



CITY OF
MIAMI SPRINGS
CODE COMPLIANCE
BOARD

Tuesday, December 7, 2021



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

Chairperson Marlene B. Jimenez

**Board member John Bankston
Board member Jacqueline Martinez Regueira
Board member Mara Zapata**

**Board member Jorge Filgueira
Board member Juan Khoury
Board member Vivian Isla Rey**

**AGENDA
Regular Meeting
Tuesday, December 7, 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: November 2, 2021**
- 4. OLD BUSINESS**

1) Case # 17-02523 (Update)
 Address: 378 Westward Drive
 Owner: **Miami Springs Baptist Church**
 Violation: 93-13.- Maintenance of Property by Owner

2) Case # 11-00205 (Fine Reduction)
 Address: 144 South Drive
 Owner: **Doris E Boiesen**
 Violation: 93-13 – Maintenance of Property by Owner

3) Case # 19-00841 (Fine Reduction)
 Address: 144 South Drive
 Owner: **Doris E Boiesen**
 Violation: 150-016 – Off-Street Parking Facilities

4) Case # 19-00842 (Fine Reduction)
 Address: 144 South Drive
 Owner: **Doris E Boiesen**
 Violation: 71-04 – Inoperable Vehicles Prohibited

5) Case # 19-00226 (Fine Reduction)
Address: 429 Deer Run
Owner: **Raul Cruz Jr; Ibis Cruz**
Violation: 151-04. – Application for Building Permit.

6) Case # 19-00903 (Fine Reduction)
Address: 157 Deer Run
Owner: **Jesmany & Denise Jomarron**
Violation: 151-04. – Application for Building Permit.

5. NEW BUSINESS

1) Case# 20-982
Address: 961 Falcon Ave
Owner: **Nicolas S & Miguel L Llewellyn**
Violation: 151-04. – Application for building permit.

2) Case# 20-01524
Address: 1250 Oriole Ave
Owner: **Gabriel & Lauren Orellana**
Violation: 151-04. – Application for Building Permit.

6. COUNCIL LIAISON REPORT AND REQUEST

7. ADJOURNMENT

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



City of Miami Springs, Florida

The regular meeting of the Miami Springs Code Compliance Board was held on Tuesday November 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 7:04 P.M.

Present: Board member Jacqueline Martinez-Regueira
Board member John Bankston
Board member Alyssa Cundari Roelans
Board member Jorge Filgueira
Chair Person Marlene Jimenez

Absent: Board member Maria Nunez
Board member Juan Khoury

Also Present: Rosemary Novo, Code Compliance Officer
Victor Vazquez, Councilman
Jose Arango, City Attorney
Mayra Aleman, Board Secretary

2) Invocation/Salute to the Flag

All who were present participated.

3) Approval of Minutes: October 5th, 2021

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

Board Member Martinez-Regueira moved to approve the minutes as written. Board member Bankston seconded the motion, which passed unanimously 5-0 on rollcall vote. The rollcall vote was as follows: Board member Bankston, Board member Filgueira, Board member Martinez-Regueira, Board member Roelans, and Chairperson Jimenez voted YES.

Board secretary Mayra Aleman swore in everyone giving testimony during the proceedings.

4) OLD BUSINESS

1) Case# 21-01592
Address: 144 Palmetto Dr
Owner: Bethsaida E Mejia Bonilla (TIC)
Joel Alberto Rodriguez Wills (TIC)
Violation: 151-04 – Application for Building Permit.

Code compliance officer Novo stated the case is in compliance.

5) NEW BUSINESS

1) Case# 21-01221
Address: 5553 NW 36TH Street
Owner: **UTD Building Corporation**
Violation: 150-030. – Sign regulations (G)(3)(a)(b)(c).
93-51. – Color palette compliance.

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

Jose Arango, City Attorney stated that out of the four-violations listed on the notice the City dismissed three. The following three violations were dismissed: Section 150-030 (G)(3)(a)(b)(c). The only violation the City is proceeding with is Section 93-51.

Javier Fernandez, Attorney for UTD Building Corporation was present at the meeting. Mr. Fernandez addressed the Board and stated that UTD Building Corporation did not feel that they violated City Code Section 93-51.

Jose Arango, City Attorney read City code section 93-51(b) and 150-028 f (3) for the record. Board member Martinez-Regueira asked Mr. Fernandez how much time would his client need to come into compliance with Code Section 93-51. Mr. Fernandez stated 90 days. Jose Arango, City Attorney took in two paper copies of an email from Mr. Fernandez.

Discussion ensued amongst the Board members on a reasonable time frame for the property to come into compliance.

Board Member Filgueira moved to grant until February 1st, 2022 to come into compliance with Section 93-51. Board member Martinez-Regueira seconded the motion, which passed 4-1 on roll call vote. The rollcall vote was as follows: Board member Bankston, Board member Filgueira, Board member Martinez-Regueira, and Chairperson Jimenez voted YES. Board member Roelans voted NO.

2) Case# 20-01549
Address: 432 S Royal Poinciana Blvd
Owner: **Luisa E Chacaliaza**
Violation: 151-04. – Application for building permit.

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

Luisa E Chacaliaza of 432 S Royal Poinciana Blvd was present at the meeting with an interpreter provided to her by the City. Mrs. Chacaliaza stated that she built the extra structures because she works at a hospital with COVID-19 positive patients. She claimed she built the structure, which includes a laundry room and a bathroom, to keep her family safe from contamination.

Discussion ensued amongst the Board members on how the property can come into compliance.

Board Member Martinez-Regueria moved to grant 90 days to have an issued permit, and have an update on February 1st, 2022. Board member Bankston seconded the motion, which passed unanimously 5-0. The rollcall vote was as follows: Board member Bankston, Board member Filgueira, Board member Martinez-Regueira, Board member Roelans and Chairperson Jimenez voted YES.

3) Case# 21-0482
Address: 164 Lenape Dr
Owner: **Asia S Da Costa**
Emerson Da Costa
Violation: 71-04 – Inoperable Vehicles Prohibited

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

Property owner of 164 Lenape Drive was not present for the meeting.

Discussion ensued amongst the Board members on the amount of inoperable vehicles on the property.

Board member Roelans moved to apply a retroactive \$100 daily fine, starting on October 18, 2021 until it comes into compliance. Board member Bankston seconded the motion which passed unanimously 5-0 on rollcall vote. The rollcall vote was as follows: Board member Bankston, Board member Filgueira, Board member Martinez-Regueira, Board member Roelans and Chairperson Jimenez voted YES.

4) Case# 21-0729
Address: 473 Lafayette Dr
Owner: **Hassan Al Barghouthi**
Violation: 93-13 – Maintenance Of Property by Owner (Grass & Weeds)

Code compliance officer Novo stated the case is in compliance.

6) UNIFORM CIVIL VIOLATION NOTICE APPEAL

None at this time.

7) COUNCIL LIAISON REPORT AND REQUEST

None at this time.

8) ADJOURNMENT

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

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Respectfully Submitted:

Mayra Aleman
Board Secretary

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

Marlene 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



10





Case # 17-02523

378 Westward Dr

Code: 93-13

Maintenance of
Property by Owner

Update

- 
- 
- On October 5th, 2021, **Board member Martinez-Regueira** moved to grant until **December 7th, 2021** for an **update on the property**. **Board member Bankston** seconded the motion, which passed unanimously **5-0** on **rollcall vote**. The rollcall vote was as follows: **Board member Bankston, Board member Martinez-Regueira, Board member Khoury, Board member Roelans, and Chairperson Filgueira** voted **YES**.

Violation:

Poor overall maintenance of property. Including the following:

1. Missing window panels
2. Mold and mildew on exterior walls
3. Rust in exterior
4. Poor landscaping
5. Broken/missing column casings
6. Broken soffits









2



Case # 11-02523



144 South Dr

Code: 93-13

Maintenance of
Property by Owner

REDUCTION OF FINE

15

- 
- 
- On November 30th, 2010, based on an anonymous complaint, CCO Lourdes Taveras at the time of inspection noticed that the front porch was completely filled with plastic bags, plastic buckets, furniture, papers, and other misc. items. The front door was blocked up to two feet high, the rest of the porch was completely filled to about 5 feet. A NOV was mailed by certified mail and regular mail, but unable to post as there was no access to front door.
 - On February 2nd, 2011 CCO Lourdes Taveras re-inspected the property and noticed that a large amount of items had been removed. She spoke to Ms.Boiesen and she requested until the end of February to finish picking up.
 - On March 3rd, 2011 during a follow up inspection, CCO Lourdes Taveras noticed that some items were removed from the porch and were being piled at the rear yard. Ms. Boiesen was granted 30 more days to removed derelict or dilapidated items from property.
 - On May 3rd, 2011 during follow up inspection, CCO Lourdes Taveras noticed that no further action had been taken, most of the items that were in the front of the property had been placed in the rear yard. There was still an excessive amount of items in the front yard behind a covered vehicle, and in the rear some of the items had plants growing on them and there was an inoperable Burgundy van. Being that the property owner had been given a significant amount of time to comply and due to various complaints against the property, the case was referred to the June 2011 Code Compliance Board meeting.
 - On May 16th, 2011 a Summons to Appear before the Code Compliance Board on June 7, 2011 was sent via Police service, Certified mail and regular mail to the property owner's living address of 117 Curtiss Parkway and regular mail to 144 South Drive.
 - On June 7th, 2011 Member Robert Williams made a motion to grant Ms.Boiesen 30 days until July 7th, 2011 to come into compliance. If she did not, then a fine of \$25 per day would begin on July 8th, 2011. Vice-Chairman Saenz seconded the motion and it passed with five "Aye" votes.
 - On August 2nd, 2011 the case was taken to the Code Compliance Board meeting for an update. Property was still not in compliance and therefore, the fine started running on July 8th. To date, the fine total was \$625 and would continue to run until compliance is reached.



- On 11/02/11 Ms.Boiesen requested a re-inspected of the property for progress on the clean up. CCO Lourdes Taveras observed very little progress in the rear of the property, however, some progress was made on the front.
- On 08/10/16 based on information from Miami-Dade Mosquito Control, a flyer was posted at the property regarding the bromeliads. At the time of posting, CCO Lourdes Taveras noticed that the front porch was filled up to almost three feet with debris, bags, boxes, planters and other decapitated items. Property remained on a \$25 per day fine accumulating to a total of \$46,500.
- On November 17, 2021, I performed an inspection of the property as requested by Realtor Mayda Blanco. All excess materials, debris, rubbish, trash and other misc. items have been removed from the porch and rear yard. The yard overgrowth in the front, side and rear yard setbacks have been removed. Property has reached compliance.
- On November 19th, 2021, I compiled the total amount of fines owed to the City of Miami Springs based on the enforcement order for the case. The fines for Code Case 11-205 are as follows:

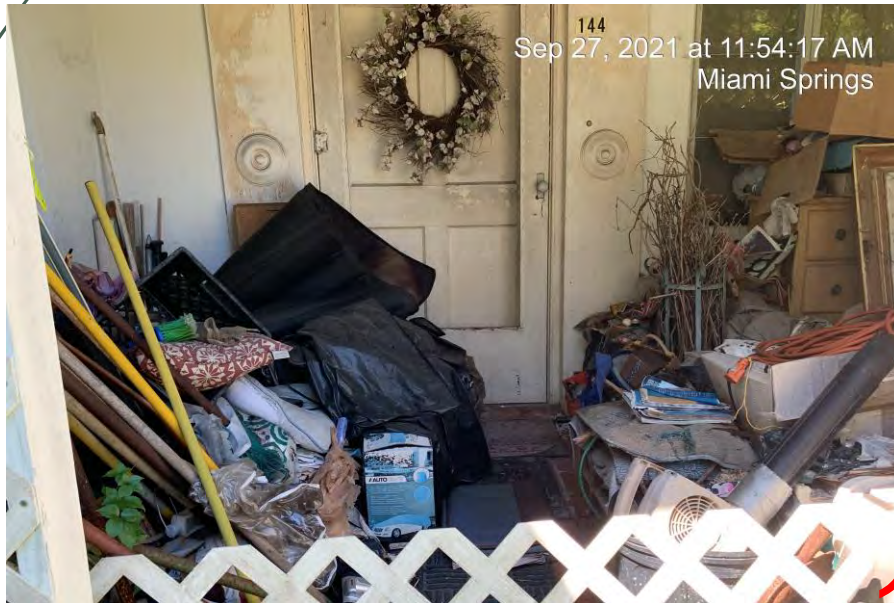
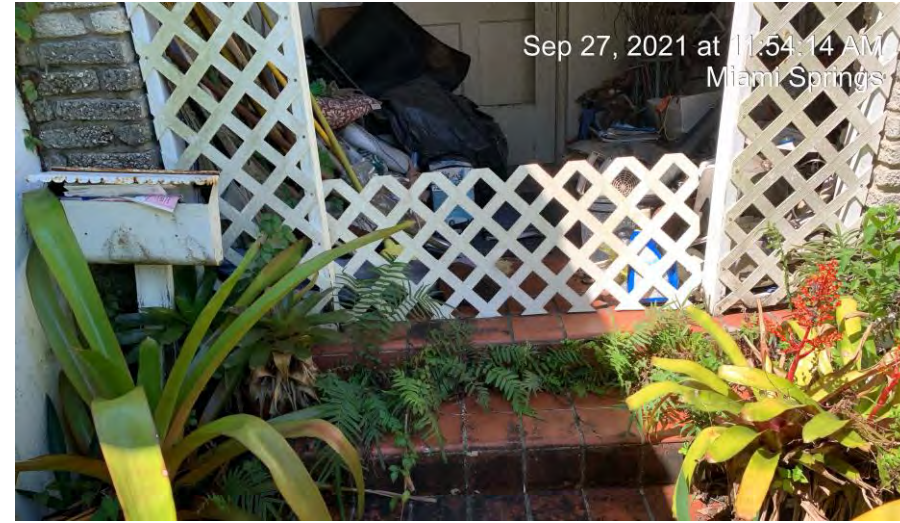
From 07/08/2011 to 11/17/2021 is a total of 3,786 days x \$25.00 = \$94,650.00

An amount of \$5,000 has already been paid so the total amount owed is \$89,650.
- On November 22th, 2021, \$75.00 dollars were paid to be heard in front of this board for a reduction of fines.
- On November 29th, 2021 the agenda for the December 7th Code Compliance Board meeting was mailed via regular mail and was also emailed.

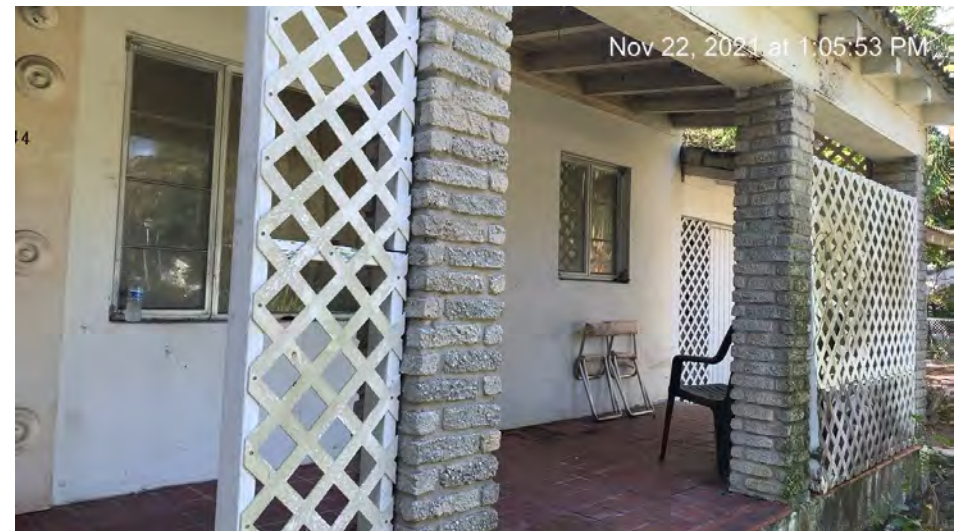
Front of Property 2011



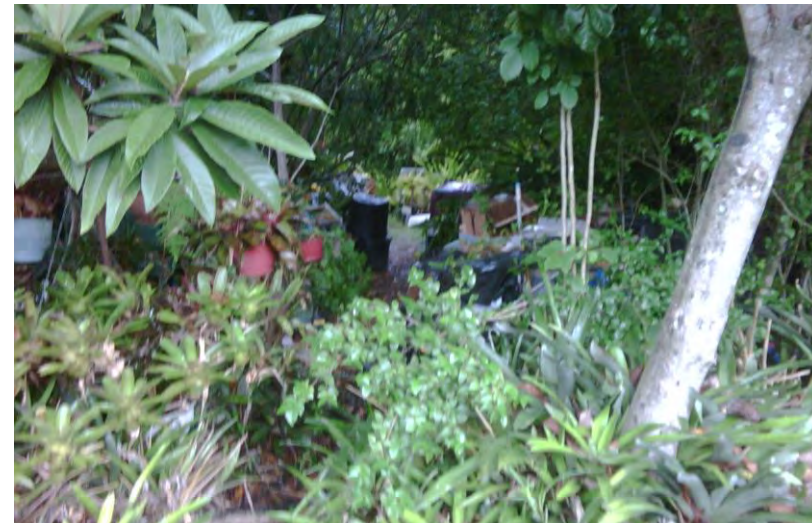
Front of Property Sept 2021



Front of Property Nov 2021



Rear Yard 2011



Rear Yard 2021





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. : 11-02523 Fee Paid/Receipt No. 384

Date set for hearing: 12/07/2021

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

(I) (We) Doris Boiesen of 144 South Drive
Name Address

request that a reduction of fine hearing be scheduled for the month of December, 2021

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

I tried to clean up the trash and move the cars but was physically unable. I did pay \$5,000 toward the fine. I don't have much money to live on, please reduce my fine to the amount already paid.

Has any previous fines been levied against property? yes

If yes, briefly state the nature of the previous fine: They wanted me to clean up my yard

How long have you owned this property? 45 years

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

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

Donis Boisen

Signature of Owner

Phone Number (daytime)

STATE OF FLORIDA
COUNTY OF Miami Dade

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 22nd day of November, 2021, by Donis Boisen

(NOTARY SEAL)

[Signature]
Notary Signature

Personally Known OR Produced Identification

Type of Identification Produced _____



MAYDA BLANCO
Commission # GG 177074
Expires February 2, 2022
Bonded Thru Budget Notary Services

CITY OF MIAMI SPRINGS
*** CUSTOMER RECEIPT ***
Oper: MIASMHP Type: OC Drawer: 1
Date: 11/22/21 05 Receipt no: 386

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

144 SOUTH DRIVE
CODE ENFORCEMENT
3 CASES REDUCTION OF FINE

Tender detail		
CK CHECK	1240	\$225.00
Total tendered		\$225.00
Total payment		\$225.00

3



Case # 19-00841

144 South Drive


Code: 150-016

Off-Street Parking

Fine Reduction



- On February 2, 2019, during Saturday inspections of the City, Code Compliance Officer Quintero noticed that an inoperable vehicle was parked on the grass of the property.
- On February 4, 2019, Code Compliance Officer Quintero posted CIN and granted 7 days to comply.
- On February 18, 2019, Final CIN was mailed and 10 days were granted.
- On March 19, 2019, No contact had been made, and the property remained in violation. Ticket was issued in the amount of \$100.00. and referred to the Code Compliance Board. Summons to appear was mailed, and also sent via police, to the property owner for the meeting to be held on April 2, 2019.
- On April 2, 2019, **Board member Filgueira motioned that the vehicle that is parked inoperable on the grass be removed within 14 days by April 16th or commencing the 15th day (April 17th) a \$50/day fine will start. Board member Bankston seconded the motion, which passed unanimously 5-0 on voice vote.**
- On April 11, 2019, Code Compliance Officer Quintero noticed that the inoperable vehicle remained parked on grass.
- On May 24, 2019, Code Compliance Officer Quintero attempted to call property owner to inform her of the upcoming board meeting on June 4, 2019. He also mailed the agenda to the property via regular and certified mail.
- On June 4, 2019, Code Compliance Officer Quintero presented case history and provided an update to the Board. Board member Martinez-Regueira stated that the fine is running effective April 17th and there wasn't anything else they could do at this time.
- On June 11, 2019, Code Enforcement Board Order was mailed to the property owner via regular and certified mail. It was also sent to the Finance Department for recording with the Miami Dade County Clerk of Courts. Tracking No. 7018-1830-0000-9261-6675. Fines were applied from 4/17/2019 to 6/11/2019 = 55 Days X \$50.00 = \$2,750.00

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- On May 24th, 2021, during routine inspections, Code Compliance Officer Quintero observed that the vehicle had been removed and applied the daily fines as follows:

From and including: Wednesday, April 17, 2019

To and including: Sunday, May 23, 2021

Result: 768 days x \$50.00 = \$38,400.00

Case became in compliance pending payment.

- On November 22nd, 2021, \$75.00 dollars were paid to be heard in front of this board for a reduction of fines.
- On November 29th, 2021, the agenda for the December 7th Code Compliance Board meeting was mailed via regular mail and was also emailed.







City of Miami Springs, Florida

APPLICATION FOR HEARING REDUCTION OF FINE

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DO NOT WRITE IN THIS SPACE

Case No. : 19-00841 Fee Paid/Receipt No. 386

Date set for hearing: 12/07/2021

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

(I) (We) Doris Boiesen of 144 South Drive Name Address

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

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

I tried to clean up the trash and move the cars but was physically unable. I did pay \$5,000 toward the fine. I don't have much money to live on, please reduce my fine to the amount already paid.

Has any previous fines been levied against property? yes

If yes, briefly state the nature of the previous fine: They wanted me to clean up my yard

How long have you owned this property? 45 years

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

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

Donis Boisen

Signature of Owner

Phone Number (daytime)

STATE OF FLORIDA
COUNTY OF Miami Dade

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 22nd day of November, 2021, by Donis Boisen

(NOTARY SEAL)

[Signature]
Notary Signature

Personally Known OR Produced Identification

Type of Identification Produced _____



MAYDA BLANCO
Commission # GG 177074
Expires February 2, 2022
Bonded Thru Budget Notary Services

CITY OF MIAMI SPRINGS
*** CUSTOMER RECEIPT ***
Oper: MIASMHP Type: OC Drawer: 1
Date: 11/22/21 05 Receipt no: 386

Description	Quantity	Amount
35	CODE COMPLIANCE -OTHER 1.00	\$75.00
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144 SOUTH DRIVE
CODE ENFORCEMENT
3 CASES REDUCTION OF FINE

Tender detail		
CK CHECK	1240	\$225.00
Total tendered		\$225.00
Total payment		\$225.00

4



Case # 19-00842

144 South Drive

Code: 71-04


Inoperable Vehicles
Prohibited

Fine Reduction

32



- On February 2, 2019, during Saturday inspections of the City, Code Compliance Officer Quintero noticed that an inoperable vehicle was parked on the grass of the property.
- On February 4, 2019, Code Compliance Officer Quintero posted CIN and granted 7 days to comply.
- On February 18, 2019, final CIN was mailed and 10 days were granted.
- On March 12, 2019, no contact had been made, and the property remained in violation. Ticket was issued and referred to the Code Compliance Board.
- On April 2, 2019, **Board member Filgueira motioned that both inoperable vehicles parked within the front setbacks be removed within 14 days by April 16th or commencing the 15th day (April 17th) a \$50/day fine will start. Board member Bankston seconded the motion, which passed unanimously 5-0 on voice vote.**
- On April 11, 2019, Code Compliance Officer Quintero passed by to the property to re-inspect, and noticed that one of the vehicles was removed. One vehicle remained, inoperable and on grass.
- On May 24, 2019, Code Compliance Officer Quintero attempted to call property owner to inform her of the upcoming board meeting on June 4, 2019. He also mailed the agenda to the property via regular and certified mail.
- On June 4, 2019, Code Compliance Officer Quintero presented case history and provided an update to the Board. Board member Martinez-Regueira stated that the fine is running effective April 17th and that they have nothing to do at this time.
- On June 11, 2019, Code Enforcement Board Order was mailed to the property owner via regular and certified mail. It was also sent to the Finance Department for recording with the Miami Dade County Clerk of Courts. Tracking No. 7018-1830-0000-9261-6675. Fines were applied from 4/17/2019 to 6/11/2019 = 55 Days X \$50.00 = \$2,750.00

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City of Miami Springs, Florida

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DO NOT WRITE IN THIS SPACE

Case No. : 19-00842 Fee Paid/Receipt No. 386

Date set for hearing: 12/07/2021

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

(I) (We) Doris Boiesen of 144 South Drive

Name Address December, 2021 request that a reduction of fine hearing be scheduled for the month of.

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

I tried to clean up the trash and move the cars but was physically unable. I did pay \$5,000 toward the fine. I don't have much money to live on, please reduce my fine to the amount already paid.

Has any previous fines been levied against property? yes

If yes, briefly state the nature of the previous fine: They wanted me to clean up my yard

How long have you owned this property? 45 years

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

Donis Boisen

Signature of Owner

Phone Number (daytime)

STATE OF FLORIDA
COUNTY OF Miami Dade

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 22nd day of November, 2021, by Donis Boisen

(NOTARY SEAL)

[Signature]
Notary Signature

Personally Known OR Produced Identification

Type of Identification Produced _____



MAYDA BLANCO
Commission # GG 177074
Expires February 2, 2022
Bonded Thru Budget Notary Services

CITY OF MIAMI SPRINGS
*** CUSTOMER RECEIPT ***
Oper: MIASMHP Type: OC Drawer: 1
Date: 11/22/21 05 Receipt no: 386

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35	CODE COMPLIANCE -OTHER	
	1.00	\$75.00

144 SOUTH DRIVE
CODE ENFORCEMENT
3 CASES REDUCTION OF FINE

Tender detail		
CK CHECK	1240	\$225.00
Total tendered		\$225.00
Total payment		\$225.00

5







Case # 19-00226

429 Deer Run

Code: 151-04

Application for
Building Permits

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- 
- On October 30, 2018, during routine inspections of City alleyways, Code Compliance Officer Quintero observed what seemed to be a new Tiki Hut. By further inspection of City/County records and aerial views, it was determined that there was no permit on file for the Tiki Hut, slab, and concrete leading to the Tiki Hut. A CIN was issued and 7 days to pass by the Building Department were granted to start the legalization.
 - On November 26, 2018, Code Compliance Officer Quintero issued a follow-up CIN as no contact/action were taken by the property owners.
 - On December 5, 2018, the property owner spoke to the Building Department. The property owner explained that everything within the lot was going to be demolished and a new house was going to be built. Property owner requested until February-March of 2019 for the demolition.
 - On December 13, 2018, the Building Official granted until February 15th, 2019, for a legalization or demolition permit application to be submitted.
 - On February 18, 2019, Code Compliance Officer Quintero followed-up and the deadline was not met. A final CIN was mailed.
 - On March 4, 2019, No contact/action had been taken. A ticket was issued in the amount of \$100.00.
 - On May 15, 2019, A permit application for the demolition was submitted to the Building Department.
 - On January 29, 2020, the Building Department cancelled the permit application due to inactivity. The permit application is considered abandoned.
 - On June 9, 2021, Code Compliance Officer Quintero sent a follow-up Civil Infraction Notice.
 - On July 22, 2021, due to no contact/action Code Compliance Officer Quintero prepared and sent the summons to appear via regular, certified mail, and with MSPD. Tracking no. 7019-2970-0001-1124-1577.

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- On August 3, 2021, The Code Compliance Board ordered that a permit must be issued by October 5, 2021 to legalize or demolish the work completed without permits or a daily fine of \$150.00 will start retroactively on August 3, 2021.
 - On August 23, 2021, A permit was applied for to legalize the Tiki Hut, Walkway, and Slab.
 - On October 7, 2021, Permit RES21-0606 was approved and issued, two days after the deadline.
 - On October 25, 2021, Code Compliance Officer Quintero applied the fines retroactively as per the Code Compliance Board Order as followed:

From and including: Tuesday, August 3, 2021
To, but not including Thursday, October 7, 2021
Result: 65 days X \$150.00 = \$9,750.00

Case is in compliance pending final fees.

- On October 26, 2021, \$75.00 dollars were paid to be heard in front of this board for a reduction of fines.
- On November 29, 2021, the agenda for the December 7th Code Compliance Board meeting was mailed via regular mail and was also emailed to homeowner Raul Cruz-Alvarez.

Miami-Dade Property Appraiser

Property Address: 429 DEER RUN, Miami Springs, FL 33166-5841



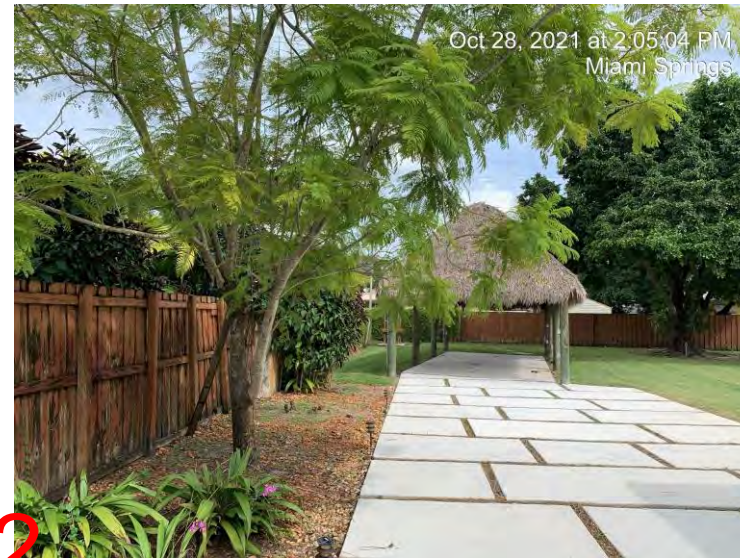
01/19/2015

Miami-Dade Property Appraiser

Property Address: 429 DEER RUN, Miami Springs, FL 33166-5841



01/01/2018





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. : 19-00226 Fee Paid/Receipt No. 190

Date set for hearing: 12/07/2021

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

(I) (We) Raul Cruz-Alvarez of 429 Deer Run
Name Address

request that a reduction of fine hearing be scheduled for the month of November/December

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

The permit was issue and paid on October 07,2021, the order gave until October 05,2021. We applied for the permit mid-September, it was rejected because we need a survey that was less than a year old.

Has any previous fines been levied against property? NO

If yes, briefly state the nature of the previous fine: N/A

How long have you owned this property? 20 years

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

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



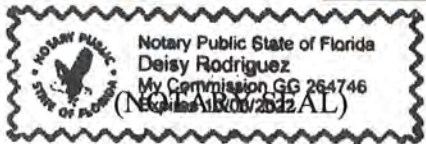
Signature of Owner

305-778-5967

Phone Number (daytime)

STATE OF FLORIDA
COUNTY OF MIAMI DADA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 25 day of October, 20 21, by _____




Notary Signature

Personally Known _____ OR Produced Identification

Type of Identification Produced FL DL C624 720 61

CITY OF MIAMI SPRINGS
*** CUSTOMER RECEIPT ***
Oper: MIASPXS Type: OC Drawer: 1
Date: 10/26/21 08 Receipt no: 190

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

REDUCTION OF FINE HEARING
429 DEER RUN

Tender detail		
CR CREDIT CARD	2635	\$75.00
Total tendered		\$75.00
Total payment		\$75.00

Trans date: 10/26/21 Time: 14:03:57

6



45



Case # 19-00903

157 Deer Run

Code: 151-04
Application for
Building Permit

Fine Reduction

- On 2/12/19 I observed New Horizontal Wood Fence without Permit, Posted CIN.
- On 4/2/19 \$100 Ticket # 01626 Posted at property, also sent Via Regular Mail and Certified Return Receipt # 7018 1830 0000 9261 6217.
- On 5/28/19 Summons to Appear was Served on this day to homeowner, Jesmany Jomarron, at property by Officer J. Robbins ID # 0163.
- 6/4/19 Case heard at Code Compliance Board Hearing, Board granted homeowner 14 days to have his Permits "Issued", if not a \$100 a day fine will Start on June 19, 2019. "Board member Martinez-Regueira motioned to give the property owner 14 days to have a permit issued, if permit hasn't been issued by June 19th a fine of \$100/a day will start. Board member Bankston seconded the motion, which passed unanimously 5-0 on voice vote. The roll call vote was as follows: Board member Martinez-Regueira, Board member Bankston, Board member Filgueira, Board member Calvert and Chair Jimenez voted YES."
- 10/3/19 Mailed Enforcement Order to: Jesmany & Denise Jomarron, 157 Deer Run, Miami Springs, FL 33166-5787.
- 10/20/21 Calculated Amount owed to date: 85,400.00 + \$100 Ticket = \$85,500.00 (June 19, 2019 - Oct. 20, 2021), Permit has not yet been issued, fines continue to accrue. Returned call to Atty., Don.
- 11/18/21 Permit Issued on 11/17/21 for a Total Amount due of \$88,200.00 + initial \$100 Ticket = \$88,300.00. Recording Fees will also be added by Finance. Permit was Finalized today. Will be Paying \$75 Fee for a Fine Reduction Hearing, Application given.
- 11/19/21 \$75 Fine Reduction Fee Paid, Added to the Dec. 7, 2021 Agenda.
- 12/1/21 Text Reminder sent to Jesmany Jomarron of Fine Reduction Hearing Scheduled for Tuesday, Dec. 7, 2021 at 7 PM (201 Westward Dr., 2nd Floor).



02/11/2019 12:00









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. : 19-00903 Fee Paid/Receipt No. 382
Date set for hearing: 12-7-21
The owner and/or his agent has been duly notified of the above hearing, certified mail# n/a (verbal)

(I) (We) JESMANY JOMARRON of 157 DEER RUN
Name Address

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

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

I failed to appreciate the significance of these issues here with the village. It's whole thing was about righting the fence that was damaged during Hurricane Irma, immediately -> back

Has any previous fines been levied against property? NO

If yes, briefly state the nature of the previous fine: NONE

How long have you owned this property? 7 YEARS

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

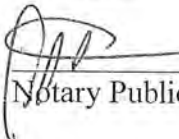
(I) (We) hereby certify that the above statements are true to the best of (My/Our) knowledge and belief.

Signature of Owner

786-290-1999

Phone Number (daytime)

The contents of this Petition are
sworn to and subscribed before me
this 18 day of NOVEMBER
20 21

 Reinaldo Delgado
Notary Public

May 1, 2022
Commission Expiration Date



REINALDO DELGADO
Commission # GG 213215
Expires May 1, 2022
Bonded Thru Budget Notary Services

CITY OF MIAMI SPRINGS
*** CUSTOMER RECEIPT ***
Oper: MIASMHP Type: OC Drawer: 1
Date: 11/19/21 01 Receipt no: 382

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

157 DEER RUN
REDUCTION OF FINE HEARING

Tender detail		
CK CHECK	1061	\$75.00
Total tendered		\$75.00
Total payment		\$75.00

Trans date: 11/19/21 Time: 16:00:26

due to a potential burglar/trespasser of which I called
Miami Springs P.D.

On my desperation, I ~~became~~ engaged a contractor
(my father) to handle the fence and the gutters that
were both on the ground due to the hurricane.

I did not know initially that a permit was required
for this. When I was aware of the issue connected with
the potential burglar/trespasser that's when my father
became involved.

The contractor, my father, continued to tell me that
everything was fine. And I relied upon that.

Several family issues ensued and this fell through
the cracks.

I am extremely sorry for the trouble this has
caused.

I am respectfully requesting forgiveness of the
fines that have been assessed.

Everything is now done & completed.

This conduct will not be repeated.

I love this city and appreciate all the
work that goes into this city to make it
a special place.

Thank you for your time.



NEW BUSINESS

Code Compliance Board





Case # 20-00982

961 Falcon Ave

Code: 151-04

Application for
Building Permit

- 
- 
- On 3/2/20 As per complaint, CCO Novo met with Public Works and observed Demolition in progress, Kitchen Sink with Cabinets removed along with drywall. Workers to let homeowner know that a Permit is required, Posted CIN.
 - On 3/4/20 Spoke with new homeowner, Nick Llewellen, via phone. Granted until April 3, 2020 to submit plans.
 - On 3/18/20 Owner submitted for structural wall removal via Permit # 20-509, no permit yet for kitchen remodel.
 - On 3/23/20 Owner submitted for Kitchen Remodel via permit # 20-517. Wall Removal remains in Plan Check.
 - 3/24/20 Electrical & Building review done on this day.
 - 1/12/21 Process considered Abandoned/Cancelled. Time limitation of applications. An application for a permit for any proposed work shall be deemed to have been Abandoned/Cancelled 180 days after the date of filing. Move to Citation.
 - On 1/12/21 Ticket # 00803 was Mailed via Regular & Certified Return Receipt # 7019 0700 0001 4748 5166.
 - On 1/20/21 Spoke with homeowner via phone, will pay Ticket next month.



- On 2/8/21 \$100 Ticket was Paid via Credit Card, Receipt # 1906.
- On 2/22/21 Spoke with Nick via phone, advised not to Cancel new Process # 21-381 presently in plan check for Kitchen, as he would like to finish at a later date. Explained that it was not advisable as more fines could incur. Finalized permit required for Closing of Case.
- On 11/18/2021 New Kitchen Remodel remains without a Permit. Homeowner came in and picked up both sets of plans on 9/9/21 for Kitchen. Wall Removal 20-00509 was Issued on 10/8/21. Ticket has been Paid, Refer to CCB.
- 11/22/21 Summons to Appear given to Police for Service to Homeowner, Also sent via Regular & Certified Return Receipt # 7019 0700 0001 4748 5975.
- On 11/22/21 Summons was Delivered by PSA Alexander Alvarez.
- On 11/29/21 Spoke with Mr. Llewelyn via phone, will be unable to attend Board Hearing due to funeral for a member of his platoon, will send E-Mail.
- On 11/30/21 Received E-Mail from Mr. Llewelyn that reads: "Good afternoon, my name is Nick Llewelyn I am the home owner of 961 Falcon Ave. we spoke on the phone on Monday about me not being able to attend the hearing because I have a funeral to attend for a member of my platoon. I humbly ask, to be able to have my absence excused and request extended time to give the proper documents needed to the city. I am a first time home owner and I am trying my best to work with the city to get them what they need. Thank you and have a nice day."



03/02/2020 14:48

58



03/02/2020 14:50



03/02/2020 14:50

60



City of
MIAMI SPRINGS
Florida
Novo

201 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166

MIAMI FL 330

22 NOV 2021PM 1 L



NICOLAS STEVEN LLEWELLYN
MIGUEL LOUIS LLEWELLYN
265 REINETTE DR

M

NIXIE 351 NFE 1 2110011/23/21

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 35166525901 *2006-01994-22-42

35166525901

20-00982 Summons
961 FALCON

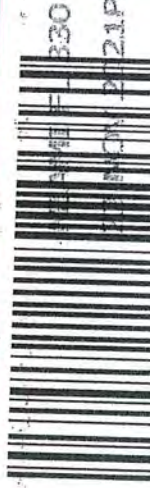
61

CERTIFIED MAIL



City of
MIAMI SPRINGS
Florida
Novo

201 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166



7019 0700 0001 4748 5975



NICOLAS STEVEN LLEWELLYN
MIGUEL LOUIS LLEWELLYN
265 REINETTE DR

M

NIXIE 351 NFE 1 2110011/23/21

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 35166525901 *2006-04057-22-42

35166525901

20-00982 Summons
961 FALCON



City of
MIAMI SPRINGS
 Florida
Novo
 201 WESTWARD DRIVE
 MIAMI SPRINGS, FL 33166

*20-00982 Summons
 961 FALCON*

62



City of
MIAMI SPRINGS
 Florida
Novo
 201 WESTWARD DRIVE
 MIAMI SPRINGS, FL 33166

*20-00982 Summons
 961 FALCON*



NICOLAS STEVEN LLEWELLYN
 MIGUEL LOUIS LLEWELLYN
 265 REINETTE DR
 MIAMI SPRINGS, FL 33166

CERTIFIED MAIL



7017 0700 0001 4748 5975



NICOLAS STEVEN LLEWELLYN
 MIGUEL LOUIS LLEWELLYN
 265 REINETTE DR
 MIAMI SPRINGS, FL 33166

✓

U.S. Postal Service™ *NOVA GAY FALLON*
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Domestic Mail Only *20-00982 SIMMONS*

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

OFFICIAL USE

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage \$

Sent To

Street or

City, State

NICOLAS STEVEN LLEWELLYN

MIGUEL LOUIS LLEWELLYN

265 REINETTE DR

MIAMI SPRINGS, FL 33166

Postmark
Here

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

7019 0700 0020 0000 4744 5975

PLEASE READ THE FOLLOWING CAREFULLY

210-1682

November 22, 2021

NICOLAS STEVEN LLEWELLYN
MIGUEL LOUIS LLEWELLYN
265 REINETTE DR
MIAMI SPRINGS, FL 33166

Re: 961 FALCON AVE., MIAMI SPRINGS, FL 33166

Folio: 05-3024-015-1190

This letter accompanies a NOTICE TO APPEAR (VIOLATOR'S SUMMONS) issued by the Miami Springs Code Enforcement Board for **Case # 20-00982**.

The hearing has been set for **7:00 P.M. on Tuesday, December 7, 2021**, in the Council Chamber on the second floor of City Hall, 201 Westward Drive, Miami Springs, Florida. If for any reason you are not able to attend please inform the Code Compliance Officer assigned to your case.

Officer Rosemary Novo

Email: novor@miamisprings-fl.gov

Office: 305.805.5000 Ex. 1008

Cellphone: 305.307.9294

Officer Osleivys Borrego

Email: borregoo@miamisprings-fl.gov

Office: 305.805.5000 Ex. 1013

Cellphone: 786.255.0995

Sincerely,



Rosemary Novo
Code Compliance Officer

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

(CITY OF MIAMI SPRINGS, FLORIDA)
(Petitioner)
()
(NICOLAS STEVEN LLEWELLYN)
(MIGUEL LOUIS LLEWELLYN)
(265 REINETTE DR)
(MIAMI SPRINGS, FL 33166)
(Respondent(s))

CASE # 20-00982
NOTICE TO APPEAR (SUMMONS)
961 FALCON AVE., MIAMI SPRINGS, FL 33166 - 05-3024-015-1190

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 **December 7, 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. 151-04.- Application for building permit.

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

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

NAME: _____

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: PSA, alexander avarez
(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 PRO

Summary

UNIFORM CIVIL VIOLATION NOTICE

NO. 00803

Property Information	
Folio:	05-3024-015-1190
Property Address:	961 FALCON AVE Miami Springs, FL 33166-4335
Owner	NICOLAS STEVEN LLEWELLYN MIGUEL LOUIS LLEWELLYN
Mailing Address	265 REINETTE DR MIAMI SPRINGS, FL 33166 USA
PA Primary Zone	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	2,057 Sq.Ft
Living Area	1,157 Sq.Ft
Adjusted Area	1,566 Sq.Ft
Lot Size	9,525 Sq.Ft
Year Built	Multiple (See Building Info.)

Assessment Information				
Year	2020	2019	2018	
Land Value	\$173,328	\$173,328	\$157,502	
Building Value	\$110,559	\$110,611	\$128,790	
XF Value	\$8,532	\$8,622	\$8,711	
Market Value	\$292,419	\$292,561	\$295,003	
Assessed Value	\$184,944	\$180,786	\$177,416	

Benefits Information				
Benefit	Type	2020	2019	2018
Save Our Homes Cap	Assessment Reduction	\$107,475	\$111,775	\$117,587
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$0	\$0	\$0
Widow	Exemption	\$500	\$500	\$500
Surv. Spouse of TandP Vet	Exemption		\$155,286	\$151,916
Surv. Spouse of T&P Vet	Exemption	\$159,444		

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

Short Legal Description
24 53 40 SPRING VIEW PB 51-19 E58.15FT LOT 17 & W16.85FT LOT 16 RI K 7

DATE ISSUED: 1/12/2021 TIME: 9:44 AM CODE INSPECTOR: RN DEPT./DIV.: CC I.D. #: 3
 NAME OF VIOLATOR(S): Nicolas & Miguel Llewellyn FOLIO#: 05-3024-015-1190
 REPEAT VIOLATOR: YES _____ NO _____
 MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip): 265 ReINETTE Dr. 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: Jan. 12, 2021 AT 9:44 AM A VIOLATION OF SECTION 151.04 Application for Building Permits OF THE Miami Springs Code of Ordinances WAS OBSERVED TO WIT: (DESCRIPTION OF VIOLATION) Kitchen Remodel & Wall removal. AT 961 Falcon Ave. LOCATION OF VIOLATION

YOU SHALL PAY THE CIVIL PENALTY OF \$ 100.00 AND CORRECT THE VIOLATION OR BEFORE Jan. 19, 2021 OR YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE INSPECTOR ON OR BEFORE Feb. 1, 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: 1/12/2021
 CODE INSPECTOR: SERVICE: PERSON _____ MAIL X POSTING X
20-982



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

20-982 TKT



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

20-982 TKT



NIOLAS & MIGUEL LLEWELLYN
961 FALCON AVE
MIAMI SPRINGS, FL 33166

CERTIFIED MAIL



7019 0700 0001 4748 5166
7019 0700 0001 4748 5166



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

OFFICIAL U

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

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

YN

NIOLAS & MIGUEL LLEWE
961 FALCON AVE
MIAMI SPRINGS, FL 33

U.S. Postal Service™ *CCO NOVO*
CERTIFIED MAIL® RECEIPT
Domestic Mail Only **20-982-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)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Po \$ _____

Sent To \$ _____

Street or _____

City, Sta _____

Postmark Here _____

NIOLAS & MIGUEL LLEWELLYN
961 FALCON AVE
MIAMI SPRINGS, FL 33166

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

99T5 8h2h T000 0020 0702

SENDER: COMPLETE THIS SECTION

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

1 Article Addressed to:

NIOLAS & MIGUEL LLEWELLYN
961 FALCON AVE
MIAMI SPRINGS, FL 33166



9590 9402 6101 0125 6906 03

2 Article Number (Transfer from service label)

7019 0700 0001 4748 5166

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

B. Received by (Printed Name) *Nicolas Llewellyn* C. Date of Delivery _____

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

3. Service Type

Adult Signature

Certified Mail®

Collect on Delivery

Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

Domestic Return Receipt

Rosemary Novo

From: BZ 1
Sent: Monday, January 11, 2021 9:01 AM
To: Rosemary Novo
Cc: PERMITS
Subject: WWP case 20 - 982 - 961 Falcon Ave

Related to case 20-982
Permit applied, never issued.

Permit 20-517 *Kitchen Remodel*
961 Falcon Avenue
Kitchen remodel

20-509 wall removal

03-23-2020 – Permit submitted.
03-24-2020 – Electrical review
03-24-2020 – Building review
03-24-2020 – Homeowners p.u comments.

-NO FURTHER ACTION-

Process considered abandoned/cancelled on September 20, 2020

105.3.2 Time limitation of application.

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The Extension shall be requested in writing and justifiable cause demonstrated.

Note: The department currently closes for lunch between 12pm-1pm and closes to the public at 3:45PM. We are located at 1401 Westward Drive 3rd floor until further notice.

DO NOT REPLY TO THIS E-MAIL.

Should you have any questions please call :

Miami Springs Building Department
305-805-5030 or email bzcp@miamisprings-fl.gov



2





Case # 20-01524

1250 Oriole Ave

Code: 151-04

Application for
Building Permits

- 
- 
- On 6/24/20 As per complaint, I observed installation of some new wood posts for fence, will Mail CIN.
 - On 6/25/21 Mailed CIN.
 - 8/5/21 As of today, still no permit for Fence, Issued & Mailed Final Notice due to time frame.
 - As of 11/19/21 there is still no permit, Posted \$100 Ticket.
 - On 11/22/21 Mailed Summons and \$100 Ticket via Regular & Certified Return Receipt # 7019 0700 0001 4748 5951, Summons to Appear given to Police for Service to Homeowner.
 - On 11/22/21 Summons was Delivered by PSA Alexander Alvarez, to Lauren Orellana at property.
 - On 12/1/21 I spoke with homeowner, Gabriel, via phone. Explained process for obtaining permit, will go to City Hall for application and possible survey recertification.
 - On 3/2/20 As per complaint, CCO Novo met with Public Works and observed Demolition in progress, Kitchen Sink with Cabinets removed along with drywall. Workers to let homeowner know that a Permit is required, Posted CIN.



06/24/2020 13:03



06/30/2020 11:34



76





City of
MIAMI SPRINGS
 Florida
Novo

201 WESTWARD DRIVE
 MIAMI SPRINGS, FL 33166

*20-01524 Ticket
 & Summons*

78



City of
MIAMI SPRINGS
 Florida
Novo

201 WESTWARD DRIVE
 MIAMI SPRINGS, FL 33166

*20-01524 Ticket
 & Summons*



GABRIEL ORELLANA
 LAUREN ORELLANA
 1250 ORIOLE AVE
 MIAMI SPRINGS, FL 33166

CERTIFIED MAIL



7019 0700 0001 4748 5951



GABRIEL ORELLANA
 LAUREN ORELLANA
 1250 ORIOLE AVE
 MIAMI SPRINGS, FL 33166

U.S. Postal Service™ *NOVO 20-01524*
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only *Ticket & Summons*

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

OFFICIAL USE

Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Postmark
Here

GABRIEL ORELLANA
 LAUREN ORELLANA
 1250 ORIOLE AVE
 MIAMI SPRINGS, FL 33166

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

2019 0700 0020 6T02 7565 8424 0001 4951

PLEASE READ THE FOLLOWING CAREFULLY

210-1681

November 22, 2021

GABRIEL ORELLANA
LAUREN ORELLANA
1250 ORIOLE AVE
MIAMI SPRINGS, FL 33166

Re: 1250 ORIOLE AVE., MIAMI SPRINGS, FL 33166

Folio: 05-3024-017-0310

This letter accompanies a NOTICE TO APPEAR (VIOLATOR'S SUMMONS) issued by the Miami Springs Code Enforcement Board for **Case # 20-01524**.

The hearing has been set for **7:00 P.M. on Tuesday, December 7, 2021**, in the Council Chamber on the second floor of City Hall, 201 Westward Drive, Miami Springs, Florida. If for any reason you are not able to attend please inform the Code Compliance Officer assigned to your case.

Officer Rosemary Novo
Email: novor@miamisprings-fl.gov
Office: 305.805.5000 Ex. 1008
Cellphone: 305.307.9294

Officer Osleivys Borrego
Email: borregoo@miamisprings-fl.gov
Office: 305.805.5000 Ex. 1013
Cellphone: 786.255.0995

Sincerely,



Rosemary Novo
Code Compliance Officer

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

(CITY OF MIAMI SPRINGS, FLORIDA)
(Petitioner)
()
(GABRIEL ORELLANA)
(LAUREN ORELLANA)
(1250 ORIOLE AVE)
(MIAMI SPRINGS, FL 33166)
(Respondent(s))

CASE # 20-01524
NOTICE TO APPEAR (SUMMONS)
1250 ORIOLE AVE., MIAMI SPRINGS, FL 33166 - 05-3024-017-0310

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 **December 7, 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. 151-04.- Application for building permit.

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

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

NAME: Lauren Orellana

ADDRESS: 1250 Oriole Ave

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

POLICE CHIEF/OFFICER, CITY OF MIAMI SPRINGS, FLORIDA

BY: PSA, Alexander Alvarez

(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.



**City of Miami Springs
Uniform Civil Violation Notice
Code Compliance Department
201 Westward Drive
Miami Springs, FL 33166
(305) 805-5030**

DATE ISSUED 11/19/2021	TIME ISSUED 1:30 PM	CODE COMPLIANCE OFFICER NAME ROSEMARY NOVO
NAME OF VIOLATOR GABRIEL ORELLANA LAUREN ORELLANA		FOLIO # 05-3024-017-0310
		REPEAT VIOLATION <input type="checkbox"/> YES <input type="checkbox"/> NO
		CASE NUMBER 20-01524

MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip)
1250 ORIOLE AVE., MIAMI SPRINGS, FL 33166

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON **11/19/2021** YOU COMMITTED A VIOLATION OF SECTION(S) **Sec. 151-04. Application for Building Permits** OF THE MIAMI SPRINGS CODE OF ORDINANCES TO WIT:

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. (FENCE)

DESCRIPTION OF FACTS

AT 1250 ORIOLE AVE., MIAMI SPRINGS, FL 33166

LOCATION OF VIOLATION

YOU SHALL:

1. PAY THE CIVIL PENALTY OF **\$100.00** ON OR BEFORE **11/26/2021**
2. YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE COMPLIANCE OFFICER WITHIN 20 DAYS OF THE ISSUANCE OF THIS CITATION (DECEMBER 9, 2021).

FAILURE TO PAY THE CIVIL PENALTY AND CORRECT VIOLATION(S) OR FILE A REQUEST FOR ADMINISTRATIVE HEARING BY THE DATES SHOWN SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO A HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF THE VIOLATION(S). EACH DAY OF CONTINUED VIOLATION AFTER THE TIME PERIOD FOR CORRECTION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT TO ADDITIONAL PENALTIES IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF AN 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
CODE COMPLIANCE OFFICER'S SIGNATURE

DATE _____
11.19.21
DATE

- SERVICE:**
- PERSONAL
- MAIL
- POSTING
- (Check all of the above that are applicable)

CITATION (21-01524)

INSTRUCTIONS

1. PAYMENTS AND REQUEST FOR HEARING SHOULD BE SUBMITTED IN WRITING AND DIRECTED TO:

**CITY OF MIAMI SPRINGS
CODE COMPLIANCE DEPARTMENT
201 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166
(305) 805-5030**
- PAYMENT OF THE CIVIL PENALTY DOES NOT CONSTITUTE A CORRECTION OF THE VIOLATION. IT IS YOUR RESPONSIBILITY TO REQUEST AN INSPECTION TO DETERMINE COMPLIANCE WITH THIS UNIFORM CIVIL VIOLATION NOTICE.
2. HEARINGS WILL BE SET NO SOONER THAN 20 DAYS FROM THE DATE OF THE CIVIL VIOLATION NOTICE AND ALL PARTIES WILL BE NOTIFIED AT THE MAILING ADDRESS SHOWN ON THIS NOTICE.
3. YOU MAY APPEAR WITH OR WITHOUT COUNSEL AND PRODUCE WITNESSES ON YOUR OWN BEHALF.
4. YOU MAY BE LIABLE FOR REASONABLE COSTS OF THE ADMINISTRATIVE HEARING, AS WELL AS THE CITY'S COSTS AND EXPENSES INCURRED AS A RESULT OF INVESTIGATION, ENFORCEMENT, TESTING, OR MONITORING, UPON A FINDING OF GUILT.
5. LIENS IN THE AMOUNT OF UNPAID PENALTIES CAN BE FILED AGAINST YOUR REAL OR PERSONAL PROPERTY AND MAY BE FORECLOSED.
6. FAILURE TO PAY CIVIL PENALTY AND CORRECT VIOLATIONS OR FILE A REQUEST FOR ADMINISTRATIVE HEARING BY THE DATES SHOWN, SHALL CONSTITUTE AN ADMISSION OF VIOLATION. EACH DAY OF CONTINUED VIOLATION SUBJECT TO ADDITIONAL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF ADDITIONAL CIVIL VIOLATION NOTICE.
7. THE FILING OF A REQUEST FOR AN ADMINISTRATIVE HEARING WILL NOT HALT THE ACCRUAL OF CONTINUING VIOLATION.

INSTRUCCIONES

1. LOS PAGOS Y PEDIDOS PARA AUDIENCIAS DEBEN SER HECHAS POR ESCRITO Y DIRIGIDOS A:

**CITY OF MIAMI SPRINGS
CODE COMPLIANCE DEPARTMENT
201 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166
(305) 805-5030**
- PAGAR UNA MULTA CIVIL NO EQUIVALE HABER CORREJIDO LA VIOLACION, ES SU RESPONSABILIDAD PEDIR UNA INSPECCION PARA DETERMINAR SI SE CUMPLIO CON LOS REQUISITOS DE LA LEY.
2. LAS AUDIENCIAS SERAN FIJADAS NO MENOS DE VEINTE (20) DIAS DESPUES DE LA FECHA DE LA VIOLACION. LA FECHA DE AUDIENCIA SERA ENVIADA A LA DIRECCION QUE APARECE AL FRENTE DE ESTA VIOLACION.
3. USTED PODRA COMPARECER CON UN ASESOR LEGAL O SIN EL Y PRODUCIR TESTIGOS Y PRUEBAS EN SU DEFENSA.
4. SI SE LE ENCUENTRA CULPABLE, USTED PODRIA SER RESPONSABLE POR LOS COSTOS RAZONABLES DE LA AUDIENCIA ADMINISTRATIVA, Y LOS GASTOS INCURRIDOS POR LA CIUDAD A RESULTADO DE INVESTIGACIONES, EJECUCION, PRUEBAS O VIGILANCIA DE LA PROPIEDAD.
5. VIOLACIONES NO PAGADAS PODRIAN CONSTITUIR UN EMBARGO CONTRA SU PROPIEDAD EN EL SALDO DE LAS PENALIDADES NO PAGADAS. PENALIDADES SIN PAGAR PODRIAN SER PUESTAS SOBRE SU PROPIEDAD.
6. NO PAGAR LA SANCION CIVIL Y CORREGIR LAS VIOLACIONES O PRESENTAR UNA SOLICITUD DE AUDIENCIA ADMINISTRATIVA EN LAS FECHAS QUE SE MUESTRAN, CONSTITUIRA UNA ADMISION DE VIOLACION. CADA DIA DE VIOLACION CONTINUA ESTÁ SUJETO A UNA MULTA ADICIONAL EN LA MISMA CANTIDAD SIN LA NECESIDAD DE EMITIR UN AVISO ADICIONAL DE VIOLACION CIVIL.
7. LA PRESENTACION DE UNA SOLICITUD DE AUDIENCIA ADMINISTRATIVA NO DETENERA LA ACUMULACION DE LA VIOLACION CONTINUA.

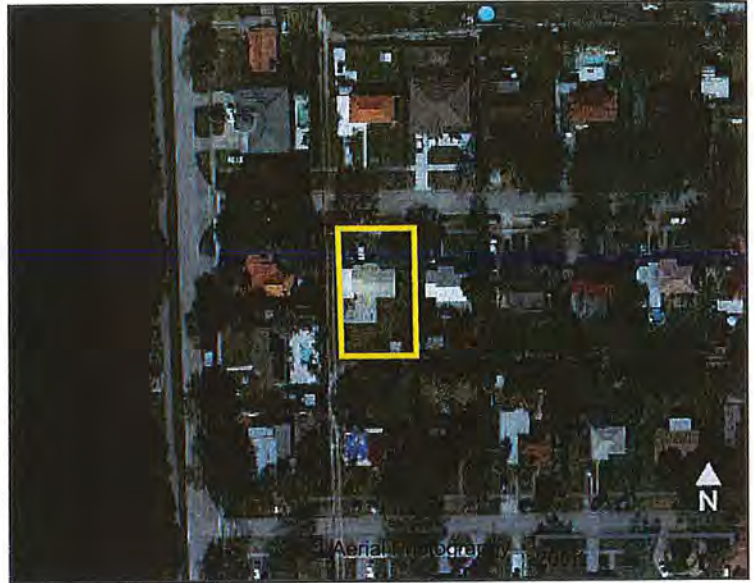


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/19/2021

Property Information	
Folio:	05-3024-017-0310
Property Address:	1250 ORIOLE AVE Miami Springs, FL 33166-0000
Owner	GABRIEL ORELLANA LAUREN ORELLANA
Mailing Address	1250 ORIOLE AVE MIAMI SPRINGS, FL 33166 USA
PA Primary Zone	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,488 Sq.Ft
Living Area	1,433 Sq.Ft
Adjusted Area	1,317 Sq.Ft
Lot Size	9,375 Sq.Ft
Year Built	1951



Assessment Information			
Year	2021	2020	2019
Land Value	\$188,925	\$171,750	\$171,750
Building Value	\$91,663	\$53,623	\$53,623
XF Value	\$5,232	\$5,296	\$5,359
Market Value	\$285,820	\$230,669	\$230,732
Assessed Value	\$285,820	\$133,217	\$130,222

Benefits Information				
Benefit	Type	2021	2020	2019
Save Our Homes Cap	Assessment Reduction		\$97,452	\$100,510
Homestead	Exemption		\$25,000	\$25,000
Second Homestead	Exemption		\$25,000	\$25,000
Widower	Exemption		\$500	\$500

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

Short Legal Description
24 53 40 SPRING VIEW 2ND ADDN PB 51-100 LOT 2 BLK 9 LOT SIZE 75.000 X 125 OR 10982-881 1280 1

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$50,500	\$50,500
Taxable Value	\$285,820	\$82,717	\$79,722
School Board			
Exemption Value	\$0	\$25,500	\$25,500
Taxable Value	\$285,820	\$107,717	\$104,722
City			
Exemption Value	\$0	\$50,500	\$50,500
Taxable Value	\$285,820	\$82,717	\$79,722
Regional			
Exemption Value	\$0	\$50,500	\$50,500
Taxable Value	\$285,820	\$82,717	\$79,722

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/03/2020	\$380,000	32044-3692	Qual by exam of deed
06/01/2017	\$100	30588-0041	Corrective, tax or QCD; min consideration
12/01/1980	\$72,000	10982-0881	Sales which are qualified
06/01/1980	\$72,000	10872-0847	Sales which are qualified

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

Version: