seconded the motion which passed unanimously 4-0 on rollcall vote. The rollcall vote was as follows: Board member Khoury, Board member Martinez-Regueira, Board member Diaz and Chairperson Filgueira voted YES.

6) UNIFORM CIVIL VIOLATION APPEAL

1) Case# 21-331
Address: 901 Dove Ave
Owner: **Ricardo E & Angela Aguila**
Violation: 150-017 (B)(8) Recreational Vehicle

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

Property owner Ricardo Aguila, and son Ricardo Aguila, both of 901 Dove Avenue addressed the Board. Board member Martinez-Regueira asked Officer Novo why she issued the ticket. Officer Novo stated that this is a case of a repeat violator, and she could have issued a ticket every time she saw the RV there, however she only issued one ticket. Board member Martinez-Regueira stated that \$100 does not cover the cost of the resources used and recommended the ticket to stand.

Board member Martinez-Regueira moved to have the ticket stand at \$100. Board member Khoury seconded the motion which passed unanimously 4-0 on rollcall vote. The rollcall vote was as follows: Board member Khoury, Board member Martinez-Regueira, Board member Diaz and Chairperson Filgueira voted YES.

7) COUNCIL LIAISON REPORT AND REQUEST:

None at this time.

Board Secretary Arguedas noted that there won't be a meeting in April due to local elections.

8) ADJOURNMENT

There being no further business the meeting was duly adjourned at 8:47 P.M.

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Respectfully Submitted:

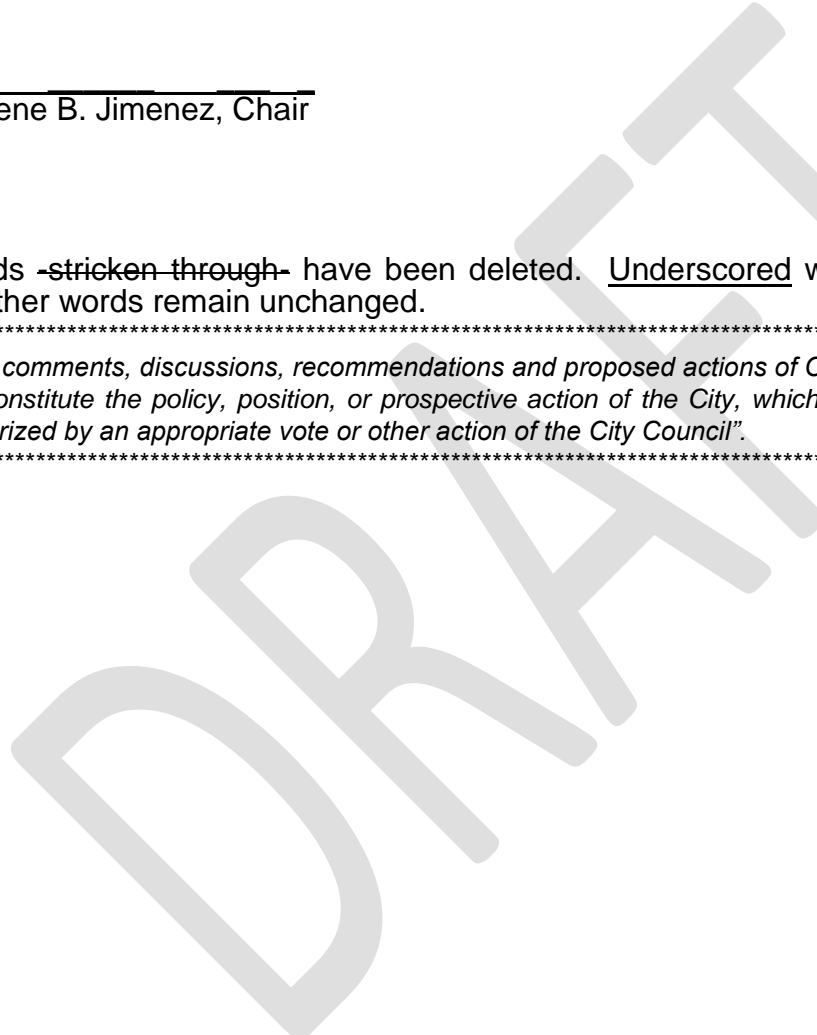
Mary Arguedas
Board Secretary

Adopted by the Board on
this ____ day of _____, 2021.

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”.





OLD BUSINESS

Code Compliance Board



1

12




Case # 12-1367

171 Navajo Street

Code: 151-04

Application for
Building Permits

Fine Reduction

- 
- On April 24, 2012, based on a complaint from a City Official, Tex Ziadie performed an inspection and noted work being done without a Permit. A whole new roof (all wood) was being put on the carport. In addition, new drywall was on the inner (rear) wall of the carport and a new door into a (utility area?). Owner, Irene Arends was given a verbal Civil Infraction Notice and the workers were ordered to cease work until a Permit was secured or get a ticket for \$100. Mrs. Arends said that her husband did this kind of work all the time in the Barbados. She was advised that such work always needs a permit here.
 - On April 5, 2016, CCO Taveras presented the case in front of the Code Compliance Board due to no compliance.
 - On April 5, 2016, Board member Bankston moved to set a \$100 per day fine, starting from January 22, 2016, until the property owner comes into compliance. Board member Filgueira seconded the motion, which passed 5-0 on roll call vote.
 - On January 25, 2021, a permit was applied to comply with the case.
 - On February 25, 2021, the permit was inspected and closed, the case came into compliance pending payment of the fines.

- On February 26, 2021, I updated the case including the daily fines.

I applied total daily fines of \$100/day:

Per Enforcement order the fine starts,

From and including: Friday, January 22, 2016

To, but not including Friday, February 26, 2021

Result: 1862 days x \$100.00 = \$186,200.00

- On March 4, 2021, Joe Galleno, who has power of attorney over 171 Navajo Street, paid the administrative fee of \$75.00 to be heard in front of the Code Compliance Board for a Fine Reduction.
- On March 8, 2021, I sent to Joe Galleno via email the date, time and location of today's meeting.
- On April 22, 2021, I called Joe Galleno and reminded him of the meeting I also mailed the agenda to the mailing address on the property appraisers website.









CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
WORK WITHOUT PERMIT 05-3024-004-1910 171 NAVAJO STREET MIAMI SPRINGS FL 33166	3/24/12	LIENED	2/26/21

CASE DATA: WORK WITHOUT A PERMIT

NARRATIVE: Based on a complaint from a City Official, an inspection by Tex Ziadie on 4-24-12 noted work being done without a Permit. A whole new roof (all wood) was being put on the carport. In addition new drywall was on the inner (rear) wall of the carport and a new door into a (utility area?). Owner, Irene Arends was given a verbal Civil Infraction Notice and the workers were ordered to cease work until a Permit was secured or get a ticket for \$100. Mrs. Arends said that her husband did this kind of work all the time in the Barbados. She was advised that such work always needs a permit here.

NOTICE NAMES: ARENDS, ALBERT M. & IRENE OWNER

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	3/24/12	INITIAL INSPECTION	COMPLETED	3/24/12	TEX ZIADIE	
	3/24/12	VERBAL CIVIL INFRACTION NOTICE	COMPLETED	3/24/12		
		NARRATIVE: Based on a complaint from a City Official, an inspection by Tex Ziadie on 4-24-12 noted work being done without a Permit. A whole new roof (all wood) was being put on the carport. In addition new drywall was on the inner (rear) wall of the carport and a new door into a (utility area?). Owner, Irene Arends was given a verbal Civil Infraction Notice and the workers were ordered to cease work until a Permit was secured or get a ticket for \$100. Mrs. Arends said that her husband did this kind of work all the time in the Barbados. She was advised that such work always needs a permit here.				
	4/09/12	FOLLOW UP INSPECTION	COMPLETED	4/15/14	TEX ZIADIE	
		RSLT TEXT: On 04/16/2014 CCO Taveras was given a complaint from the Building dept to notify the property owners that permit for roof repairs and work done had not been paid. Issued a RFC to the tenant.				
	3/11/15	FOLLOW UP INSPECTION	COMPLETED	3/11/15	TEX ZIADIE	6.00
		RSLT TEXT: No compliance met, issued a Final NCIV and granted 7 days to comply.				
	3/18/15	FOLLOW UP INSPECTION	COMPLETED	1/22/16	TEX ZIADIE	

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER	INSPECTOR	TENANT NAME	TENANT NBR
ADDRESS			
WORK WITHOUT PERMIT 05-3024-004-1910 171 NAVAJO STREET MIAMI SPRINGS	3/24/12	LIENED	2/26/21
FL 33166	Roberto Quintero		
3/18/15	FOLLOW UP INSPECTION RSLT TEXT: As of 01/22/16 no action has been taken or contact made with the Code Compliance Dept. Issued a UCVN #01936 in the amount of \$100, if no compliance is met the case will be referred to the Code Enforcement Board.	COMPLETED 1/22/16	TEX ZIADIE 3/28/16 3/28/16 3/28/16
1/22/16	Uniform Civil Violation Ticket NARRATIVE: As of 01/22/16 no action has been taken or contact made with the Code Compliance Dept. Issued a UCVN #01936 in the amount of \$100, if no compliance is met the case will be referred to the Code Enforcement Board.	COMPLETED 1/22/16	1/22/16 1/22/16 1/22/16 1/22/16
2/02/16	FOLLOW UP INSPECTION RSLT TEXT: On 02/19/16 checked computer system and found the permit for roof #14-44 is still in plan check. Will refer the case to CEB.	COMPLETED 2/19/16	LOURDES TAVERAS 3/28/16 3/28/16 3/28/16
3/09/16	FOLLOW UP INSPECTION RSLT TEXT: On 03/09/16 Posted ticket on door since it was returned by the post office. Granted 7 more days.	COMPLETED 3/09/16	LOURDES TAVERAS 3/28/16 3/28/16
3/16/16	FOLLOW UP INSPECTION RSLT TEXT: On 03/18/2016 no actions had been taken, will refer the case to the CEB for April 5, 2016.	COMPLETED 3/18/16	LOURDES TAVERAS 3/28/16 3/28/16
3/18/16	Summons to Code Enf Board Meet NARRATIVE: On 03/18/16 Summons to Appear before the CEB on Apr. 7, 2016 was sent via Cert. Mail, regular mail and Police Ser.	COMPLETED 3/18/16	3/18/16 3/18/16
4/05/16	FOLLOW UP INSPECTION RSLT TEXT: Board member Bankston moved to set a \$100 per day fine, starting from January 22, 2016, until the property owner comes into compliance. Board member Filgueira seconded the motion, which passed 5-0 on roll call vote. Enforcement Order prepared and sent to Finance Dept to record. Total amount to date \$7,600. Will increase until Roofing permit is issued.	COMPLETED 4/07/16	LOURDES TAVERAS 6/24/16 6/24/16 6/24/16 6/24/16 6/24/16 6/24/16
4/11/16	FOLLOW UP INSPECTION RSLT TEXT: On 04/11/2016 Ms. Alysha Virzi tried to pay for the UCVN and was advise by the Cashier to speak to CCO Taveras to obtain the correct amount. CCO Taveras gave her a copy of the Enforcement Order and advised her that the property owner was required to complete the permit process prior to paying the fines since they were increasing on a daily basis. She stated that the owner's were out of the country, that they were her in-laws. CCO Taveras asked her if husband lived there, she stated that he did not live there, that she was just visiting the property. She was asked to fill out a	COMPLETED 4/11/16	LOURDES TAVERAS 4/11/16 4/11/16 4/11/16 4/11/16 4/11/16 4/11/16 4/11/16 4/11/16 4/11/16

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER	INSPECTOR	TENANT NAME	TENANT NBR
ADDRESS			
WORK WITHOUT PERMIT 05-3024-004-1910 171 NAVAJO STREET MIAMI SPRINGS	3/24/12	LIENED	2/26/21
FL 33166	Roberto Quintero		
4/11/16 FOLLOW UP INSPECTION	COMPLETED	4/11/16	LOURDES TAVERAS
RSLT TEXT: Public Records request form in order to give her more information. She started to complete the form, then hesitated and stated she would talk to the owner's first. She was advised to obtain a Power of Attorney if she was going to continue to complete the roofing permit.			4/11/16 4/11/16 4/11/16 4/11/16 4/11/16
6/24/16 FOLLOW UP INSPECTION	COMPLETED	6/24/16	LOURDES TAVERAS
RQST TEXT: On 06/24/16 no action had been taken, added \$7,800 to lien for 78 days at \$100 per day.			6/24/16 6/24/16
RSLT TEXT: On 06/24/16 no action had been taken, added \$7,800 to lien for 78 days at \$100 per day.			7/07/16 7/07/16
7/25/16 FOLLOW UP INSPECTION	COMPLETED	8/05/16	LOURDES TAVERAS
RSLT TEXT: On 08/05/2016 checked the computer system and no action had been taken. Add fines from June 25, 2016 to Aug. 5, 2016 41 days at \$100 per day a total of \$4,100.			4/19/18 4/19/18 4/19/18
4/19/18 FOLLOW UP INSPECTION	COMPLETED	4/19/18	LOURDES TAVERAS
RSLT TEXT: On 04/19/18 the permit was still no issued, added fines from Aug. 6, 2018 to Apr. 19, 2018 at \$100 per day. Total fines added \$62,200. Next follow up in 30 days.			4/19/18 4/19/18 4/19/18
5/21/18 FOLLOW UP INSPECTION	COMPLETED	3/22/19	Roberto Quintero
RSLT TEXT: March 22, 2019 10:46:22 AM miasrrq. Applied fines of \$100.00 a day from 04/20/2018 to 03/22/2019 is 336 days X \$100.00 = \$33,600.00			3/22/19 3/22/19 3/22/19
7/23/20 FOLLOW UP INSPECTION	COMPLETED	7/23/20	Roberto Quintero
RQST TEXT:			7/23/20
RSLT TEXT: July 23, 2020 11:10:28 AM miasrrq. Applied daily fines:			7/23/20 7/23/20 7/23/20
From and including: Saturday, March 23, 2019			7/23/20
To and including: Thursday, July 23, 2020			7/23/20
Result: 489 days X \$100.00 = \$48,900.00			7/23/20 7/23/20
8/22/20 FOLLOW UP INSPECTION	COMPLETED	9/22/20	Roberto Quintero
RSLT TEXT: September 22, 2020 11:32:08 AM miasrrq. Applied daily fines:			9/22/20 9/22/20 9/22/20
From and including: Friday, July 24, 2020			9/22/20
To and including: Tuesday, September 22, 2020			9/22/20
Result: 61 days x \$6,100.00			9/22/20 9/22/20
11/21/20 FOLLOW UP INSPECTION	COMPLETED	2/26/21	Roberto Quintero

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ADDRESS			
WORK WITHOUT PERMIT 05-3024-004-1910 171 NAVAJO STREET MIAMI SPRINGS	3/24/12	LIENED	2/26/21
FL 33166 11/21/20	Roberto Quintero		
FOLLOW UP INSPECTION	COMPLETED	2/26/21	Roberto Quintero
RSLT TEXT:	February 26, 2021 1:21:56 PM miasrrq.		2/26/21
	The case has come to compliance. The permit to legalize the work done with permits was issued and inspected on February 25, 2021. I applied total daily fines of \$100/day:		2/26/21
	Per Enforcement order the fine starts,		2/26/21
	From and including: Friday, January 22, 2016		2/26/21
	To, but not including Friday, February 26, 2021		2/26/21
	Result: 1862 days x \$100.00 = \$186,200.00		2/26/21
3/04/21	FOLLOW UP INSPECTION	COMPLETED	4/22/21
RQST TEXT:	On 3/4/2021, Joe Galleno, who has power of attorney over 171 Navajo Street, paid the administrative fee of \$75.00 to be heard in front of the Code Compliance Board for a Fine Reduction.		4/22/21
	On 3/8/2021, I sent to Joe Galleno, who has power of attorney over 171 Navajo Street, an email with the date, time and location where the Fine Reduction hearing will be held.		4/22/21
	Email: gallenoj@aol.com		4/22/21
	Date: May 4th, 2021,		4/22/21
	Time: 7:00 pm		4/22/21
	Location:		4/22/21
	201 Westward Drive		4/22/21
	Miami Springs, FL 33166		4/22/21
	Miami Springs Council Chambers (Second Floor)		4/22/21
RSLT TEXT:	On 4/22/2021, I called Joe Galleno and reminded him of the Fine Reduction hearing to be held on:		4/22/21
	Date: May 4th, 2021,		4/22/21
	Time: 7:00 pm		4/22/21
	Location:		4/22/21
	201 Westward Drive		4/22/21
	Miami Springs, FL 33166		4/22/21

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
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WORK WITHOUT PERMIT 05-3024-004-1910 171 NAVAJO STREET MIAMI SPRINGS	3/24/12	LIENED	2/26/21
FL 33166	Roberto Quintero		
3/04/21 FOLLOW UP INSPECTION	COMPLETED	4/22/21	Roberto Quintero
RSLT TEXT: Miami Springs Council Chambers (Second Floor)		4/22/21	4/22/21
I also mailed the Agenda to May 4th, 2021, CCB meeting to the address on the property appraisers website of:		4/22/21	4/22/21
Albert & Irene Arends		4/22/21	4/22/21
Ocean Bank		4/22/21	4/22/21
171 Navajo Street		4/22/21	4/22/21
Miami Springs, FL 33166		4/22/21	4/22/21
5/05/21 FOLLOW UP INSPECTION	SCHEDULED		Roberto Quintero
			TOTAL TIME: 6.00

FINES:	DESCRIPTION	CHARGE	PAID	BILLED	LIEN AMT	LIEN PAID
	MISC CODE ENF TICKET \$100	100.00	.00	100.00	.00	.00
	MISC. CODE ENF PENALTIES	186200.00	.00	186200.00	.00	.00



CFN 2016R0229141
 DR BK 30043 Pg 371 (1Pgs)
 RECORDED 04/19/2016 13:30:22
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

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

CITY OF MIAMI SPRINGS,)
 FLORIDA)
 Petitioner)
) vs.)
 ALBERT & IRENE ARENDS)
 171 NAVAJO STREET)
 MIAMI SPRINGS, FL 33166)
 Respondent(s)) CASE # 12-1367

CERTIFICATE OF NON-COMPLIANCE

I hereby attest that I have, on the 5th day of April, 2016 inspected the property described as: 171 NAVAJO STREET

ADDRESS: MIAMI SPRINGS, FL 33166

which was the subject of a Subpoena requiring appearance before the Code Enforcement Board on the 5th day of April, 2016 and an Enforcement Order of the Code Enforcement Board requiring compliance on the 22ND day of January 2016. The property was found to be:

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

Additional Comments:
 At the Code Enforcement Board meeting of April 5th, 2016 Board Member John Bankston made a motion to impose a fine of \$100 per day commencing as of January 22, 2016 and continuing until the property comes into compliance. Motion was second by Board Member Jorge Filgueira.

LEGAL DESCRIPTION: GOLF COURSE ADD HIALEAH PB 8-91 LOT 25 & S15FT OF LOT 26 BLK 16 LOT SIZE 55.000 X 135 OR 10023 1402 0578 1

FOLIO # 05-3024-004-1910

Lourdes Taveras
 LOURDES TAVERAS
 Code Enforcement Officer
 CERTIFIED MAIL: #

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



City of Miami Springs,
Florida

APPLICATION FOR HEARING
REDUCTION OF FINE

How to apply for reduction of fine hearing:

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

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

DO NOT WRITE IN THIS SPACE

Case No. : _____ Fee Paid/Receipt No. _____
 Date set for hearing: _____
 The owner and/or his agent has been duly notified of the above hearing, certified mail# _____

(I) (We) Leoncita Maria Arends of 171 Navajo Street Miami Springs Fla 33166
 Name Address

request that a reduction of fine hearing be scheduled for the month of April 2021.

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

Explanation of facts, circumstances and issues will reveal that fines are not warranted in this case. Opportunity,

to address the CEB would be appreciated.

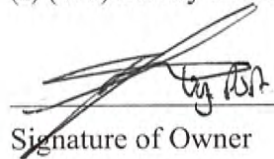
Has any previous fines been levied against property? Yes

If yes, briefly state the nature of the previous fine: A \$100 per day since Jan 22, 2016 totaling \$186,200.00

How long have you owned this property? May 1978

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

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

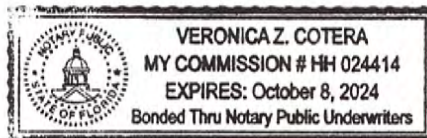

Signature of Owner

305-904-1272
Phone Number (daytime)

The contents of this Petition are
sworn to and subscribed before me
this 3rd day of March
2021


Notary Public

10/08/2024
Commission Expiration Date:



AUTHENTICATION

1. This authentication belongs to the document it has been attached to. The attached document bears my official seal in die-stamp printing. A copy does not show the relief.
2. I have verified the identity of the undersigned as appears from the attached documents. The signature on the attached document is the original signature of:

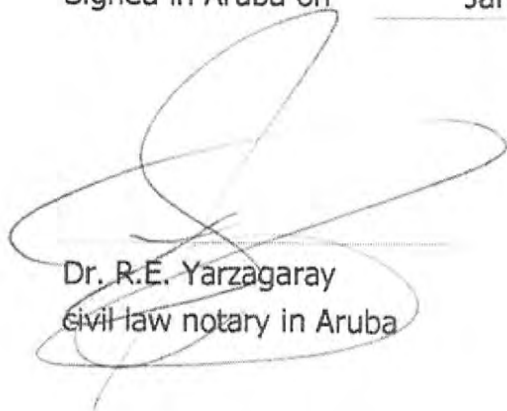
Maria Leoncita Arends

born on ***September 15, 1956***

identifying himself/herself with a valid identification document, a copy of which is attached.

3. Aforementioned individual placed his or her signature under my supervision, The meaning of this authentication is strictly limited to verification of the identity and the statement concerning the signature; no opinion can be given as to the content and the other aspects of the attachment. The Bankruptcy Register has not been consulted.
4. One may only rely on this statement subject to the condition that the interpretation and liability, if any, is governed by Aruban Law, and all disputes in this regard will only be presented to the Court of First Instance in Aruba. The General Terms and Conditions, containing limitation of liability, apply to all services provided by me, civil law notary.

Signed in Aruba on January 20, 2021



Dr. R.E. Yarzagaray
civil law notary in Aruba



APOSTILLE
(Convention de La Haye du 5 Octobre 1961)

1. Country: Aruba

2. The public instrument has been signed by: Dr. RE Yarzagoray

3. acting in the capacity of: notary

4. bears the seal/stamp of: Dr. RE Yarzagoray

5. Dated in Aruba: G. On 20 January 2001

7. by: The Director of the Department of Legislation and Legal Affairs

8. No. 163 to signature: [Signature]

9. Seal/Stamp: Dr. G.G.M. Croes



SPECIFIC POWER OF ATTORNEY

BE IT KNOWN, that I, **Marisa Leoncita Arends**, as the Property Owner of **171 Navajo Street, Miami Springs, FL 33166** do hereby grant a specific power of attorney to: **JOSE LUIS GALLEN** to act as my attorney-in-fact.


My attorney-in-fact shall act in our name, place and stead in any way which we ourselves could do, if we were personally present, with respect to the following matter, to the extent that I am permitted by law to act through an agent:

To do any and all things necessary including but not limited to submission of a permit application with the City of Miami Springs regarding the property mentioned above. In order to clear, modify or negotiate liens presently being assessed at \$100 a day for code violations. Request and retrieve any and all documents necessary, to represent the property owner's interest before building and zoning department, code enforcement, or any City of Miami Springs department, agency, official, agent or officer. To go before any board, official, representative of the City of Miami Springs and present our case and provide details in order to resolve this matter.

My attorney-in-fact hereby accepts this appointment subject to its terms and agrees to act and perform in said fiduciary capacity consistent with my best interests as he/she in his/her best discretion deems advisable, and I affirm and ratify all acts so undertaken.

Signed this 19 day of January 2021.

In the presence of: Mr. R. E. Yarzagaray
Civil Law Notary


Grantor: **Marisa Leoncita Arends**



**IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL
CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA**

CASE NO: 2020-004166-CP-02

SECTION: PMH05

JUDGE: Yvonne Colodny

In RE: Arends, Albert M.

Decedent

_____ /

ORDER OF SUMMARY ADMINISTRATION

On the petition of Maria L. Arends, joined by all beneficiaries of the decedent, for summary administration of the ESTATE OF ALBERT M. ARENDS, deceased, the court finding that the decedent died on January 15, 2011; that all interested persons have been served proper notice of the petition and hearing or have waived notice thereof; that the material allegations of the petition are true; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED that:

- 1. There be immediate distribution to the beneficiaries named herein, which are decedent's seven children, of decedent's 1/8 interest in the real property located at 171 Navajo Street, Miami Springs, FL 33166, having a legal description of:

Lot 25, and South 15 feet of Lot 26, Block 16 of GOLF COURSE ADDITION TOWN OF HIALEAH, according to the plat thereof recorded in Plat Book 8, Page 91, of the Public Records of Miami Dade County Florida, to:

Decedent's 1/8 interest shall be distributed to decedent's seven children:

Name	Address	Asset, Share or Amount
A 1/8 interest in Real Property located at	171 Navajo Street Miami Springs, FL 33166	
<u>Maria L. Arends</u>	1/8 interest in Real Estate Property located at 171 Navajo Street. Miami Springs, FL 33166	1.785%

Irene Marie Ph Arends	1/8 interest in Real Estate Property located at 171 Navajo Street. Miami Springs, FL 33166	1.785%
Albert M. Arends	1/8 interest in Real Estate Property located at 171 Navajo Street. Miami Springs, FL 33166	1.785%
Ana Ofelia M. Arends	1/8 interest in Real Estate Property located at 171 Navajo Street. Miami Springs, FL 33166	1.785%
Stanley I. Arends	1/8 interest in Real Estate Property located at 171 Navajo Street. Miami Springs, FL 33166	1.785%
Galo D. Arends	1/8 interest in Real Estate Property located at 171 Navajo Street. Miami Springs, FL 33166	1.785%
Desiree Arends De Nisbet	1/8 interest in Real Estate Property located at 171 Navajo Street. Miami Springs, FL 33166	1.785%

2. Those to whom specified parts of the decedent's estate are assigned by this order shall be entitled to receive and collect the same, and to maintain actions to enforce the right.

3. Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and empowered to

comply with this order by paying, delivering, or transferring to those specified above the parts of the decedent's estate assigned to them by this order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

DONE and **ORDERED** in Chambers at Miami-Dade County, Florida on this 4th day of January, 2021.



2020-004166-CP-02 01-04-2021 4:44 PM

Hon. Yvonne Colodny

CIRCUIT COURT JUDGE

Electronically Signed

Final Order as to All Parties SRS #: 2 (Disposed by Judge)

THE COURT DISMISSES THIS CASE AGAINST ANY PARTY NOT LISTED IN THIS FINAL ORDER OR PREVIOUS ORDER(S). THIS CASE IS CLOSED AS TO ALL PARTIES.

Electronically Served:

Jeanette Hernandez-Suarez, hernandez205@yahoo.com

Jeanette Hernandez-Suarez, Pleadings@jsuarezlaw.com

Jeanette Hernandez-Suarez, assistant@jsuarezlaw.com

Physically Served:

2



Case # 18-1902

525 De Soto Drive

Code: 151-04

Application for
Building Permits

Update

➤ Violation:

1. Interior remodel of bathrooms (Main house)
2. Interior remodel of kitchen (Main house)
3. Adding interior walls (Drywall), subdividing sections of the house. (Main house)
4. Interior remodel of kitchen and bathroom. (Servants quarters)
5. Small section of new fence installed.
6. Enclosing rear terrace, adding window/door, and concrete slab.

- On January 5, 2021, Board member Bankston moved to grant 90 days or until April 5, 2021 to get an issued permit for all six items as stated on Case 18-1902. Board member Khoury seconded the motioned 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 Chair Jimenez voted YES.
- On February 26, 2021, a permit application was submitted to comply with the case.
- On April 5, 2021, I followed-up with the order. The permit had not been issued as requested by this board.
- On April 22, 2021, I texted the property owner the date, time and location of today's meeting. I also prepared an agenda with the same information and sent it via regular mail.
- On April 30, 2021, I verified the status of the application with the Building Department. The permit is disapproved by Building, Electrical, and Plumbing. Approved by Mechanical, and Zoning.





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



CIVIL INFRACTION NOTICE

ADDRESS: 575 DE SOTO DR

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

CODE SECTION: 151-04
Work has been done without a permit.

REPLACING TOILET, SINK + TUB

CORRECTIVE ACTION NEEDED:
Apply for a permit and cease all further work until permit has been issued.

PLEASE APPLY FOR 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.

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

8-7-18
Date
[Signature]
Code Compliance Officer

QUESTIONS OR COMMENTS? PLEASE CALL ME, I'VE ATTACHED MY BUSINESS CARD TO THIS NOTICE

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.

Please contact me directly within the time stated:

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

6/25/19, 12:34 PM
Miami Springs



6/25/19, 12:34 PM
Miami Springs



6/25/19, 12:34 PM
Miami Springs



38



Dec 15, 2020 at 1:06:27 PM
Miami Springs, FL 33166



Dec 15, 2020 at 1:07:35 PM
Miami Springs, FL 33166



40



Dec 15, 2020 at 1:13:35 PM
Miami Springs, FL 33166



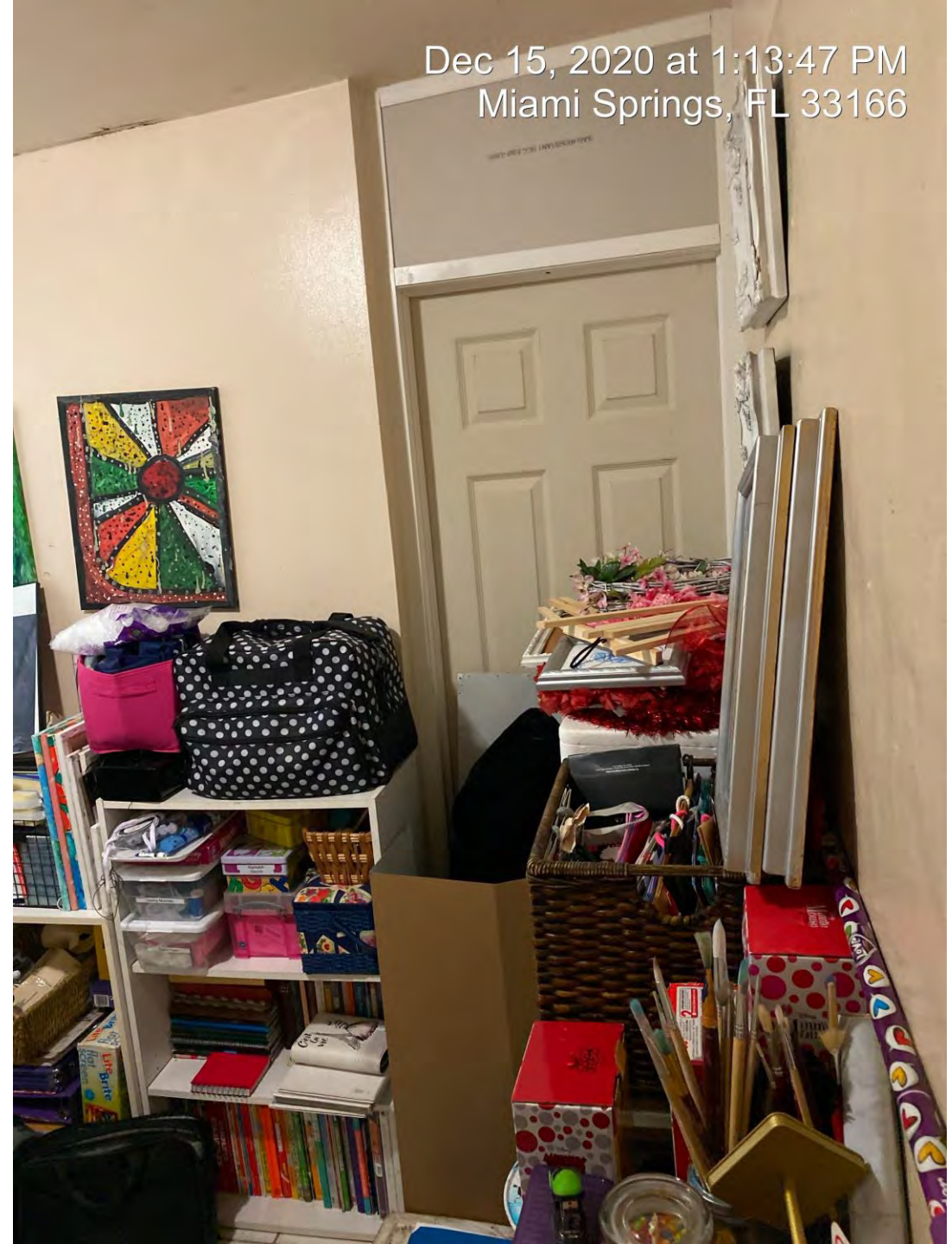
Dec 15, 2020 at 1:14:26 PM
Miami Springs, FL 33166



Dec 15, 2020 at 1:13:27 PM
Miami Springs, FL 33166



Dec 15, 2020 at 1:13:47 PM
Miami Springs, FL 33166





11/23/2020 13:50

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
WORK WITHOUT PERMIT 05-3119-010-3540 525 DE SOTO DRIVE (F) MIAMI SPRINGS FL 33166	8/07/18 Roberto Quintero	ACTIVE	8/08/18

CASE DATA: WORK WITHOUT A PERMIT Possible bath remo

NARRATIVE: On 8-7-18, CCO Quintero observed a toilet being carried out of the property and placed in a van. Went over to speak to the home owner and explained that she needed a permit for toilet replacements, as I was talking to her a worker came out with a bathroom sink. Handed over notice and explained that she needed a permit for replacement of bathroom fixtures.

8/07/18
8/07/18
8/07/18
8/07/18
8/07/18
8/07/18
8/07/18

NOTICE NAMES: ZAYON, HERCILIA OWNER

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	8/07/18	INITIAL INSPECTION RQST TEXT: On 8-7-18, CCO Quintero observed a toilet being carried out of the property and placed in a van. Went over to speak to the home owner and explained that she needed a permit for toilet replacements, as I was talking to her a worker came out with a bathroom sink. Handed over notice and explained that she needed a permit for replacement of bathroom fixtures.	COMPLETED	8/07/18	Roberto Quintero	8/08/18
	8/07/18	CIVIL INFRACTION DOOR HANGER NARRATIVE:	COMPLETED	8/07/18		0/00/00
	8/07/18	FOLLOW UP INSPECTION RQST TEXT: On 8-7-18. in the afternoon the homeowner of the property passed by and met with the Building Official in referene to the work done without permits. Seh will be applying for permits.	COMPLETED	8/08/18	Roberto Quintero	8/08/18
	8/15/18	FOLLOW UP INSPECTION RSLT TEXT: Property owner met with BO and myself. Will grant 7 days.	COMPLETED	8/17/18	Roberto Quintero	8/17/18
	8/24/18	FOLLOW UP INSPECTION RSLT TEXT: October 10, 2018 9:53:17 AM miasrrq. Permit applied for, issued and waiting inspection. Will follow up a day before expiration.	COMPLETED	10/10/18	Roberto Quintero	10/10/18
	4/01/19	FOLLOW UP INSPECTION RSLT TEXT: May 1, 2019 9:35:17 AM miasrrq. Permit expired	COMPLETED	5/01/19	Roberto Quintero	5/01/19
	10/14/19	FOLLOW UP INSPECTION	COMPLETED	10/14/20	Roberto Quintero	

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER	INSPECTOR	TENANT NAME	TENANT NBR
ADDRESS			
WORK WITHOUT PERMIT 05-3119-010-3540 525 DE SOTO DRIVE (F) MIAMI SPRINGS	8/07/18	ACTIVE	8/08/18
FL 33166	Roberto Quintero		
10/14/19	FOLLOW UP INSPECTION	COMPLETED	10/14/20
	RQST TEXT:		Roberto Quintero
	RSLT TEXT:		10/15/20
	10/14/20 CCO Novo inspected property as per complaint		10/16/20
	received regarding interior alterations. Knocked on door		10/16/20
	and a man opened the door, took a look at me and returned		10/16/20
	inside without saying a word. I knocked again and spoke		10/16/20
	with an older lady at the property that confirmed that		10/16/20
	construction was being done in the kitchen (wall being		10/16/20
	replaced or added), I did observe drywall inside along with		10/16/20
	an extension cord from the outside going inside the home.		10/16/20
	Homeowner came up behind me closing the door and telling me		10/16/20
	that no construction was going on. She did not allow me		10/16/20
	access inside, stating that she had an autistic child she		10/16/20
	did not want bothered. Updated photos.		10/16/20
10/16/20	FOLLOW UP INSPECTION	COMPLETED	10/16/20
	RQST TEXT:		Roberto Quintero
	RSLT TEXT:		10/30/20
	On October 16, 2020, the property owner Ms. Zayon Passed by		10/30/20
	to ask questions about the permits that might be required		10/30/20
	for the work being done at her house. She explains that she		10/30/20
	just replaced an existing door that her daughter had broken		10/30/20
	out of anger. She showed me a photo of the door and a small		10/30/20
	section of drywall that had also been damaged. I explained		10/30/20
	that a proper inspection of the interior of the home would		10/30/20
	be required in order to confirm the extent of the work. But		10/30/20
	she refused to schedule an inspection because she is scared		10/30/20
	of allowing anyone in the home due to COVID-19 and the anger		10/30/20
	issues that she is experiencing with her daughter.		10/30/20
	Based on the photographs that Ms. Zayon showed to me and the		10/30/20
	sketch of the home that I found in our files, it seems that		10/30/20
	a roof terrace was enclosed and is being used as an illegal		10/30/20
	living quarters.		10/30/20
	The property is in violation of 151-04 Application for		10/30/20
	Building Permit.		10/30/20
	I granted 90 days for an inspection to be scheduled to		10/30/20
	determine the extent of the work and for permits to be		10/30/20
	applied or a ticket will be issued in violation of section		10/30/20
	151-04 of the Miami Springs Municipal Code of Ordinances.		10/30/20
1/14/21	FOLLOW UP INSPECTION	COMPLETED	11/24/20
	RSLT TEXT:		Roberto Quintero
	November 24, 2020 11:38:32 AM miasrrq.		11/24/20
	Received complaint about a section of fence done without		11/24/20
	Permit. CCO Novo took photos. An automatic ticket will be		11/24/20
	issued, the property has had a lot of work without permit		11/24/20
	being done with no solid action to resolve the issue. The		11/24/20

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER	INSPECTOR	TENANT NAME	TENANT NBR
ADDRESS			
WORK WITHOUT PERMIT 05-3119-010-3540 525 DE SOTO DRIVE (F) MIAMI SPRINGS	8/07/18	ACTIVE	8/08/18
Fl. 33166	Roberto Quintero		
1/14/21 FOLLOW UP INSPECTION	COMPLETED	11/24/20	Roberto Quintero
RSLT TEXT: property is in violation of the following work without permit issues:		11/24/20	
		11/24/20	
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		11/24/20	
		11/24/20	
		11/24/20	
		11/24/20	
11/24/20 Uniform Civil Violation Ticket	COMPLETED	11/24/20	
NARRATIVE: November 24, 2020 2:49:29 PM miasrrq.		11/24/20	
Issued Uniform Civil Violation Ticket No. 00488, mailed		11/24/20	
regular and certified mail. Tracking no.		11/24/20	
7019-2970-0001-1123-9659.		11/24/20	
12/18/20 FOLLOW UP INSPECTION	COMPLETED	12/18/20	Roberto Quintero
RSLT TEXT: December 18, 2020 11:59:34 AM miasrrq.		12/18/20	
As of today, no permit application has been submitted to		12/18/20	
legalize the work previously listed. The case will be		12/18/20	
referred to the Code Compliance Board for hearing.		12/18/20	
--		12/18/20	
The ticket was paid on 12/16/2020.		12/18/20	
12/18/20 Summons to Code Enf Board Meet	COMPLETED	12/18/20	
NARRATIVE: December 18, 2020 1:52:18 PM miasrrq.		12/18/20	
The summons to appear in front of the Code Compliance Board		12/18/20	
was prepared and sent via regular, certified mail, and via		12/18/20	
MSPD. Tracking No. 7019-2970-0001-1123-975B.		12/18/20	
1/05/21 FOLLOW UP INSPECTION	COMPLETED	1/05/21	Roberto Quintero
RQST TEXT: Case to be updated upon completion of CCB hearing.		12/18/20	
RSLT TEXT: On 1/5/2021, Board member Bankston moved to grant 90 days to		1/07/21	
get an issued permit for all six items as stated on Case		1/07/21	
18-1902. Board member Khoury seconded the motioned which		1/07/21	
passed unanimously 6-0 on rollcall vote. The rollcall vote		1/07/21	
was as follows: Board member Filgueira, Board member Khoury,		1/07/21	
Board member Martinez-Regueira, Board member Bankston, Board		1/07/21	
member Diaz, and Chair Jimenez coted YES.		1/07/21	
4/05/21 FOLLOW UP INSPECTION	COMPLETED	4/05/21	Roberto Quintero
RQST TEXT:		4/05/21	
RSLT TEXT: April 5, 2021 9:33:36 AM miasrrq.		4/05/21	



3





Case # 20-950

348 Minola Drive

Code: 151-04

Application for
Building Permits

Complied

- 
- 
- On March 2, 2021, during the CCB I presented the case. The property owner and his wife were present. The CCB ordered that a permit is issued by May 4th, 2021 or a daily fine of \$100.00 will commence on May 4th, 2021. Will follow-up.
 - On March 19, 2021, the permit was submitted.
 - On March 26, 2021, the ticket was paid.
 - On April 2, 2021, the permit was issued.
 - On April 22, 2021, I performed a follow-up inspection and the permit had been issued.
 - On April 23, 2021, the permit was inspected and closed.
 - On April 30, 2021, I closed the case. Case fully in compliance.

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
WORK WITHOUT PERMIT 05-3119-013-1730 348 MINOLA DRIVE MIAMI SPRINGS	2/26/20	CASE CLOSED	4/30/21

CASE DATA: WORK WITHOUT A PERMIT STUCCO, PORCH, WINDOWS

NARRATIVE: February 26, 2020 4:06:00 PM miasrrq. 2/26/20
 Property in violation of section 151-04 Application for 2/26/20
 building permit. The following needs to be legalized: 2/26/20
 1. Windows 2/26/20
 2. Stucco 2/26/20
 I spoke with the property owner Elio, and explained that he 2/26/20
 needed a permit. Granted a week to pass by the Building 2/26/20
 Department. Will follow-up. 2/26/20

NOTICE NAMES: NUNEZ PAZ, ELIO A. OWNER

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	2/26/20	INITIAL INSPECTION RQST TEXT: February 26, 2020 4:06:00 PM miasrrq. Property in violation of section 151-04 Application for building permit. The following needs to be legalized: 1. Windows 2. Stucco I spoke with the property owner Elio, and explained that he needed a permit. Granted a week to pass by the Building Department. Will follow-up.	COMPLETED	2/26/20	Roberto Quintero	2/26/20 2/26/20 2/26/20 2/26/20 2/26/20 2/26/20 2/26/20
	2/26/20	VERBAL CIVIL INFRACTION NOTICE NARRATIVE:	COMPLETED	2/26/20		0/00/00
	3/04/20	FOLLOW UP INSPECTION RSLT TEXT: March 4, 2020 3:49:26 PM miasrrq. Property owner passed by the Building Department and gathered the paperwork in order to apply for a permit to legalize the stucco and windows. Will follow-up in 30 days.	COMPLETED	3/04/20	Roberto Quintero	3/04/20 3/04/20 3/04/20 3/04/20
	4/03/20	FOLLOW UP INSPECTION RSLT TEXT: June 25, 2020 12:35:49 PM miasrrq. No action taken, will issue Final CIN.	COMPLETED	6/25/20	Roberto Quintero	6/25/20 6/25/20
	6/25/20	CIVIL INFRACTION NARRATIVE:	COMPLETED	6/25/20		0/00/00

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER	INSPECTOR	TENANT NAME	TENANT NBR
ADDRESS			
WORK WITHOUT PERMIT	2/26/20	CASE CLOSED	4/30/21
05-3119-013-1730	Roberto Quintero		
348 MINOLA DRIVE			
MIAMI SPRINGS FL 33166			

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	7/09/20	FOLLOW UP INSPECTION RSLT TEXT: July 20, 2020 11:18:46 AM miasrrq. CCB canceled for August, will prepare summons starting August 17, 2020 for the September 1, 2020 CCB.	COMPLETED	7/20/20	Roberto Quintero	7/20/20 7/20/20 7/20/20
	8/17/20	FOLLOW UP INSPECTION RSLT TEXT: No action taken, no contact made.	COMPLETED	2/08/21	Roberto Quintero	2/19/21
	2/08/21	Uniform Civil Violation Ticket NARRATIVE: On 2/8/2021, I issued Uniform Civil Violation Notice No. 01111 in the amount of \$100.00. Sent via regular and certified mail. Tracking no. 7019-2970-0001-1124-0624.	COMPLETED	2/08/21		2/19/21 2/19/21 2/19/21
	2/15/21	FOLLOW UP INSPECTION RSLT TEXT: February 19, 2021 2:49:36 PM miasrrq. No action taken, no contact made. Will prepare summons to CCB.	COMPLETED	2/19/21	Roberto Quintero	2/19/21 2/19/21 2/19/21
	2/19/21	Summons to Code Enf Board Meet NARRATIVE: February 19, 2021 2:50:01 PM miasrrq. On 2/19/2021, I prepared and sent the summons to appear in front of the CCB on March 2, 2021. Sent via regular and certified mail and via MSPD. Tracking No. 7019-2970-0001-1124-0624.	COMPLETED	2/19/21		2/19/21 2/19/21 2/19/21 2/19/21
	3/03/21	FOLLOW UP INSPECTION RSLT TEXT: On 3/2/2021, during the CCB I presented the case. The property owner and his wife were present. The CCB ordered that a permit is issued by May 4th, 2021 or a daily fine of \$100.00 will commence on May 4th, 2021. Will follow-up.	COMPLETED	3/02/21	Roberto Quintero	3/03/21 3/03/21 3/03/21 3/03/21
	4/19/21	FOLLOW UP INSPECTION RQST TEXT: Verify if permit was issued, and update the case. RSLT TEXT: April 22, 2021 10:53:53 AM miasrrq. Permit issued for both stucco and windows. Inspection set for 4/23/2021, I will follow-up on 4/26/2021.	COMPLETED	4/22/21	Roberto Quintero	3/03/21 4/22/21 4/22/21 4/22/21
	4/26/21	FOLLOW UP INSPECTION RSLT TEXT: April 30, 2021 11:11:49 AM miasrrq. Ticket paid, permit issued, permit closed. Case closed and in compliance.	COMPLETED	4/30/21	Roberto Quintero	4/30/21 4/30/21 4/30/21

TOTAL TIME:

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



NEW BUSINESS



Code Compliance Board



Case # 17-2523
378 Westward Drive
Code 93-13
Maintenance of
property by owner



- On September 19, 2017, based on an anonymous complaint stating that the property needed maintenance for broken windows, improperly running toilets, odor and roof leaks. CCO Taveras visited the property and it was notice that two large windows were missing, they were too high to cover, there was a smell of humidity in the sanctuary that was not being used. The area was clean except for stains on the walls from past vegetation. CCO Taveras spoke to the pastor and his Secretary and granted 30 days to fix the windows.
- On October 19, 2017, CCO Taveras performed an inspection of the exterior and a search for the building permit to repair the windows was done and no action had been taken.
- On February 24, 2020, I mailed a Civil Infraction Notice requiring the following corrective action:
 1. Apply for building recertification.
 2. Apply for permit for the window that was removed.
 3. Remove scaffoldings.
- On September 10, 2020, I mailed a Notice of Violation with the following corrective action:
Apply for the pending 50-year recertification, apply for a permit to repair the window, clear debris from storm drains to allow drainage, and maintain the property in a clean, safe and presentable condition at all times. With a correction date by November 9, 2020.
- On March 19, 2021, I performed a follow-up and no action had been taken. I issued a Uniform Civil Violation Notice No. 01120, in the amount of \$100.00. Sent via regular and certified mail. Tracking No. 7019-2970-0001-1124-0549.

- 
- 
- On April 22, 2021, I prepared and sent the summons to appear via regular and certified mail. Tracking no. 7019-2970-0001-1124-1416. I also sent it for delivery via the Miami Springs Police Department.
 - The pastor and his assistant have been in contact with me and with the Building Official throughout the history of the case but they have been unsuccessful to find someone to do the required repairs.

Feb 23, 2020 at 11:05:50 AM
Miami Springs, FL 33166



57





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

Civil Infraction Notice

ADDRESS: 378 WESTWARD 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 making inspections in your area today, I noticed the following items needing your attention and compliance:

CODE SECTION: 93-13

CORRECTIVE ACTION NEEDED

General disrepair, must submit building recertification documentation. Must apply for a permit to repair window opening. Must remove scaffolding. The case has been open since 2017. Will refer to the Code Compliance Board.

If no action is taken, a Uniform Civil Infraction Notice will be issued in the amount of \$100.00.

Due Date: 3/26/2020

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

2/24/2020
Date

Code Compliance Officer

FINAL NOTICE

CODE TEXT
MIAMI SPRINGS CODE OF ORDINANCES

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

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

(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.
- (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.

Contact information:
Roberto Quintero
Code Compliance Officer
Email: quinteror@miamisprings-fl.gov
Office: 305-805-5030
Cellphone: 786-255-0995

Feb 24, 2020 at 11:23:35 AM
Miami Springs, FL 33166



City of
MIAMI SPRINGS
Florida

201 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166



Miami Springs Baptist Church
378 Westward Drive
Miami Springs FL 33166

Miami Springs



City of
MIAMI SPRINGS
Florida

201 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166



7019 0700 0001 4750 4065

7019 0700 0001 4750 4065

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

Sent to MIAMI SPRINGS BAPTIST CHURCH
Street and Apt. No. or PO Box No. 378 WESTWARD DRIVE
City, State, ZIP+4[®] MIAMI SPRINGS FL 33166

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	\$ _____

Postmark
Here

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com.
OFFICIAL USE



City of
MIAMI SPRINGS
Florida

201 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166

MIAMI SPRINGS BAPTIST CHURCH
910 PASTOR WHILDON
378 WESTWARD DRIVE
MIAMI SPRINGS FL 33166

60



Apr 22, 2021 at 4:05:20 PM
Miami Springs



City of
MIAMI SPRINGS
Florida

201 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166

7019 2970 0001 1124 1416
7019 2970 0001 1124 1416

MIAMI SPRINGS BAPTIST CHURCH

378 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166

Postmark
Here

MIAMI SPRINGS BAPTIST CHURCH
378 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166

61

CERTIFIED MAIL®



UNITED STATES POSTAGE
PITNEY BOWES
02 1P
0000924928 APR 22 2021
\$ 007.16⁰
MAILED FROM ZIP CODE 33166

OFFICIAL USE

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

For delivery information, visit our website at 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 \$



City of
MIAMI SPRINGS
Florida

201 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166



UNITED STATES POSTAGE
PITNEY BOWES
02 1P
0000924928 APR 22 2021
\$ 000.71⁰
MAILED FROM ZIP CODE 33166

CODE
BR

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

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

OFFICIAL USE


7019 2970 0001 1124 1416

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	\$
Per	\$
Street	
City	

MIAMI SPRINGS BAPTIST CHURCH
 378 WESTWARD DRIVE
 MIAMI SPRINGS, FL 33166

Postmark Here
 APR 22 2021
 MIAMI SPRINGS FL 33266

PS Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. <p>1. Article Addressed to:</p> <p style="text-align: center;">MIAMI SPRINGS BAPTIST CHURCH 378 WESTWARD DRIVE MIAMI SPRINGS, FL 33166</p>  <p style="text-align: center;">9590 9402 6101 0125 6914 02</p> <p>2. Article Number (Transfer from service label)</p> <p>7019 2970 0001 1124 1416</p>	<p>A. Signature</p> <p>X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<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		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<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																	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt																	

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER ADDRESS MAINTENANCE OF PROPERTY 05-3119-020-0020 378 WESTWARD DRIVE MIAMI SPRINGS FL 33166	INSPECTOR Roberto Quintero	TENANT NAME CODE ENFORCEMENT BOARD	TENANT NBR 6/03/20

CASE DATA: MAINTENANCE OF PROPERTY-GRASS
 MAINTENANCE OF PROPERTY-POOL
 MAINTENANCE OF PROPERTY-SAFETY Broken windows
 MAINTENANCE OF PROPERTY-SANITA

NARRATIVE: On 09/19/17 based on an anonymous complaint stating that the property was in need of maintenance for broken windows, unproperly running toilets, odor and roof leaks. CCO Taveras visited the property and it was notice that two large windows were missing, they were too high to cover, there was a smell of hummidity in the sanctuary that was not being used. The area was clean for an exeption of some stains on teh walls from past vegetation. Spoke to Pastor Whidden and his Secretary and he stated that he knew who the complaintants where, becuae had some disgrunted ex-employees. He also stated they tried to submit a permit but the Building Dept did not let them due to expired permits. He was advised to visit the Building Dept. becuae that information given to him by his contractor was incorrect. Granted 30 days to fix the windows.

NOTICE NAMES: MIAMI SPRINGS BAPTIST CHURCH OWNER 305-888-1538

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	9/19/17	INITIAL INSPECTION	COMPLETED	9/19/17	LOURDES TAVERAS	
	9/19/17	VERBAL COURTESY NOTICE	COMPLETED	9/19/17		
		NARRATIVE: On 09/19/17 based on an anonymous complaint stating that the property was in need of maintenance for broken windows, unproperly running toilets, odor and roof leaks. CCO Taveras visited the property and it was notice that two large windows were missing, they were too high to cover, there was a smell of hummidity in the sanctuary that was not being used. The area was clean for an exeption of some stains on teh walls from past vegetation. Spoke to Pastor Whidden and his Secretary and he stated that he knew who the complaintants where, becuae had some disgrunted ex-employees. He also stated they tried to submit a permit but the Building Dept did not let them due to expired permits. He was advised to visit the Building Dept. becuae that information given to him by his contractor was incorrect. Granted 30 days to fix the windows.				

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
MAINTENANCE OF PROPERTY 05-3119-020-0020 378 WESTWARD DRIVE MIAMI SPRINGS FL 33166	9/19/17	CODE ENFORCEMENT BOARD	6/03/20

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	3/26/20	FOLLOW UP INSPECTION RQST TEXT: February 24, 2020 11:04:27 AM miasrrq. Prepare summons and issue ticket, no action has been taken. RSLT TEXT: April 16, 2020 11:43:41 AM miasrrq. Recertification not submitted permits for the MOP repairs have not been submitted. Will refer to the CCB once we are operational after COVID-19.	COMPLETED	4/16/20	Roberto Quintero	2/24/20 2/24/20 4/16/20 4/16/20 4/16/20
	5/31/20	FOLLOW UP INSPECTION RSLT TEXT: June 3, 2020 9:06:20 AM miasrrq. The case is ready to be taken in front of the Code Compliance Board. But due to COVID-19 there are no Boards at the moment. Will follow-up in 30 days.	COMPLETED	6/03/20	Roberto Quintero	6/03/20 6/03/20 6/03/20 6/03/20
	7/03/20	FOLLOW UP INSPECTION RSLT TEXT: The property is still in violation of maintenance of property. The windows continue to be missing and a scaffolding was built in front.	COMPLETED	7/14/20	Roberto Quintero	9/10/20 9/10/20 9/10/20
	7/14/20	FOLLOW UP INSPECTION RSLT TEXT: September 10, 2020 1:57:37 PM miasrrq. I spoke with Elizabeth Molina-Anderson, Church Administrator, and explained the severity of this on going issue. I granted 60 days to resolve the recertification and window issue by applying for a building permit for the windows and the 50 year recertification. -- Moreover, there continues to be an accumulation of water in the parking lot after rain.	COMPLETED	9/10/20	Roberto Quintero	9/10/20 9/10/20 9/10/20 9/10/20 9/10/20 9/10/20 9/10/20 9/10/20
	9/10/20	Notice of Violation . NARRATIVE: September 10, 2020 2:42:18 PM miasrrq. Issued Notice of Violation, via email, mail and certified mail. Tacking no, 7019-0700-0001-4750-4065	COMPLETED	9/10/20		9/10/20 9/10/20 9/10/20
	11/09/20	FOLLOW UP INSPECTION RSLT TEXT: On 3/19/2021, I performed a follow-up and no window permits submitted. Ticket to be issued.	COMPLETED	3/19/21	Roberto Quintero	4/02/21 4/02/21
	3/19/21	Uniform Civil Violation Ticket NARRATIVE: On 3/19/2021, I issued Uniform Civil Violation Notice No. 01120, in the amount of \$100.00. Sent via regular and	COMPLETED	3/19/21		4/02/21 4/02/21

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER	INSPECTOR	TENANT NAME	TENANT NBR
ADDRESS			
MAINTENANCE OF PROPERTY 05-3119-020-0020 378 WESTWARD DRIVE MIAMI SPRINGS	9/19/17	CODE ENFORCEMENT BOARD	6/03/20
FL 33166	Roberto Quintero		
3/19/21 Uniform Civil Violation Ticket	COMPLETED	3/19/21	
NARRATIVE: certified mail. Tracking no. 7019-2970-0001-1124-0549.			4/02/21
4/19/21 FOLLOW UP INSPECTION	COMPLETED	4/22/21	Roberto Quintero
RQST TEXT: April 12, 2021 9:31:18 AM miasrrq.			4/12/21
Prepare summons to appear.			4/12/21
RSLT TEXT: April 22, 2021 2:47:19 PM miasrrq.			4/22/21
Prepared summons for the May 4th, 2021, CCB meeting. Will be sent via regular and certified mail.			4/22/21
4/22/21 Summons to Code Enf Board Meet	COMPLETED	4/22/21	
NARRATIVE: April 22, 2021 2:47:53 PM miasrrq.			4/22/21
Prepared the summons to appear in front of the CCB on May 4th, 2021, and sent via regular and certified Mail. Tracking no. 7019-2970-0001-1124-1416. I also prepared summons to be delivered by the Miami Springs Police Department.			4/22/21
5/05/21 FOLLOW UP INSPECTION	SCHEDULED		Roberto Quintero
			TOTAL TIME:

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

UNIFORM CIVIL VIOLATION NOTICE

PROPERTY APPRAISER

Report

Generated On : 3/19/2021

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

Case No. 17-2523 **NO. 01120**

DATE ISSUED: 3/19/2021 TIME: 3:04 CODE INSPECTOR: RQ DEPT./DIV.: CC I.D. NO: 0603
 NAME OF VIOLATOR(S): MIAMI SPRINGS BAPTIST CH FOLIO#: 05-3119
 378 WESTWARD DRIVE REPEAT VIOLATOR: YES NO
 MIAMI SPRINGS FL 33166 MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip)

DATE ISSUED: 3/19/2021 TIME: 3:04 CODE INSPECTOR: RQ DEPT./DIV.: CC I.D. NO: 0603
 NAME OF VIOLATOR(S): MIAMI SPRINGS BAPTIST CH FOLIO#: 05-3119
 378 WESTWARD DRIVE REPEAT VIOLATOR: YES NO
 MIAMI SPRINGS FL 33166 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 #: _____

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
 9/19/2017 AT 12:00 AM/PM A VIOLATION OF SECTION
 93-13 MAINTENANCE OF PROPERTY (EY) OF THE
 MIAMI SPRINGS MUNI CODE WAS OBSERVED
 TO WIT: (DESCRIPTION OF VIOLATION) WINDOWS MISSING
 BUILDING IN STATE OF GENERAL DISREPAIR
 AT 378 WESTWARD DRIVE LOCATION OF VIOLATION

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE
 9/19/2017 AT 12:00 AM/PM A VIOLATION OF SECTION
 93-13 MAINTENANCE OF PROPERTY (EY) OF THE
 MIAMI SPRINGS MUNI CODE WAS OBSERVED
 TO WIT: (DESCRIPTION OF VIOLATION) WINDOWS MISSING
 BUILDING IN STATE OF GENERAL DISREPAIR
 AT 378 WESTWARD DRIVE LOCATION OF VIOLATION

YOU SHALL PAY THE CIVIL PENALTY OF \$ 100.00 AND CORRECT THE VIOLATION ON
 OR BEFORE 4/2/2021 OR YOU MAY REQUEST AN
 ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE
 CODE INSPECTOR ON OR 4/8/2021

YOU SHALL PAY THE CIVIL PENALTY OF \$ 100.00 AND CORRECT THE VIOLATION ON
 OR BEFORE 4/2/2021 OR YOU MAY REQUEST AN
 ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE
 CODE INSPECTOR ON OR 4/8/2021
 (See Instructions On Reverse Side)

FAIL _____ OF YOUR _____
 ADN _____ VIOLATION _____
 RIGI _____ ON SUBJECT _____
 EAC _____ SUANCE OF _____
 TO _____
 AD _____
 IA _____
 O _____

CITY OF MIAMI SPRINGS
 *** CUSTOMER RECEIPT ***
 Oper: MIASPXS Date: 4/02/21 03 Type: OC Drawer: 1
 Receipt no: 2860
 Customer 1403 Location Name 1416 MIAMI SPRINGS BAPTIS
 ACCTS RECEIVABLE-PAYMENT Amount \$100.00

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.

CODE ENFORCEMENT
 CASE NO. 17-2523
 378 WESTWARD DR

Tender detail
 CK CHECK
 Total tendered 52314 \$100.00
 Total payment \$100.00
 Trans date: 4/02/21 Time: 15:04:14

ie tax roll. This r Agreement at

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

VIOLATOR: _____ DATE: 3/19/2021
 CODE INSPECTOR: _____ DATE: _____
 SERVICE: PERSON _____ MAIL _____ POSTING _____

Hi, make sure for future charges
 you use customer # 1403
 thank you

COPY

PLEASE READ THE FOLLOWING CAREFULLY

April 22, 2021

MIAMI SPRINGS BAPTIST CHURCH
378 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166

Re: 378 WESTWARD DRIVE, MIAMI SPRINGS, FL 33166

Folio: 05-3119-020-0030

This letter accompanies a NOTICE TO APPEAR (VIOLATOR'S SUMMONS) issued by the Miami Springs Code Enforcement Board for **Case # 17-2523**.

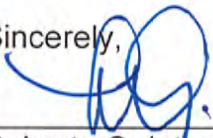
Your hearing has been set for **7:00 P.M. on Tuesday, May 4, 2021** in the Council Chamber on the second floor of City Hall, 201 Westward Drive, Miami Springs, Florida.

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

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

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

Sincerely,



Roberto Quintero
Code Compliance Officer

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

(CITY OF MIAMI SPRINGS, FLORIDA)
(Petitioner)
()
(MIAMI SPRINGS BAPTIST CHURCH)
(378 WESTWARD DRIVE)
(MIAMI SPRINGS, FL 33166)
(Respondent(s))

CASE # 17-2523
NOTICE TO APPEAR (SUMMONS)
378 WESTWARD DRIVE, MIAMI SPRINGS, FL 33166 - 05-3119-020-0030

You are hereby notified that pursuant to Chapter 162, Code of Ordinances, City of Miami Springs, the above-styled and numbered case has been set for a hearing before the Code Enforcement Board of the City of Miami Springs, located at Council Chambers, City Hall, 201 Westward Drive, Miami Springs, FL 33166, on **May 4, 2021 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.

(C)Accordion shutters, window awnings, hurricane panels, plywood sheets, and other forms of storm protection devices that are utilized for the protection of windows and doors in anticipation of impending hurricanes and other storm systems may be closed, lowered, placed or installed no sooner than five days prior to the time that the hurricane or storm system is anticipated to reach the City. However, upon proper notification to the Police Department that the property will be vacant for a specified period of time, the aforesaid storm protection devices may be closed, lowered, placed or installed for no longer than 90 days during any calendar year. Following the passage of the hurricane or storm system, and the return of the City to normal weather conditions, all accordion shutters, window awnings, hurricane panels, plywood sheets, and other forms of storm protection devices shall be opened, raised or removed within 30 days thereof. Any failure to comply with the foregoing shall be considered a violation of Section (A) above and enforced in accordance with the City's established Code enforcement procedures. It is the established policy of the City that the storm protection devices specified herein shall not be used as a method or means of providing security or crime prevention while the premises are being occupied.

(D)In addition to the foregoing, it shall be unlawful for any owner or occupant of property within the City to maintain said property in violation of the following ordinance provisions of the Metropolitan Dade County Minimum Housing Standards Ordinance which are, by this reference, hereby adopted by the City of Miami Springs:

(1)Section 17-23: Minimum standards for basic equipment and facilities.

(2)Section 17-24: Minimum standards for light and ventilation.

(3)Section 17-25: Requirements relating to the safe and sanitary maintenance of dwellings and dwelling units.

(4)Section 17-26: Minimum space, use, and location requirements.

(5)Section 17-27: Responsibilities of owners and occupants.

(6)Section 17-28: Maintenance of nondwelling structures and fences.

(7)Section 17-29: Minimum standards for hotels and rooming houses.

(8)Section 17-30: Designation of dwellings, hotels, and rooming houses, unfit for human habitation and procedures for placarding.

Every word, phrase, and sentence of the aforesaid ordinance sections are hereby fully incorporated herein, except as modified or added to by sections of this chapter. All future amendments to the aforesaid adopted ordinance sections are likewise adopted and incorporated herein.

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

- (1) To be in a state of general disrepair or deteriorated condition.
- (2) To have excessive scaling of paint or other protective coating, or the accumulation of excessive mildew or rust to the exterior of any building or structure, its roof, roof fascia, awnings, shutters or other exterior attachments to the building or structure.
- (3) To remain without proper painting or other protective coatings applied to the exterior or roof fascia of any building or structure.
- (4) To fall below the standards and requirements for the establishment and maintenance of landscaping and general ground areas for any building or structure.
- (5) To remain in an unsafe manner with potential causes of personal injury, such as holes or excavations, protrusions from the ground or from a building or structure, unfinished and abandoned installation or construction sites or materials thereon, improper grading, or the improper accumulation of materials or machinery.
- (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.
- (7) To cause any and all storefront windows and glass doors on properties in the business districts of the city to be covered in anything but plain brown or white craft paper during periods of vacancy, new construction, reconfiguration, refurbishing or remodeling. However, notwithstanding the foregoing, the city building department retains the discretion to approve the usage of a similar or better quality window covering material upon proper request prior to utilization.

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

NAME: _____

ADDRESS: _____

On this _____ day of _____, 2021, by delivering a true copy thereof to the above-named violator.

POLICE CHIEF/OFFICER, CITY OF MIAMI SPRINGS, FLORIDA

BY: _____

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

CITY OF MIAMI SPRINGS CODE ENFORCEMENT BOARD HEARING PROCEDURES

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



2

75





Case # 21-531

409 De Leon Drive

Code: 71-04

Inoperable vehicles
prohibited

- 
- 
- On December 15, 2020, during routine inspections I observed a crashed vehicle parked on the grass in the front setback of the property and a red sedan with no tag. I spoke to Eva Razzi at the property who explained that she was taking care of her family member. Her car was the red one. I granted time to remove both vehicles or make them operable.
 - On January 29, 2021, I performed a follow-up inspection and the vehicles remained unmoved. I issued uniform civil violation notice no. 01102, in the amount of \$200.00. One hundred dollars per vehicle, \$200.00 total. Sent via regular and certified mail. Tracking no. 7018-1830-0000-9261-7108.
 - On February 8, 2021, I performed a follow-up inspection and the crashed white pick-up truck remained on the front lawn. The red sedan had been removed.
 - On April 22, 2021, I prepared summons to appear in front of the CCB on May 4th, 021, sent via regular and certified mail. Tracking no. 7019-2970-0001-1124-1447. Also set to be delivered by the City of Miami Springs Police Department.

Dec 15, 2020 at 12:55:02 PM





Jan 27, 2021 at 2:00:52 PM
Miami Springs



Apr 21, 2021 at 11:42:41 AM
Miami Springs



CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
INOPERABLE VEHICLE	12/15/20	CODE ENFORCEMENT BOARD	2/08/21

FOLIO NUMBER: 05-3119-010-2860
 ADDRESS: 409 DE LEON DRIVE MIAMI SPRINGS FL 33166
 INSPECTOR: Roberto Quintero
 TENANT NAME: _____
 TENANT NBR: _____

CASE DATA:

MAKE OF VEHICLE	INOPERABLE VEHICLE	CRASHED
COLOR OF VEHICLE		
MODEL OF VEHICLE		
TAG NUMBER		
VEHICLE BODY STYLE		
VEHICLE IDENTIFICATION NUMBER		
DATE OF INSPECTION		
# OF DAYS TO COMPLY W/IN		

NARRATIVE: On December 15, 2020, during routine inspections I observed a crashed vehicle parked on the grass in the front setback of the property. This is a repeat offender case. Ticket will be issued.

NOTICE NAMES: RASSI, LINO OWNER

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	12/15/20	INITIAL INSPECTION	COMPLETED	12/15/20	Roberto Quintero	
		RQST TEXT:		On December 15, 2020, during routine inspections I observed a crashed vehicle parked on the grass in the front setback of the property. This is a repeat offender case. Ticket will be issued.		1/04/21 1/04/21 1/04/21
		RSLT TEXT:				1/04/21 1/29/21
	12/15/20	VERBAL CIVIL INFRACTION NOTICE	COMPLETED	12/15/20		
		NARRATIVE:		Spoke to a lady who said that she was taking care of the property owner. I explained that the inoperable vehicles must be removed. She asked for 1 month as the owner of the p/u truck committed suicide and that the red car is hers and that she is trying to sell it. I granted 30 days.		1/29/21 1/29/21 1/29/21 1/29/21 1/29/21
	1/14/21	FOLLOW UP INSPECTION	COMPLETED	1/29/21	Roberto Quintero	
		RSLT TEXT:		January 29, 2021 3:13:23 PM miasrrq. Two inoperable vehicles are still parked at the property. 1. White ford p/u truck (crashed) 2. Red Honda sedan (no tag)		1/29/21 1/29/21 1/29/21 1/29/21 1/29/21
				I spoke to them a month ago and no change. A ticket will be issued per vehicle. \$200.00 total.		1/29/21 1/29/21
	1/29/21	Uniform Civil Violation Ticket	COMPLETED	1/29/21		

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER	INSPECTOR	TENANT NAME	TENANT NBR
ADDRESS			
INOPERABLE VEHICLE 05-3119-010-2860 409 DE LEON DRIVE MIAMI SPRINGS	12/15/20	CODE ENFORCEMENT BOARD	2/08/21
FL 33166	Roberto Quintero		
1/29/21 Uniform Civil Violation Ticket	COMPLETED	1/29/21	
NARRATIVE: January 29, 2021 3:16:50 PM miasrrq.		1/29/21	
Issued uniform civil violation notice no. 01102, in the		1/29/21	
amount of \$200.00. One hundred dollars per vehicle, \$200.00		1/29/21	
total. Sent via regular and certified mail.		1/29/21	
Tracking no. 7018-1830-0000-9261-7108.		1/29/21	
2/05/21 FOLLOW UP INSPECTION	COMPLETED	2/08/21	Roberto Quintero
RSLT TEXT: February 8, 2021 8:43:35 AM miasrrq.		2/08/21	
Both vehicles remain inoperable and parked in front of the		2/08/21	
property. Will refer to the CCB.		2/08/21	
2/15/21 FOLLOW UP INSPECTION	COMPLETED	2/26/21	Roberto Quintero
RQST TEXT: February 8, 2021 8:44:16 AM miasrrq.		2/08/21	
Prepare summons to CCB.		2/08/21	
RSLT TEXT: February 26, 2021 2:01:52 PM miasrrq.		2/26/21	
No action/contact made. Will refer to the Code Compliance		2/26/21	
Board for May, since April is canceled due to the municipal		2/26/21	
elections.		2/26/21	
4/19/21 FOLLOW UP INSPECTION	COMPLETED	4/22/21	Roberto Quintero
RSLT TEXT: April 22, 2021 3:13:26 PM miasrrq.		4/22/21	
Prepared Summons to Appear.		4/22/21	
4/22/21 Summons to Code Enf Board Meet	COMPLETED	4/22/21	
NARRATIVE: April 22, 2021 3:07:55 PM miasrrq.		4/22/21	
Prepared summons to appear in front of the CCB on May 4th,		4/22/21	
2021, sent via regular and certified mail. Tracking no.		4/22/21	
7019-2970-0001-1124-1447. Also set to be delivered by the		4/22/21	
City of Miami Springs Police Department.		4/22/21	
5/05/21 FOLLOW UP INSPECTION	SCHEDULED		Roberto Quintero

TOTAL TIME:

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

INCIDENT/INVESTIGATION REPORT

Miami Springs Police Department

Case # 2100649

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

Assisting Officers

Suspect Hate / Bias Motivated: *None*

INCIDENT/INVESTIGATION REPORT

Miami Springs Police Department

Narr. (cont.) OCA: 2100649

NARRATIVE

REPORTING OFFICER NARRATIVE

Miami Springs Police Department

		OCA 2100649
Victim	Offense <i>INFORMATION</i>	Date / Time Reported <i>Tue 04/27/2021 16:54</i>

I responded to the listed residence in reference to serving a code enforcement violation summons. The estate holder is Lino Rassi, however his grandson Richard Rassi advised that his grandfather is deceased and he is now in charge of the estate.

I served Richard Rassi both code enforcement violation summons under Miami Springs Code Enforcement Board case#`s 21-531 and 21-532. Richard Rassi signed the original copies and was provided with his copies.

A copy of this report along with the signed summons will be forwarded to the City Of Miami Springs Code Enforcement Board.

PLEASE READ THE FOLLOWING CAREFULLY

April 22, 2021

ESTATE OF LINO RASSI
409 DE LEON DRIVE
MIAMI SPRINGS, FL 33166

Re: 409 DE LEON DRIVE, MIAMI SPRINGS, FL 33166

Folio: 05-3119-010-2860

This letter accompanies a NOTICE TO APPEAR (VIOLATOR'S SUMMONS) issued by the Miami Springs Code Enforcement Board for **Case # 21-532**.

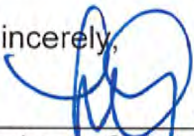
Your hearing has been set for **7:00 P.M. on Tuesday, May 4, 2021** in the Council Chamber on the second floor of City Hall, 201 Westward Drive, Miami Springs, Florida.

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

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

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

Sincerely,



Roberto Quintero
Code Compliance Officer

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

(CITY OF MIAMI SPRINGS, FLORIDA)
(Petitioner)
()
(ESTATE OF LINO RASSI)
(409 DE LEON DRIVE)
(MIAMI SPRINGS, FL 33166)
(Respondent(s))

CASE # 21-532
NOTICE TO APPEAR (SUMMONS)
409 DE LEON DRIVE, MIAMI SPRINGS, FL 33166 - 05-3119-010-2860

You are hereby notified that pursuant to Chapter 162, Code of Ordinances, City of Miami Springs, the above-styled and numbered case has been set for a hearing before the Code Enforcement Board of the City of Miami Springs, located at Council Chambers, City Hall, 201 Westward Drive, Miami Springs, FL 33166, on **May 4, 2021 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. 150-016. - Off-street parking requirements for single-family residential and duplex zoning districts.

(G) Off-street parking requirements for single-family residential and duplex zoning districts.


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

NAME: Richard Rossi

ADDRESS: 409 DE LEON DRIVE

On this 27 day of April, 2021, by delivering a true copy thereof to the above-named violator.

POLICE CHIEF/OFFICER, CITY OF MIAMI SPRINGS, FLORIDA

BY:  ID #0189

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

CITY OF MIAMI SPRINGS CODE ENFORCEMENT BOARD HEARING PROCEDURES

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



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/29/2021

Property Information	
Folio:	05-3119-010-2860
Property Address:	409 DE LEON DR Miami Springs, FL 33166-5905
Owner	LINO RASSI EST OF
Mailing Address	409 DE LEON DR MIAMI SPRINGS, FL 33166-5905
PA Primary Zone	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	6 / 3 / 0
Floors	1
Living Units	1
Actual Area	3,602 Sq.Ft
Living Area	3,178 Sq.Ft
Adjusted Area	3,011 Sq.Ft
Lot Size	14,200 Sq.Ft
Year Built	Multiple (See Building Info.)

Assessment Information			
Year	2020	2019	2018
Land Value	\$242,820	\$242,820	\$242,820
Building Value	\$178,498	\$178,559	\$178,620
XF Value	\$28,233	\$28,468	\$28,703
Market Value	\$449,551	\$449,847	\$450,143
Assessed Value	\$449,551	\$449,847	\$450,143

Benefits Information				
Benefit	Type	2020	2019	2018
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
COUNTRY CLUB EST SEC 2 PB 10-79 LOTS 22 & 23 BLK 119 & N25FT TR B BLK 119 PB 34-40 LOT SIZE SITE VALUE OR 18163-1941 0598 1

CITY OF MIAMI SPRINGS, FLORIDA UNIFORM CIVIL VIOLATION NOTICE

CASE # 21-531 NO. 01102

DATE ISSUED	TIME	CODE INSPECTOR	DEPT./DIV.	I.D. NO
1/29/2021	10:23 AM	AG	CL	0603
NAME OF VIOLATOR(S)			FOLIO#	
EST OF LINO RASSI			05-3119	
409 DE LEON DRIVE			010-2860	
MIAMI SPRINGS FL 33166			REPEAT VIOLATOR	
MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip)			YES	NO
			<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 12/15/2020 AT 12:55 AM/PM A VIOLATION OF SECTION 71-09 INOPERABLE VEHICLES PROHIBITED OF THE MIAMI SPRINGS MUNI CODE WAS OBSERVED TO WIT: (DESCRIPTION OF VIOLATION) WHITE FORD P/U TRUCK RED HONDA SADAAN NO TAG AT 409 DE LEON DRIVE LOCATION OF VIOLATION

YOU SHALL PAY THE CIVIL PENALTY OF \$ 200 AND CORRECT THE VIOLATION ON OR BEFORE 2/5/2021 OR YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE INSPECTOR ON OR BEFORE 2/19/2021 (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	DATE
<u>AG</u>	<u>1/29/2021</u>
CODE INSPECTOR	DATE
<u>/</u>	<u>/</u>

SERVICE: PERSON _____ MAIL _____ POSTING _____

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:

COPY

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

CODE
RR

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

OFFICIAL USE

Certified Mail Fee

\$

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

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



Postage

ESTATE OF LINO RASSI
409 DE LEON DRIVE
MIAMI SPRINGS, FL 33166

91

Instructions

7019 2970 0001 1124 1447

3



92





Case # 21-532

409 De Leon Drive

Code: 150-016

Off-street parking
requirements

- 
- 
- On December 15, 2020, during routine inspections I observed a crashed vehicle parked on the grass in the front setback of the property. I spoke to Eva Rassi at the property who explained that she was taking care of her family member. Her car was the red one. I granted time to remove both vehicles or make them operable.
 - On January 29, 2021, I performed a follow-up inspection and the vehicle remained unmoved. I issued uniform civil violation notice no. 01103, in the amount of \$100.00. Sent via regular and certified mail. Tracking no. 7018-1830-0000-9261-7108.
 - On February 8, 2021, I performed a follow-up inspection and the crashed white pick-up truck remained on the front lawn.
 - On April 22, 2021, I prepared summons to appear in front of the CCB on May 4th, 021, sent via regular and certified mail. Tracking no. 7019-2970-0001-1124-1447. Also set to be delivered by the City of Miami Springs Police Department.
 - On April 27, 2021, MSPD served the summons to Richard Rassi Jr.

11/23/20, 11:30 AM
Miami Springs



Apr 21, 2021 at 11:42:41 AM
Miami Springs



CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
OFF STREET PARKING 05-3119-010-2860 409 DE LEON DRIVE MIAMI SPRINGS FL 33166	12/15/20	CODE ENFORCEMENT BOARD	2/08/21

CASE DATA: OFF STREET PARKING CRASHED VEHICLE ON GRASS

NARRATIVE: On December 15, 2020, during routine inspections I observed a crashed vehicle parked on the grass in the front setback of the property.
 12/15/20
 12/15/20
 12/15/20

NOTICE NAMES: RASSI, LINO OWNER

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	12/15/20	INITIAL INSPECTION RQST TEXT: On December 15, 2020, during routine inspections I observed a crashed vehicle parked on the grass in the front setback of the property. RSLT TEXT: Spoke to a lady who was taking care of the property owner. Who explained that the white ford p/u truck that is crashed and parked on the grass belonged to the property owners nephew who has since committed suicide. I granted a month to remove the vehicle from the grass/property.	COMPLETED	12/15/20	Roberto Quintero	
	12/15/20	VERBAL CIVIL INFRACTION NOTICE NARRATIVE:	COMPLETED	12/15/20		0/00/00
	1/14/21	FOLLOW UP INSPECTION RSLT TEXT: January 29, 2021 3:19:39 PM miasrrq. Performed follow-up inspection and the vehicle was still on the grass. Ticket issued.	COMPLETED	1/29/21	Roberto Quintero	
	1/29/21	Uniform Civil Violation Ticket NARRATIVE: January 29, 2021 3:16:50 PM miasrrq. Issued uniform civil violation notice no. 01103, in the amount of \$100.00. Sent via regular and certified mail. Tracking no. 7018-1830-0000-9261-7108.	COMPLETED	1/29/21		1/29/21
	2/05/21	FOLLOW UP INSPECTION RSLT TEXT: February 8, 2021 8:42:40 AM miasrrq. Vehicle is still parked on grass. Will refer to the CCB.	COMPLETED	2/08/21	Roberto Quintero	
	2/15/21	FOLLOW UP INSPECTION RQST TEXT: February 8, 2021 8:43:22 AM miasrrq. Prepare summons to CCB. RSLT TEXT: February 26, 2021 2:01:52 PM miasrrq. No action/contact made. Will refer to the Code Compliance	COMPLETED	2/26/21	Roberto Quintero	

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER	INSPECTOR	TENANT NAME	TENANT NBR
ADDRESS			
OFF STREET PARKING 05-3119-010-2860 409 DE LEON DRIVE MIAMI SPRINGS	12/15/20	CODE ENFORCEMENT BOARD	2/08/21
FL 33166	Roberto Quintero		
2/15/21 FOLLOW UP INSPECTION	COMPLETED	2/26/21	Roberto Quintero
RSLT TEXT: Board for May, since April is canceled due to the municipal elections.			2/26/21 2/26/21
4/19/21 FOLLOW UP INSPECTION	COMPLETED	4/22/21	Roberto Quintero
RSLT TEXT: April 22, 2021 3:05:43 PM miasrrq. Prepared Summons to Appear.			4/22/21 4/22/21
4/22/21 Summons to Code Enf Board Meet	COMPLETED	4/22/21	
NARRATIVE: April 22, 2021 3:07:55 PM miasrrq. Prepared summons to appear in front of the CCB on May 4th, 2021, sent via regular and certified mail. Tracking no. 7019-2970-0001-1124-1447. Also set to be delivered by the City of Miami Springs Police Department.			4/22/21 4/22/21 4/22/21 4/22/21
5/05/21 FOLLOW UP INSPECTION	SCHEDULED		Roberto Quintero
			TOTAL TIME:

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

INCIDENT/INVESTIGATION REPORT

I N C I D E N T D A T A	Agency Name <i>Miami Springs Police Department</i>				INCIDENT/INVESTIGATION REPORT				Case# <i>2100649</i>										
	ORI <i>FL0130900</i>								Date / Time Reported <i>04/27/2021 16:54 Tue</i>		Last Known Secure <i>04/22/2021 15:00 Thu</i>								
	Location of Incident <i>409 DE LEON DR, Miami Springs FL 33166</i>				Gang Relat NO	Premise Type <i>Home Of</i>	ZONE/AGENCY MSE, MSPD		At Found <i>04/27/2021 16:30 Tue</i>										
	#1	Crime Incident(s) <i>Information</i>			(Com)	Weapon / Tools <i>NOT APPLICABLE</i>				Activity									
					Entry	Exit	Security												
#2	Crime Incident			()	Weapon / Tools				Activity										
					Entry	Exit	Security												
#3	Crime Incident			()	Weapon / Tools				Activity										
					Entry	Exit	Security												
MO																			
V I C T I M	# of Victims <i>0</i>		Type:			Injury:			Domestic: N										
	VI		Victim/Business Name (Last, First, Middle)			Victim of Crime #	DOB	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status							
						Age													
	Home Address						Home Phone												
	Employer Name/Address						Business Phone		Mobile Phone										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>VYR</td> <td>Make</td> <td>Model</td> <td>Style</td> <td>Color</td> <td>Lic/Lis</td> <td colspan="4">VIN</td> </tr> </table>										VYR	Make	Model	Style	Color	Lic/Lis	VIN			
VYR	Make	Model	Style	Color	Lic/Lis	VIN													
O T H E R S	CODES: V- Victim (Denote V2, V3) O = Owner (if other than victim) R = Reporting Person (if other than victim)																		
	Type: BUSINESS					Injury:													
	Code	Name (Last, First, Middle)			Victim of Crime #	DOB	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status								
	<i>IO</i>	<i>CITY OF MIAMI SPRINGS</i>				Age				<i>N/A</i>									
	Home Address <i>201 WESTWARD DR MIAMI SPRINGS, FL 33166</i>						Home Phone <i>786-376-0917</i>												
Employer Name/Address						Business Phone <i>305-805-5000</i>		Mobile Phone											
I N V O L V E D	Type: INDIVIDUAL/ NOT LAW ENFORCEMENT					Injury:													
	Code	Name (Last, First, Middle)			Victim of Crime #	DOB	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status								
	<i>IO</i>	<i>RASSI, RICHARD JR</i>				<i>08/14/1993</i>	<i>W</i>	<i>M</i>		<i>Resident</i>									
	Home Address <i>409 DE LEON DR MIAMI SPRINGS, FL 33166</i>						Home Phone												
	Employer Name/Address						Business Phone <i>786-391-8792</i>		Mobile Phone										
P R O P E R T Y	L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found ("OJ" = Recovered for Other Jurisdiction)																		
	VI #	Code	Status Frm/Tc	Value	OJ	QTY	Property Description		Make/Model	Serial Number									
Officer/ID# <i>COLLINS, K. (MS0189)</i>																			
Invest ID# <i>(0)</i>					Supervisor <i>ROBBINS, J. (MS0163)</i>														
Status	Complainant Signature				Case Status <i>Pending/active</i>		<i>04/27/2021</i>		Case Disposition:	Page 1									

INCIDENT/INVESTIGATION REPORT

Miami Springs Police Department

Case # 2100649

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*

INCIDENT/INVESTIGATION REPORT

Narr. (cont.) OCA: 2100649

Miami Springs Police Department

NARRATIVE

REPORTING OFFICER NARRATIVE

Miami Springs Police Department

OCA 2100649
Date / Time Reported Tue 04/27/2021 16:54

Victim	Offense <i>INFORMATION</i>	
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I responded to the listed residence in reference to serving a code enforcement violation summons. The estate holder is Lino Rassi, however his grandson Richard Rassi advised that his grandfather is deceased and he is now in charge of the estate.

I served Richard Rassi both code enforcement violation summons under Miami Springs Code Enforcement Board case#'s 21-531 and 21-532. Richard Rassi signed the original copies and was provided with his copies.

A copy of this report along with the signed summons will be forwarded to the City Of Miami Springs Code Enforcement Board.

PLEASE READ THE FOLLOWING CAREFULLY

April 22, 2021

ESTATE OF LINO RASSI
409 DE LEON DRIVE
MIAMI SPRINGS, FL 33166

Re: 409 DE LEON DRIVE, MIAMI SPRINGS, FL 33166

Folio: 05-3119-010-2860

This letter accompanies a NOTICE TO APPEAR (VIOLATOR'S SUMMONS) issued by the Miami Springs Code Enforcement Board for **Case # 21-531**.


Your hearing has been set for **7:00 P.M. on Tuesday, May 4, 2021** in the Council Chamber on the second floor of City Hall, 201 Westward Drive, Miami Springs, Florida.

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

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

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

Sincerely,



Roberto Quintero
Code Compliance Officer

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

(CITY OF MIAMI SPRINGS, FLORIDA)
(Petitioner)
()
(ESTATE OF LINO RASSI)
(409 DE LEON DRIVE)
(MIAMI SPRINGS, FL 33166)
(Respondent(s))

CASE # 21-531
NOTICE TO APPEAR (SUMMONS)
409 DE LEON DRIVE, MIAMI SPRINGS, FL 33166 - 05-3119-010-2860

You are hereby notified that pursuant to Chapter 162, Code of Ordinances, City of Miami Springs, the above-styled and numbered case has been set for a hearing before the Code Enforcement Board of the City of Miami Springs, located at Council Chambers, City Hall, 201 Westward Drive, Miami Springs, FL 33166, on **May 4, 2021 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. 71-04. - Inoperable vehicles prohibited.

(A) It shall be unlawful for any person to keep or permit the keeping of a motor vehicle which is not in operable condition on any property in the City. A motor vehicle shall be deemed not to be in operable condition, and in violation of this section, if the following conditions and criteria are met. However, the failure to meet any of the following shall not prohibit the enforcement of this provision if the totality of the conditions, criteria and circumstances substantiate the reasonable determination and judgment of the Code Compliance Officer that an inoperable vehicle is being kept in violation of this provision.

(1)The vehicle has no value other than nominal salvage value.

(2)The vehicle is in a condition that would prohibit its normal operation. Examples of such condition, without intending to be exhaustive or inclusive of all such conditions, are as follows:

- (a) No headlights.
- (b) No tires, missing tires, or multiple flat tires.
- (c) Missing, removed, or partially or completely dismantled vehicle parts.
- (d) Broken windows, windshield, or mirrors.
- (e) Vehicle on lifts or blocks, jacks or other structures.
- (f) Vegetation growing around vehicle beyond normal conditions permitted for property maintenance.
- (g) Evidence of collision damage to vehicle.
- (h) Rust or corrosion of vehicle.
- (i) No current state license tag or decal.

(3) The vehicle is incapable of being started or kept running for more than a few minutes.

(4) The vehicle has remained at its current location on the property for multiple days, weeks or months without moving or exhibiting the ability to move.

(B) Notwithstanding the foregoing, no more than two (2) inoperable vehicles may be permitted on any private property site in the City, so long as such vehicles are continually maintained within closed garage structures or under form fitting car covers equipped with clips or drawstrings to prevent the viewing of such vehicles by any other person.

(C) The provision of this section may be enforced by any code enforcement procedure contained in the City's Code of Ordinances or pursuant to any applicable county ordinance, state law or other enforcement procedure by the City Code Compliance Department or City Police Department.

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

Summary Report

Generated On : 1/29/2021

Property Information	
Folio:	05-3119-010-2860
Property Address:	409 DE LEON DR Miami Springs, FL 33166-5905
Owner	LINO RASSI EST OF
Mailing Address	409 DE LEON DR MIAMI SPRINGS, FL 33166-5905
PA Primary Zone	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	6 / 3 / 0
Floors	1
Living Units	1
Actual Area	3,602 Sq.Ft
Living Area	3,178 Sq.Ft
Adjusted Area	3,011 Sq.Ft
Lot Size	14,200 Sq.Ft
Year Built	Multiple (See Building Info.)

Assessment Information			
Year	2020	2019	2018
Land Value	\$242,820	\$242,820	\$242,820
Building Value	\$178,498	\$178,559	\$178,620
XF Value	\$28,233	\$28,468	\$28,703
Market Value	\$449,551	\$449,847	\$450,143
Assessed Value	\$449,551	\$449,847	\$450,143

Benefits Information				
Benefit	Type	2020	2019	2018
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
 COUNTRY CLUB EST SEC 2 PB 10-79
 LOTS 22 & 23 BLK 119 &
 N25FT TR B BLK 119 PB 34-40
 LOT SIZE SITE VALUE
 OR 18163-1941 0598 1

CITY OF MIAMI SPRINGS, FLORIDA UNIFORM CIVIL VIOLATION NOTICE

CASE # 21-532 NO. 01103

DATE ISSUED	TIME	CODE INSPECTOR	DEPT./DIV.	I.D. NO
1/29/2021	10:31 AM	RJG	CC	0603
NAME OF VIOLATOR(S)			FOLIO#	
EST OF LINO RASSI			05-3119	
409 DE LEON DRIVE			010-2860	
MIAMI SPRINGS, FL 33166			REPEAT VIOLATOR	
MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip)			YES	NO
				<input checked="" type="checkbox"/>

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

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE
 12/15/2020 AT 12:55 AM PM A VIOLATION OF SECTION
 150-016 OFF STREET PARKING (S) (S) OF THE
 MIAMI SPRINGS MUNI CODE WAS OBSERVED
 TO WIT: (DESCRIPTION OF VIOLATION) POLO P/U TRUCK
ON SHOULDER AREA
 AT 409 DE LEON DRIVE
 LOCATION OF VIOLATION

YOU SHALL PAY THE CIVIL PENALTY OF \$ 100.00 AND CORRECT THE VIOLATION ON
 OR BEFORE 2/5/2021 OR YOU MAY REQUEST AN
 ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE
 CODE INSPECTOR ON OR
 BEFORE 2/13/2021
 (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.

VIIOLATOR	DATE	
	1/29/2021	
CODE INSPECTOR	DATE	
SERVICE: PERSON	MAIL	POSTING

COPY

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

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

CODE
RR

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fees 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

\$

\$

\$

\$

\$

ESTATE OF LINO RASSI
409 DE LEON DRIVE
MIAMI SPRINGS, FL 33166

107

Instructions

7019 2970 0001 1124 1447

4

108



Case # 21-868
18 Euclid Drive
Code: 93-13
Maintenance of
property by owner



- On 2/8/21 As per complaint, Posted CIN for Trash/Debris at front and rear yard.
- On 3/16/21 Property remains in Violation, Move to Citation.
- On 3/17/21 Posted \$100 Ticket # 00817 at the property, also sent via Regular and Certified Return Receipt # 7019 0700 0001 4750 3655.
- On 3/30/21 \$100 Ticket # 00817, Paid via Credit Card.
- As of 4/22/21 Property remains in Violation. Summons to Appear was given to Police for Service to homeowner, Copies of Summons were Mailed via Regular and Certified Return Receipt # 7019 0700 0001 4748 5210.
- On 4/27/21 Summons to Appear was Returned from Police, Officer R. Gonzalez ID# MS0203, Served to Erubiel Gutierrez on April 22, 2021.











CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
MAINTENANCE OF PROPERTY 05-3024-002-2320 18 EUCLID DRIVE MIAMI SPRINGS FL 33166	2/08/21	CODE ENFORCEMENT BOARD	4/22/21

CASE DATA: MAINTENANCE OF PROPERTY-GRASS
 MAINTENANCE OF PROPERTY-POOL
 MAINTENANCE OF PROPERTY-SAFETY
 MAINTENANCE OF PROPERTY-SANITA Debris at front & rear yard

NARRATIVE: 2/8/21 As per complaint, CCO Novo to Post CIN for Trash/Debris at front and rear yard. 2/08/21
 2/08/21

NOTICE NAMES: GUTIERREZ, ERUBIEL & ROSARIO OWNER 305-887-5233

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	2/08/21	INITIAL INSPECTION	COMPLETED	2/08/21	ROSEMARY NOVO	
	2/08/21	CIVIL INFRACTION DOOR HANGER NARRATIVE:	COMPLETED	2/08/21		0/00/00
	2/22/21	FOLLOW UP INSPECTION RSLT TEXT: 3/16/21 Property remains in Violation, Move to Citation, CCO Novo.	COMPLETED	3/16/21	ROSEMARY NOVO	3/16/21 3/16/21
	3/17/21	Uniform Civil Violation Ticket NARRATIVE: 3/17/21 Posted \$100 Ticket # 00817 at the property, also sent via Regular and Certified Return Receipt # 7019 0700 0001 4750 3655, CCO Novo.	COMPLETED	3/17/21		3/17/21 3/17/21 3/17/21
	3/24/21	FOLLOW UP INSPECTION RSLT TEXT: 3/30/21 \$100 Ticket # 00817, Paid via Credit Card 80890, Receipt # 2788, Customer 2616, Location 2754, CCO Novo.	COMPLETED	3/30/21	ROSEMARY NOVO	3/31/21 3/31/21
	4/22/21	FOLLOW UP INSPECTION RSLT TEXT: 4/22/21 Property remains in Violation, Summons to Appear was given to Police for Service to homeowner, Copies of Summons were Mailed via Regular and Certified Return Receipt # 7019 0700 0001 4748 5210, CCO Novo.	COMPLETED	4/22/21	ROSEMARY NOVO	4/29/21 4/29/21 4/29/21
	4/27/21	FOLLOW UP INSPECTION RSLT TEXT: 4/27/21 Summons to Appear was Returned from Police, Officer R. Gonzalez ID# MS0203, Served to Erubiel Gutierrez on April 22, 2021. R. Novo.	COMPLETED	4/27/21	ROSEMARY NOVO	5/03/21 5/03/21 5/03/21
	5/04/21	FOLLOW UP INSPECTION	SCHEDULED		ROSEMARY NOVO	

TOTAL TIME:

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

INCIDENT/INVESTIGATION REPORT

I N C I D E N T D A T A	Agency Name <i>Miami Springs Police Department</i>						Case# <i>2100621</i>																																																																																																																										
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Officer/ID# <i>GONZALEZ, R. (MS0203)</i>						Supervisor <i>CASTILLO, M. (MS9069)</i>																																																																																																																											
Invest ID# <i>(0)</i>						Case Status <i>Pending/active</i>						Case Disposition: <i>04/22/2021</i>		Page 1																																																																																																																			

INCIDENT/INVESTIGATION REPORT

Miami Springs Police Department

Case # 2100621

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*

INCIDENT/INVESTIGATION REPORT

Narr. (cont.) OCA: 2100621

Miami Springs Police Department

NARRATIVE

REPORTING OFFICER NARRATIVE

Miami Springs Police Department

OCA 2100621
Date / Time Reported Thu 04/22/2021 16:33

Victim

Offense
INFORMATION



A copy of the attached Notice To Appear (Violators Summons) was delivered to Erubiel Gutierrez at the listed location at the listed date and time. Gutierrez identified himself by his Florida Drivers License. Gutierrez filled out and signed the attached letter.

PLEASE READ THE FOLLOWING CAREFULLY

April 22, 2021

ERUBIEL & ROSARIO GUTIERREZ
18 EUCLID DR
Miami Springs, FL 33166

Re: 18 Euclid Dr., Miami Springs, FL 33166
Folio: 05-3024-002-2320

This letter accompanies a NOTICE TO APPEAR (VIOLATOR'S SUMMONS) issued by the Miami Springs Code Enforcement Board for **Case # 21-868**

Your hearing has been set for **7:00 P.M. on Tuesday, May 4, 2021**, in the Council Chamber on the second floor of City Hall, 201 Westward Drive, Miami Springs, Florida.

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

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

If you have any questions, please contact the 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)
()
(ERUBIEL & ROSARIO GUTIERREZ)
(18 EUCLID DR)
(MIAMI SPRINGS, FL 33166)
(Respondent(s))

CASE # 21-868
NOTICE TO APPEAR (SUMMONS)
18 Euclid Dr., Miami Springs, FL 33166 Folio: 05-3024-002-2320

You are hereby notified that pursuant to Chapter 162, Code of Ordinances, City of Miami Springs, the above-styled and numbered case has been set for a hearing before the Code Enforcement Board of the City of Miami Springs, located at Council Chambers, City Hall, 201 Westward Drive, Miami Springs, FL 33166, on **May 4, 2021 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.

(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.
- (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.

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

NAME: EMILIA GUTIERREZ

ADDRESS: 18 EUCLID DR.

On this 22nd day of April, 2021, by delivering a true copy thereof to the above-named violator.

POLICE CHIEF/OFFICER, CITY OF MIAMI SPRINGS, FLORIDA

BY: Officer R. Gonzalez
(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
Novo

201 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166

21-868 Summons

ERUBIEL & ROSARIO GUTIERREZ
18 EUCLID DR
MIAMI SPRINGS, FL 33166



City of
MIAMI SPRINGS
Florida
Novo

201 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166

21-868 Summons

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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 7 _____

Street _____

City 5 _____

ERUBIEL & ROSARIO GUTIERREZ
18 EUCLID DR
MIAMI SPRINGS, FL 33166

PS Form 3800, April 2015 PSN 7530-02-000-9007 See Reverse

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OFFICE OF THE PROPERTY APPRAISER

Summary

CITY OF MIAMI SPRINGS, FLORIDA UNIFORM CIVIL VIOLATION NOTICE

NO. 00817

Property Information	
Folio:	05-3024-002-2320
Property Address:	18 EUCLID DR Miami Springs, FL 33166-4956
Owner	ERUBIEL GUTIERREZ & W ROSARIO GUTIERREZ
Mailing Address	18 EUCLID DR MIAMI SPRINGS, FL 33166-4956
PA Primary Zone	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 3 / 0
Floors	1
Living Units	1
Actual Area	1,496 Sq.Ft
Living Area	1,496 Sq.Ft
Adjusted Area	1,496 Sq.Ft
Lot Size	11,475 Sq.Ft
Year Built	Multiple (See Building Info.)

Assessment Information				
Year	2020	2019	2018	
Land Value	\$199,091	\$199,091	\$180,731	
Building Value	\$105,004	\$105,050	\$122,364	
XF Value	\$512	\$517	\$523	
Market Value	\$304,607	\$304,658	\$303,618	
Assessed Value	\$145,413	\$142,144	\$139,494	

Benefits Information				
Benefit	Type	2020	2019	2018
Save Our Homes Cap	Assessment Reduction	\$159,194	\$162,514	\$164,124
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 .26 AC REV OF REV FEC ADD TO HIALEAH TR 23 LESS W60FT PB 31-18 LOT SIZE 11475 SQUARE FEET COC 21371-3571 22622-4567 06 03 4	

DATE ISSUED: 3/17/2021 TIME: 8:30 AM CODE INSPECTOR: RN DEPT./DIV.: CC I.D. NO: 37
 NAME OF VIOLATOR(S): Erubiel & Rosario Gutierrez FOLIO#: 05-3024-002-2320
18 Euclid Dr. REPEAT VIOLATOR: YES _____ NO _____
 MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip): 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 March 17, 2021 AT 8:30 AM A VIOLATION OF SECTION 93.13 Maintenance of Property by Owner OF THE Miami Springs Code of Ordinances WAS OBSERVED
 TO WIT: (DESCRIPTION OF VIOLATION) Clutter, standing water, trash and debris throughout prop.
 AT 18 Euclid Dr.
 LOCATION OF VIOLATION

YOU SHALL PAY THE CIVIL PENALTY OF \$ 100.00 AND CORRECT THE VIOLATION ON OR BEFORE March 24, 2021 OR YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE INSPECTOR ON OR BEFORE April 6, 2021
 (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: 3/17/2021
 CODE INSPECTOR: _____ DATE: _____
 SERVICE: PERSON _____ MAIL X POSTING X
21-868

07/01/1999	\$115,000	18719-4221	Sales which are qualified
06/01/1998	\$0	18137-2566	Sales which are disqualified as a result of examination of the deed
05/01/1998	\$0	18110-3323	Sales which are disqualified as a result of examination of the deed



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



7019 0700 0001 4750 3655



ERUBIEL & ROSARIO GUTIERREZ
 18 EUCLID DR
 MIAMI SPRINGS, FL 33166

21.868 TKT



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



ERUBIEL & ROSARIO GUTIERREZ
 18 EUCLID DR
 MIAMI SPRINGS, FL 33166

21.868 TKT



UNIFORM CIVIL VIOLATION APPEAL

Code Compliance Board

1



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Case # 21-711
340 Payne Drive
Code: 150-017 (B)(8)
Recreational Vehicle

Uniform Civil
Violation Appeal



- On 1/22/21 As per complaint, I observed Jet-Ski/Trailer parked in front yard set-back of property, Posted CIN.
- On 3/26/21 As per additional complaint, Posted \$100 Ticket # 01566 at property, also sent via Regular and Certified Return Receipt # 7019 0700 0001 4750 3693 as Jetski remains in front yard set-back.
- On 4/5/21 Jetski Removed, Property in Compliance Pending Payment of Fine. Homeowner requested an Appeal of the Ticket, will schedule for CCB Meeting of May 4, 2021.
- On 4/22/21 Copy of Agenda was Mailed to Robert B Sami and Golnaz Sharifi at 340 Payne Dr., Miami Springs, FL 33166.



CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
RECREATIONAL VEHICLES	1/22/21	CODE ENFORCEMENT BOARD	4/06/21

FOLIO NUMBER: 05-3024-010-0120
 ADDRESS: 340 PAYNE DRIVE MIAMI SPRINGS FL 33166
 INSPECTOR: ROSEMARY NOVO
 TENANT NAME: CODE ENFORCEMENT BOARD
 TENANT NBR:

CASE DATA: REC VEHICLE VIOLATION JET-SKI IN FRONT

NARRATIVE: 1/22/21 As per complaint, CCO Novo observed Jet-Ski/Trailer parked in front yard set-back of property, Posted CIN. 1/22/21

NOTICE NAMES: SAMI, ROBERT B OWNER 305-888-8808

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	1/22/21	INITIAL INSPECTION	COMPLETED	1/22/21	ROSEMARY NOVO	
	1/22/21	CIVIL INFRACTION DOOR HANGER	COMPLETED	1/22/21		
		NARRATIVE:				0/00/00
	1/25/21	FOLLOW UP INSPECTION	COMPLETED	3/26/21	ROSEMARY NOVO	
		RSLT TEXT: 3/26/21 As per additional complaint, CCO Novo to Post \$100 Ticket as Jetski remains in front yard set-back.				3/26/21
	3/26/21	Uniform Civil Violation Ticket	COMPLETED	3/26/21		
		NARRATIVE: 3/26/21 \$100 Ticket # 01566 Posted at property, also sent via Regular and Certified Return Receipt # 7019 0700 0001 4750 3693, CCO Novo.				3/26/21
	4/05/21	FOLLOW UP INSPECTION	COMPLETED	4/05/21	ROSEMARY NOVO	
		RSLT TEXT: 4/5/21 Jetski Removed, Property in Compliance Pending Payment of Fine. Homeowner had requested an Appeal on the Ticket, will schedule for CCB Meeting of May 4, 2021, RN.				4/06/21
	4/22/21	FOLLOW UP INSPECTION	COMPLETED	4/22/21	ROSEMARY NOVO	
		RSLT TEXT: 4/22/21 Copy of Agenda was Mailed to Robert B Sami and Golnaz Sharifi at 340 Payne Dr., Miami Springs, FL 33166.				4/29/21
		FOLLOW UP INSPECTION	PENDING			
						TOTAL TIME:

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



OFFICE OF THE PROPERTY APPRAISER

NO. 01566

Summary

Property Information	
Folio:	05-3024-010-0120
Property Address:	340 PAYNE DR Miami Springs, FL 33166-5053
Owner	ROBERT B SAMI GOLNAZ SHARIFI
Mailing Address	340 PAYNE DR MIAMI SPRINGS, FL 33166
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	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,652 Sq.Ft
Lot Size	11,700 Sq.Ft
Year Built	1949

Assessment Information				
Year	2020	2019	2018	
Land Value	\$230,048	\$230,048	\$209,300	
Building Value	\$114,979	\$114,979	\$133,812	
XF Value	\$2,587	\$2,616	\$2,644	
Market Value	\$347,614	\$347,643	\$345,756	
Assessed Value	\$186,437	\$182,246	\$178,848	

Benefits Information				
Benefit	Type	2020	2019	2018
Save Our Homes Cap	Assessment Reduction	\$161,177	\$165,397	\$166,908
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 PB 46-70	
COUNTRY CLUB ESTATES SEC 3 REV	
LOT 12 BLK 1	
LOT SIZE 65.000 X 180	
OR 19147-3141 06/2000 1	

DATE ISSUED: 3/26/2021 TIME: 11:30 AM CODE INSPECTOR: RN DEPT./DIV.: CC I.D. NO: 37
 NAME OF VIOLATOR(S): Robert B Sami, Golnaz Sharifi FOLIO#: 05.3024-010-0120
 340 Payne Dr. REPEAT VIOLATOR: YES NO
 Miami Springs, FL 33161 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 March 26, 2021 AT 11:30 AM A VIOLATION OF SECTION 150-017(B)(4) Recreational Vehs. OF THE Miami Springs Code of Ord. WAS OBSERVED TO WIT: (DESCRIPTION OF VIOLATION) Jet Ski in front yard set-back of property. AT 340 Payne Dr. LOCATION OF VIOLATION

YOU SHALL PAY THE CIVIL PENALTY OF \$ 100.00 AND CORRECT THE VIOLATION ON OR BEFORE April 2, 2021 OR YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE INSPECTOR ON OR BEFORE April 15, 2021 (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: 3/26/2021
 CODE INSPECTOR: _____ DATE: _____
 SERVICE: PERSON _____ MAIL POSTING
21-711

11/06/2008	\$100	26662-4099	Sales which are disqualified as a result of examination of the deed
01/01/2006	\$505,000	24203-3498	Sales which are qualified
07/01/2005	\$0	23643-2121	Sales which are disqualified as a result of examination of the deed



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

ROBERT B SAMI
GOLNAZ SHARIFI
340 PAYNE DR
MIAMI SPRINGS, FL 33166

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<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 a	
City, Sta	

Postmark
Here

ROBERT B SAMI
GOLNAZ SHARIFI
340 PAYNE DR
MIAMI SPRINGS, FL 33166

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

21-711 TKT



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

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Po	\$
Sent To	
Street a	
City, Sta	
ROBERT B SAMI GOLNAZ SHARIFI 340 PAYNE DR MIAMI SPRINGS, FL 33166	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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21-711 TKT

Apr 22, 2021 at 4:05:59 PM
Miami Springs



City of
MIAMI SPRINGS
Florida

201 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166

Robert B. Sami
Golnaz Sharifi
340 Payne Drive
Miami Springs FL 33166



2



135





Case # 20-934

1451 Lenape Drive

Code: 150-013

Residential plantings,
fences, and walls.

Uniform Civil
Violation Appeal

- 
- 
- On 2/24/20 As per complaint, CIN to be Posted for hedges obstructing view of sidewalk.
 - On 2/25/20 CIN was Mailed to Homeowner.
 - On 3/26/21 As per another complaint, Mailed another CIN for hedges obstructing view of exiting cars from driveways.
 - As of 4/19/21 Property remains in Violation, Move to Citation.
 - On 4/19/21 \$100 Ticket # 00823 Posted at property, also Mailed via Regular and Certified Return Receipt # 7019 0700 0001 4750 3709,
 - On 4/27/21 Visited property with Officer Capote to confirm visual clearance issue, Officer Capote concurred, Citation stands.
 - On 4/28/21 E-Mail received from Ms. Connie Maldonado requesting Ticket Appeal to the Board. Copy of Agenda with instructions E-Mailed back.
 - On 4/30/21 Received Event Report from Police Dept.



04/19/2021

137





04/27/2021 13:38

139

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FENCES, HEDGES, LANDSCAPE, BOUND 05-3013-039-0060 1451 LENAPE DRIVE MIAMI SPRINGS FL 33166	2/24/20	TICKET ISSUED	4/19/21

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

NARRATIVE: 2/24/20 As per complaint, CCO Novo Posted CIN for hedges obstructing view of sidewalk, 7 days to comply. 2/24/20

NOTICE NAMES: MALDONADO, CONNIE OWNER

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	2/24/20	INITIAL INSPECTION	COMPLETED	2/24/20	ROSEMARY NOVO	
	2/25/20	CIVIL INFRACTION DOOR HANGER	COMPLETED	2/25/20		
		NARRATIVE: 2/25/20 Mailed CIN, CCO Novo.			3/04/20	
	3/25/21	FOLLOW UP INSPECTION	COMPLETED	3/25/21	ROSEMARY NOVO	
		RSLT TEXT: 3/25/21 As per another complaint, CCO Novo to Mail another CIN for hedges obstructing view of exiting cars from driveways.			4/30/21 4/30/21 4/30/21	
	3/26/21	CIVIL INFRACTION	COMPLETED	3/26/21		
		NARRATIVE: 3/26/21 CIN Mailed to homeowner, CCO Novo.			4/13/21	
	4/19/21	FOLLOW UP INSPECTION	COMPLETED	4/19/21	ROSEMARY NOVO	
		RSLT TEXT: 4/19/21 Property remains in Violation, Move to Citation, CCO Novo.			4/19/21 4/19/21	
	4/19/21	Uniform Civil Violation Ticket	COMPLETED	4/19/21		
		NARRATIVE: 4/19/21 \$100 Ticket # 00823 Posted at property, also Mailed via Regular and Certified Return Receipt # 7019 0700 0001 4750 3709, CCO Novo.			4/19/21 4/19/21 4/19/21	
	4/27/21	FOLLOW UP INSPECTION	COMPLETED	4/27/21	ROSEMARY NOVO	
		RSLT TEXT: 4/27/21 Visited property with Officer Capote to confirm visual clearance issue, Officer Capote concurred, Citation stands. CCO Novo.			4/27/21 4/27/21 4/27/21	
	4/28/21	FOLLOW UP INSPECTION	COMPLETED	4/28/21	ROSEMARY NOVO	

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

FENCES, HEDGES, LANDSCAPE, BOUND	2/24/20	TICKET ISSUED	4/19/21
----------------------------------	---------	---------------	---------

05-3013-039-0060
 1451 LENAPE DRIVE
 MIAMI SPRINGS

FL 33166	ROSEMARY NOVO		
4/28/21	FOLLOW UP INSPECTION	COMPLETED	4/28/21
	RSLT TEXT: 4/28/21 E-Mail received from Ms. Connie Maldonado		ROSEMARY NOVO
	requesting Ticket Appeal to the Board. Copy of Agenda with		4/30/21
	instructions E-Mailed back. CCO Novo.		4/30/21
4/30/21	FOLLOW UP INSPECTION	COMPLETED	4/30/21
	RSLT TEXT: 4/30/21 Received Event Report from Police Dept. CCO Novo.		ROSEMARY NOVO
			4/30/21
	FOLLOW UP INSPECTION	PENDING	

TOTAL TIME:

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



OFFICE OF THE PROPERTY APPRAISER

NO. 00823

Summary

Property Information	
Folio:	05-3013-039-0060
Property Address:	1451 LENAPE DR Miami Springs, FL 33166-3238
Owner	CONNIE MALDONADO
Mailing Address	1451 LENAPE DR MIAMI SPRINGS, FL 33166-3238
PA Primary Zone	0600 SINGLE FAMILY, 1401-1550 S
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	2 / 2 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,448 Sq.Ft
Lot Size	12,318 Sq.Ft
Year Built	Multiple (See Building Info.)

Assessment Information				
Year	2020	2019	2018	
Land Value	\$258,678	\$258,678	\$258,678	
Building Value	\$170,381	\$170,381	\$170,381	
XF Value	\$8,970	\$9,068	\$9,165	
Market Value	\$438,029	\$438,127	\$438,224	
Assessed Value	\$288,737	\$282,246	\$276,984	

Benefits Information				
Benefit	Type	2020	2019	2018
Save Our Homes Cap	Assessment Reduction	\$149,292	\$155,881	\$161,240
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
LAKE LOUISE AMD PB 65-57 LOT 11 & THAT PT OF LAKE ABUTTING THERE TO AS MEAS TO C/L OF LAKE LOT SIZE 12318 SQUARE FEET COC 21321-0182 05/03 1/22564-2752

DATE ISSUED: 4/19/21 TIME: 11:00 AM CODE INSPECTOR: RN DEPT./DIV.: CC I.D. NO: 37
 NAME OF VIOLATOR(S): Connie Maldonado
 1451 Lenape Dr.
 Miami Springs, FL 33166
 MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip)
 FOLIO#: 05-3013-039-0060
 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 April 19, 2021 AT 11:00 AM A VIOLATION OF SECTION 150-013 Fences, landscaping & boundary walls OF THE Miami Springs Code of Ordinances WAS OBSERVED
 TO WIT: (DESCRIPTION OF VIOLATION) Hedges constitute a safety hazard, obstruction - visual clearance
 AT 1451 Lenape Dr.
 LOCATION OF VIOLATION

YOU SHALL PAY THE CIVIL PENALTY OF \$ 100.00 AND CORRECT THE VIOLATION ON OR BEFORE April 26, 2021 OR YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE INSPECTOR ON OR BEFORE May 9, 2021
 (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: 4/19/2021
 CODE INSPECTOR: _____ DATE: _____
 SERVICE: PERSON _____ MAIL: X POSTING: X

20.934

08/01/2002	\$0	20000-4882	Sales which are disqualified as a result of examination of the deed
05/01/2002	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
09/01/1998	\$195,000	18310-3366	Sales which are qualified



7019 0700 0001 4750 3709

201 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166

NOVO



U.S. Postal Service™ **NOVO**
CERTIFIED MAIL® RECEIPT
Domestic Mail Only **20.934 TKT**

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

OFFICIAL USE

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

Postmark Here

7019 0700 0001 4750 3709

CONNIE MALDONADO
1451 LENAPE DR
MIAMI SPRINGS, FL 33166

Postage
\$
Total Po
\$
Sent To
Street at
City, Sta

CONNIE MALDONADO
1451 LENAPE DR
MIAMI SPRINGS, FL 33166

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



20.934 TKT



City of
MIAMI SPRINGS
Florida **NOVO**

201 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166

CONNIE MALDONADO
1451 LENAPE DR
MIAMI SPRINGS, FL 33166

20.934 TKT

- **Sec. 150-013. - Residential plantings, fences and walls.**

- (A) *Plantings.*

- (1) There shall be no restriction on the height of any hedge, shrub, tree or other form of vegetation which is planted and cultivated on properties located within the residential zoning districts of the City.

- (2) Notwithstanding the foregoing, all hedges, shrubs, trees and other forms of vegetation planted and cultivated on residential properties in the City shall:

- (a) Be maintained in a manicured and presentable condition.

- (b) Be maintained by the owner in a like manner on all sides.

- (c) Be maintained so as not to constitute a safety hazard or visual clearance obstruction to pedestrians or vehicular traffic utilizing City sidewalks, swales, alleys, streets or other rights-of-way.

- (3) It shall be the duty and responsibility of the City Code Compliance Department, with the assistance of the City Police Department, to determine if the safety hazard and visual clearance provisions of this ordinance are being properly maintained.

- (4) The planting and cultivation of new or replacement ficus trees or hedges is prohibited, and existing ficus hedges shall not be permitted to exceed eight feet in height.

COMMUNICATIONS

Event Report

Event ID: 2021-019609

Call Ref #: 6

Date/Time Received: 04/27/21 13:29:57

Rpt #: Call Source: PHONE	Prime MS165 Unit: CAPOTE, JORGE	Services Involved LAW <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
Location: 1451 LENAPE DR X-ST: HERON AVE BLUEBIRD AVE		Jur: CAD	Service: LAW	Agency: MSPD	
Business:		St/Beat: MSW	District: MSPD	RA:	GP: MSC
Phone:					
Nature: ASSIST OTHER AGENCY		Alarm Lvl: 1	Priority: 1	Medical Priority:	
Reclassified Nature:					
Caller: Addr: 1431 LENAPE DR		Phone:	Alarm: Alarm Type:		
Vehicle #:	St:	Report Only: No	Race:	Sex:	Age:
Call Taker: ANDY.GONZALEZ		Console: MS-CAD01			
Geo-Verified Addr.: Yes		Nature Summary Code:	Disposition: NRPT	Close Comments:	
Notes: CODE ENFORCEMENT [04/27/21 13:30:23 ANDY.GONZALEZ] MET REF HEDGE. DOES PRESENT A VISUAL CLEARANCE OBSTRUCTION. [04/27/21 13:41:26 ANDY.GONZALEZ]					

Times

	Time From Call Received	
Call Received: 04/27/21 13:29:57		
Call Routed: 04/27/21 13:30:08	000:00:11	Unit Reaction: 000:00:04 (1st Dispatch to 1st Arrive)
Call Take Finished: 04/27/21 13:30:08	000:00:11	En-Route: 000:00:04 (1st Dispatch to 1st En-Route)
1st Dispatch: 04/27/21 13:30:11	000:00:14 (Time Held)	On-Scene: 000:11:21 (1st Arrive to Last Clear)
1st En-Route: 04/27/21 13:30:15	000:00:18	
1st Arrive: 04/27/21 13:30:15	000:00:18 (Reaction Time)	
Last Clear: 04/27/21 13:41:36	000:11:39	

Radio Log

Unit	Empl ID	Type	Description	Time Stamp	Comments (may truncate in portrait)	Close Code	User
MS165	MS0149	D	Dispatched	04/27/21 13:30:11	Stat/Beat: MSCW		ANDY.GON
MS165	MS0149	A	Arrived	04/27/21 13:30:15			ANDY.GON
MS165	MS0149	C	Cleared	04/27/21 13:41:36		NRPT	ANDY.GON

Event Log

Unit	Empl ID	Type	Description	Time Stamp	Comments (may truncate in portrait)	Close Code	User
		TR	Time Received	04/27/21 13:29:57	By: PHONE		ANDY.GONZA
		ENT	Entered Street	04/27/21 13:30:03	1431 LENAPE DR		ANDY.GONZA
		ENT	Entered Nature	04/27/21 13:30:07	ASSIST OTHER AGENCY		ANDY.GONZA

FIN	Finished Call Taking	04/27/21 13:30:08	ANDY.GONZA
ENT	Entered Remarks	04/27/21 13:30:23	ANDY.GONZA
CHG	Changed Street	04/27/21 13:40:58 1431 LENAPE DR --> 1451 LENAPE DR	ANDY.GONZA
ARM	Added Remarks	04/27/21 13:41:26	ANDY.GONZA

Related Names

Last, First, MI Suffix	Type	Race	Sex	HT	WT	Eyes	DOB	Age	Home / Mobile Ph	Work Ph
<Caller>	CALL				0					
Address: 1431 Lenape Dr, Miami Springs, FL 33166										
OIn: OIn St:										
Notes:										