



CITY OF
MIAMI SPRINGS
CODE COMPLIANCE
BOARD

Tuesday, September 1, 2020



OLD BUSINESS

Code Compliance Board



Case # 18-1705

325 South Dr

Code: 151-04

Application for
Building Permits

Fine Reduction



- 1/7/20 Case heard at Code Compliance Board Meeting. Board member Bankston motioned to grant the property owner 60 days to obtain an issued permit or a \$50 daily fine will take into effect. 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 Bankston, Board member Filgueira and Chairperson Jimenez voted YES.
- 2/18/20 Process # 20-409 issued today.
- 3/27/20 Permit # 20-409 was issued today.
- 6/19/20 \$1,000.00 fine added as per Code Compliance Board Hearing of Jan. 7, 2020. Permit was to be issued by 3/7/20 per their order. Permit was not issued until 3/27/20. 20 days X \$50 per day = \$1,000.00, refer back to CCB.
- 7/15/20 Requested Reduction of fine Hearing, \$75 Paid via Credit Card, Receipt # 3933, Explained that hearing would not be held until possibly September, understood.









07/17/2018 17:08



CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
WORK WITHOUT PERMIT	7/17/18	CODE ENFORCEMENT BOARD	1/07/20
FOLIO NUMBER 05-3119-010-1940	INSPECTOR ROSEMARY NOVO	TENANT NAME	TENANT NBR
ADDRESS 325 SOUTH DRIVE MIAMI SPRINGS FL 33166			

CASE DATA: WORK WITHOUT A PERMIT Interior Alterations; Bath

NARRATIVE: 7/17/18 As per Public Works Referral, CCO Novo Posted RC 7/17/18
 for possible interior work without permits. Bath, 7 days to 7/17/18
 respond to notice. 7/17/18

NOTICE NAMES: ROBERT & MARIA VALIDO OWNER 305-924-6734

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	7/17/18	INITIAL INSPECTION	COMPLETED	7/17/18	ROSEMARY NOVO	
	7/17/18	REQUEST FOR CONTACT	COMPLETED	7/17/18	ROSEMARY NOVO	
	7/24/18	FOLLOW UP INSPECTION	COMPLETED	8/26/19	ROSEMARY NOVO	
		RSMT TEXT: 8/26/19	Still no permit, will Post CIN, CCO Novo.			8/26/19
	8/26/19	CIVIL INFRACTION DOOR HANGER	COMPLETED	8/26/19		
		NARRATIVE: 8/26/19	Posted CIN, CCO Novo.			8/26/19
	9/02/19	FOLLOW UP INSPECTION	COMPLETED	11/13/19	ROSEMARY NOVO	
		RSMT TEXT: 11/13/19	Still No Permit, move to Citation, CCO Novo.			11/14/19
	11/14/19	Uniform Civil Violation Ticket	COMPLETED	11/14/19		
		NARRATIVE: 11/14/19	\$100 Ticket # 01645 Posted at property and Mailed via Regular & Certified Return Receipt # 7019 1120 0002 3616 6102, CCO Novo.			11/14/19 11/14/19 11/14/19
	12/20/19	FOLLOW UP INSPECTION	COMPLETED	12/20/19	ROSEMARY NOVO	
		RSMT TEXT: 12/20/19	Still No Permit or Contact, Refer to CCR.			12/23/19
	12/23/19	FOLLOW UP INSPECTION	COMPLETED	12/23/19	ROSEMARY NOVO	
		RSMT TEXT: 12/23/19	Summons to Appear was given to Police for Service to homeowner, Copies of Summons were Mailed via Regular and Certified Return Receipt # 7018 1830 0000 5261 7030. CCO Novo.			12/23/19 12/23/19 12/23/19
	12/31/19	FOLLOW UP INSPECTION	COMPLETED	12/31/19	ROSEMARY NOVO	
		RQST TEXT: 12/31/19	Still No permit, CCO Novo.			1/04/20
		RSMT TEXT: 12/31/19	Still no permit on file, CCO Novo.			1/04/20
	1/03/20	FOLLOW UP INSPECTION	COMPLETED	1/03/20	ROSEMARY NOVO	
		RSMT TEXT: 1/3/20	Voice mail left on City Cell Phone from homeowner. Robert Valido, requesting call back on how to comply with "outstanding permits". CCO Novo.			1/04/20 1/04/20 1/04/20

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
WORK WITHOUT PERMIT 05-3119-010-1940 325 SOUTH DRIVE MIAMI SPRINGS FL 33166	7/17/18	CODE ENFORCEMENT BOARD	1/07/20

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	1/06/20	FOLLOW UP INSPECTION	COMPLETED	1/06/20	ROSEMARY NOVO	
		RSLT TEXT:		1/6/20 Spoke with Mr. Valido via phone, explained that he would need to attend the Code Compliance Board Hearing; Permit Required. CCO Novo.	1/07/20 1/07/20 1/07/20	
	1/07/20	FOLLOW UP INSPECTION	COMPLETED	1/07/20	ROSEMARY NOVO	
		RSLT TEXT:		1/7/20 Case heard at Code Compliance Board Meeting. Board member Bankston motioned to grant the property owner 60 days to obtain an issued permit or a \$50 daily fine will take into effect. Board member Khoury seconded the motion, which passed unanimously 4-0 on rollicall vote. The rollicall vote was as follows: Board member Khoury, Board member Bankston, Board member Filgueira and Chairperson Jimenez voted YES.	1/11/20 1/11/20 1/11/20 1/11/20 1/11/20 1/11/20 1/11/20	
	2/18/20	FOLLOW UP INSPECTION	COMPLETED	2/18/20	ROSEMARY NOVO	
		RSLT TEXT:		2/18/20 Process # 20-409 issued today, CCO Novo.	6/19/20	
	6/19/20	FOLLOW UP INSPECTION	COMPLETED	6/19/20	ROSEMARY NOVO	
		RSLT TEXT:		6/19/20 \$1,000.00 fine added as per Code Compliance Board Hearing of Jan. 7, 2020. Permit was to be issued by 3/7/20 per their order. Permit was not issued until 3/27/20. 21 days X \$50 per day = \$1,000.00, refer back to CCB. CCO Novo.	6/19/20 6/19/20 6/19/20 6/19/20	
	7/15/20	FOLLOW UP INSPECTION	COMPLETED	7/15/20	ROSEMARY NOVO	
		RSLT TEXT:		7/15/20 Requested Reduction of fine Hearing, \$75 Paid via Credit Card, Receipt # 3933. Explained that hearing would not be held until possibly September, understood. CCO Novo.	8/26/20 8/26/20 8/26/20	
	8/21/20	FOLLOW UP INSPECTION	COMPLETED	8/21/20	ROSEMARY NOVO	
		RSLT TEXT:		8/21/2020 Mailed out copy of Agenda for Code Enforcement Board Meeting Scheduled for Tuesday, Sept. 1, 2020. Followed up with phone call, left voicemail message. 305-924-250, CCO Novo.	8/21/20 8/21/20 8/21/20 8/21/20	
	9/01/20	FOLLOW UP INSPECTION	SCHEDULED		ROSEMARY NOVO	
						TOTAL TIME:

FINES:	DESCRIPTION	CHARGE	PAID	BILLED	LIEN AMT	LIEN PAID
	MISC CODE ENF TICKET \$100	100.00	.00	100.00	.00	.00
	MISC. CODE ENF PENALTIES	1000.00	.00	1000.00	.00	.00



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



Robert & Maria Valido
325 South Drive
Miami Springs, FL 33166

18.1705

NEOUS PAYMENT DUE SELECTION

ATTN: CASHIER

BUILDING	FEE
ION OF RE-OCCUPANCY CERT	\$25.00
NEOUS LETTER - CODE COMP.	\$25.00
LANEOUS LETTER - BUILDING	\$25.00
OCCUPANCY INSPECTION	\$125.00
IAL RE-OCCUPANCY AGREEMENT	\$500.00
L CODE COMPLIANCE AGREEMENT	\$500.00
SURVEY INSPECTION	\$50.00
JCTION OF FINE HEARING	\$75.00
SY INSPECTION - CODE COMP.	\$125.00
ESY INSPECTION - BUILDING	\$125.00
TIFICATE OF OCCUPANCY	\$125.00
TIFICATE OF COMPLETION	\$125.00
YEAR RECERTIFICATION	\$125.00
YEAR RECERTIFICATION	\$250.00
56 RECERTIFICATION EXTENSION	\$100.00
21 COPIES	\$
21 FEE FOR PLANS SENT OUT TO BE COPIED	\$
78 OTHER CHARGES & BUILDING COPIES	\$
35 OTHER - CODE COMP.	\$
56 OTHER - BUILDING	\$

CITY OF MIAMI SPRINGS
 *** CUSTOMER RECEIPT ***
 Oper: MIASDAB Type: OC Drawer: 1
 Date: 7/15/20 01 Receipt no: 3933

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

ROBERT VALIDO
 325 SOUTH DR

Tender detail		
CR CREDIT CARD	130340	\$75.00
Total tendered		\$75.00
Total payment		\$75.00

Trans date: 7/15/20 Time: 17:05:38

18.1705

PROPERTY ADDRESS: 325 South Drive

Robert (305) 924-6734

Sept. Code Board!

MISCELLANEOUS PAYMENT DUE SELECTION

ATTN: CASHIER

CODE	BUILDING	FEE
35	EXTENSION OF RE-OCCUPANCY CERT	\$25.00
35	MISCELLANEOUS LETTER - CODE COMP.	\$25.00
56	MISCELLANEOUS LETTER - BUILDING	\$25.00
OF	RE-OCCUPANCY INSPECTION	\$125.00
38	CONDITIONAL RE-OCCUPANCY AGREEMENT	\$500.00
C-6	CONDITIONAL CODE COMPLIANCE AGREEMENT	\$500.00
56	SURVEY INSPECTION	\$50.00
35	REDUCTION OF FINE HEARING	\$75.00
35	COURTESY INSPECTION - CODE COMP.	\$125.00
56	COURTESY INSPECTION - BUILDING	\$125.00
56	CERTIFICATE OF OCCUPANCY	\$125.00
56	CERTIFICATE OF COMPLETION	\$125.00
56	10 YEAR RECERTIFICATION	\$125.00
56	40 YEAR RECERTIFICATION	\$250.00
56	RECERTIFICATION EXTENSION	\$100.00
21	COPIES	\$
21	FEE FOR PLANS SENT OUT TO BE COPIED	\$
78	OTHER CHARGES & BUILDING COPIES	\$
35	OTHER - CODE COMP.	\$
56	OTHER - BUILDING	\$

PROPERTY ADDRESS: 325 South Drive

Robert (305) 924-6734

Sch. for Sept. Board



NEW BUSINESS

Code Compliance Board





Case # 20-1415

210 Lawn Way

Code: 151-04

Application for
Building Permits

1



- On 6/12/20 I observed New Windows and Door Installation without permits, Posted CIN with 7 days to contact me.
- On 7/14/20 Posted and Mailed Final CIN.
- On 7/24/20 No Contact, No Permit, Move to Citation.
- On 7/24/20 Posted \$100 Ticket # 01681 at property, also sent via Regular Mail and Certified Return Receipt # 7019 2970 0001 1126 7515.
- On 7/29/20 \$100 Ticket paid via Credit Card, Receipt # 4115, Customer 2526.
- As of 8/7/20 No Permits, No Contact, Refer to Code Compliance Board.
- On 8/21/20 Summons to Appear was given to Police for Service to homeowner, Copies of Summons were also Mailed via Regular and Certified Return Receipt # 7019 2970 0001 1126 7454.





CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
WORK WITHOUT PERMIT 05-3024-006-0390 210 LAWN WAY MIAMI SPRINGS FL 33166	6/12/20	CODE ENFORCEMENT BOARD	8/23/20

CASE DATA: WORK WITHOUT A PERMIT Windows and Door(s)

NARRATIVE: 6/12/20 CCO Novo observed New Windows and Door Installation without permits. Posted CIN with 7 days to contact me. 5/12/20 6/12/20

NOTICE NAMES: TOMHE PROPERTY GROUP LLC OWNER

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	5/12/20	INITIAL INSPECTION	COMPLETED	6/12/20	ROSEMARY NOVO	
	5/12/20	CIVIL INFRACTION DOOR HANGER	COMPLETED	6/12/20		
		NARRATIVE:				0/00/00
	7/13/20	FOLLOW UP INSPECTION	COMPLETED	7/13/20	ROSEMARY NOVO	
		RSLT TEXT: 7/13/20 No Permit, No Contact, will Post/Mail Final Notice, CCO Novo.				7/13/20 7/13/20
	7/14/20	CIVIL INFRACTION DOOR HANGER	COMPLETED	7/14/20		
		NARRATIVE: 7/14/20 Posted/Mailed Final CIN, CCO Novo.				7/13/20
	7/24/20	FOLLOW UP INSPECTION	COMPLETED	7/24/20	ROSEMARY NOVO	
		RSLT TEXT: 7/24/20 No Contact, No Permit, Move to Citation, CCO Novo.				7/24/20
	7/24/20	Uniform Civil Violation Ticket	COMPLETED	7/24/20		
		NARRATIVE: 7/24/20 Posted \$100 Ticket # 01681 at property, also sent via Regular Mail and Certified Return Receipt # 7019 2970 0001 1126 7515, CCO Novo.				7/24/20 7/24/20 7/24/20
	8/07/20	FOLLOW UP INSPECTION	COMPLETED	8/07/20	ROSEMARY NOVO	
		RSLT TEXT: 7/29/20 \$100 Ticket paid via Credit Card, Receipt # 4115. Customer 2526, CCO Novo.				8/21/20 8/21/20
		8/7/20 No Permits, No Contact, Refer to Code Compliance Board, CCO Novo.				8/21/20 8/21/20
	8/21/20	FOLLOW UP INSPECTION	COMPLETED	8/21/20	ROSEMARY NOVO	
		RSLT TEXT: 8/21/20 Summons to Appear was given to Police for Service to homeowner, Copies of Summons were also Mailed via Regular and Certified Return Receipt # 7019 2970 0001 1126 7454.				8/21/20 8/21/20 8/21/20
		FOLLOW UP INSPECTION	PENDING			

TOTAL TIME:

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



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



TOMHE PROPERTY GROUP LLC
C/O AYMAN TOMHE
1502 SHERBROOK RD
LUTHERVILLE, MD 21093

20-1415 - Summons
210 Lawn Way



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

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7019 2970 0001 1126 7454



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OFFICIAL U

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Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Insured Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Pre \$ _____

Sent To _____

Special Service _____

City/State _____

PS Form 3800, April 2015 PSN 7530-02-000-9041 See Ps

TOMHE PROPERTY GROU
C/O AYMAN TOMHE
1502 SHERBROOK RI
LUTHERVILLE, MD 210

20-1415 - Summons
210 Lawn Way

PLEASE READ THE FOLLOWING CAREFULLY

August 21, 2020

TOMHE PROPERTY GROUP LLC
C/O Ayman Tomhe
210 Lawn Way
Miami Springs, FL 33166

Re: 210 Lawn Way., Miami Springs, FL 33166
Folio: 05-3024-006-0290

This letter accompanies a NOTICE TO APPEAR (VIOLATOR'S SUMMONS) issued by the Miami Springs Code Enforcement Board for **Case # 20-1415**

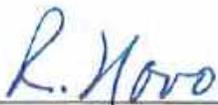
Your hearing has been set for **7:00 P.M. on Tuesday, September 1, 2020**, on the 2nd Floor, Rebeca Sosa Theater, Recreation Center, 1401 Westward Drive, Miami Springs, Florida, 33166.

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

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

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

Sincerely,



Rosemary Novo
Code Compliance Officer
Attachments (4)

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

(CITY OF MIAMI SPRINGS, FLORIDA)
(Petitioner)
()
(TOMHE PROPERTY GROUP LLC)
(1502 SHERBROOK RD)
(LUTHERVILLE, MD 21093)
(Respondent(s))

CASE # 20-1415
NOTICE TO APPEAR (SUMMONS)
210 Lawn Way, Miami Springs, FL 33166 Folio: 05-3024-006-0290

You are hereby notified that pursuant to Chapter 162, Code of Ordinances, City of Miami Springs, the above-styled and numbered case has been set for a hearing before the Code Enforcement Board of the City of Miami Springs, located on 2nd Floor, Rebeca Sosa Theater, Recreation Center, 1401 Westward Drive, Miami Springs, FL 33166, on Tuesday, **September 1, 2020 at 7:00 PM** or as soon thereafter as the matter might be heard, concerning the below listed violation.

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

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

Sec. 151-04. Application for Building Permits.

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

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

NAME: _____

ADDRESS: _____

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

POLICE CHIEF/OFFICER, CITY OF MIAMI SPRINGS, FLORIDA

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

CITY OF MIAMI SPRINGS CODE ENFORCEMENT BOARD HEARING
PROCEDURES

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



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

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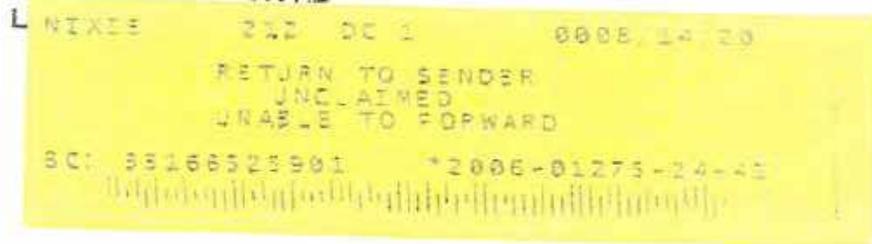
7019 2970 0001 1126 7515



Handwritten: W/7/28/20
 C20 IC

Handwritten: 20-1415 TKT
 210 Lawn Way

TOMHE PROPERTY GROUP LLC
 C/O AYMAN TOMHE
 1502 SHERBROOK RD



UNC
 21090406 10100000



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



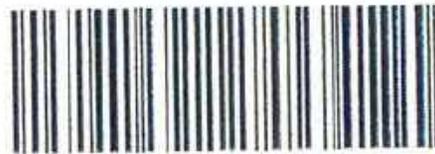
TOMHE PROPERTY GROUP LLC
C/O AYMAN TOMHE
1502 SHERBROOK RD
LUTHERVILLE, MD 21093

20-1415 TKT
210 Lawn Way

CERTIFIED MAIL



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



7019 2970 0001 1126 7515
7019 2970 0001 1126 7515



20-1415 TKT
210 Lawn Way

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Domestic Mail Only

OFFICIAL U.S. MAIL

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

Certified Mail Fee \$ _____

Extra Services & Fees (not for box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Fee \$ _____

Sent To _____

Sender's Name _____

City, State _____

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

TOMHE PROPERTY GROU
C/O AYMAN TOMHE
1502 SHERBROOK R
LUTHERVILLE, MD 211

LLC
33



OFFICE OF THE PROPERTY APPRAISER

Summary

CITY OF MIAMI SPRINGS, FLORIDA UNIFORM CIVIL VIOLATION NOTICE

NO. 01681

Property Information	
Parcel ID:	05-3024-006-0290
Property Address:	210 LAWN WAY Miami Springs, FL 33166-5143
Owner:	TOMHE PROPERTY GROUP LLC
Mailing Address:	1502 SHERBROOK RD LUTHERVILLE, MD 21093 USA
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:	1,400 Sq.Ft
Living Area:	1,400 Sq.Ft
Adjusted Area:	1,361 Sq.Ft
Lot Size:	6,350 Sq.Ft
Year Built:	Multiple (See Building Info.)

Assessment Information				
Year	2020	2019	2018	
Land Value	\$164,285	\$164,285	\$149,213	
Building Value	\$97,475	\$97,566	\$113,654	
CF Value	\$1,476	\$1,490	\$1,503	
Market Value	\$263,236	\$263,341	\$264,370	
Assessed Value	\$263,236	\$263,341	\$118,712	

Benefits Information				
Benefit	Type	2020	2019	2018
Save Our Homes Cap	Assessment Reduction			\$145,658
Homestead	Exemption			\$25,000
Second Homestead	Exemption			\$25,000
Senior Homestead	Exemption			\$50,000
Widow	Exemption			\$500
Civilian Disability	Exemption			\$500

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

Short Legal Description
18-19 53 41 & 24 53 40 PB 28-11 COUNTRY CLUB ESTS AMD PL SEC 1 LOT 3 BLK 19 LOT SIZE 50.000 X 127 OR 9667 1770

DATE ISSUED	TIME	CODE INSPECTOR	DEPT./DIV.	I.D. NO.
7/24/20	9:00 AM	RN	CC	37
NAME OF VIOLATOR(S)			FOLIO #	
Tomhe Property Group LLC			05.3024	
1502 Sherbrook Rd.			006.0290	
Lutherville, MD 21093			REPEAT VIOLATOR	
MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip)			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 July 24, 2020 AT 9:00 AM YOU COMMITTED A VIOLATION OF SECTION 157.04 Application for Bldg. Permits OF THE Miami Springs Code of Ordinances WAS OBSERVED TO WIT: (DESCRIPTION OF VIOLATION) Installation of New Window / Door(s) AT 210 Lawn Way LOCATION OF VIOLATION

YOU SHALL PAY THE CIVIL PENALTY OF \$ 100.00 AND CORRECT THE VIOLATION ON OR BEFORE July 31, 2020 OR YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE INSPECTOR ON OR BEFORE Aug. 13, 2020 (See Instructions On Reverse Side)

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

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

VIIOLATOR	DATE	
<u>R. Xero</u>	<u>7/24/20</u>	
CODE INSPECTOR	DATE	
SERVICE PERSON	MAIL	POSTING
	<u>X</u>	<u>X</u>
<u>20.1415</u>		

10/06/2019	\$0	31690-1692	consideration
04/01/1977	\$28,000	00000-00000	Sales which are qualified

c/o Ayman Tomhe

2



Case # 20-1762

210 LAWN WAY

Code: 151-04

Application for
Building Permits



- On 7/24/20 As per complaint, I observed New Flooring (Tiles), possible kitchen/bathroom remodel, will Mail CIN.
- On 7/27/20 Posted and Mailed CIN.
- On 8/21/20 No Contact, Posted \$100 Ticket # 00549 at property, also sent via Regular Mail and Certified Return Receipt # 7019 2970 0001 1126 7430.
- On 8/21/20 No Permits, No Contact, Refer to Code Compliance Board.
- On 8/21/20 Summons to Appear was given to Police for Service to homeowner, Copies of Summons were also Mailed via Regular and Certified Return Receipt # 7019 2970 0001 1126 7430.







CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
WORK WITHOUT PERMIT 05-3024-006-0290 210 LAWN WAY MIAMI SPRINGS FL 33166	7/24/20	CODE ENFORCEMENT BOARD	8/21/20

CASE DATA: WORK WITHOUT A PERMIT New Flooring/Tiles

NARRATIVE: 7/24/20 As per complaint, CCO Novo observed New Flooring (Tiles), possible kitchen/bathroom remodel, will Mail CIN. 7/24/20
 7/24/20

NOTICE NAMES: TOMHE PROPERTY GROUP LLC OWNER

HISTORY:	SCHEDULED ACTION	STATUS	RESULTED	INSPECTOR	TIME
	7/24/20 INITIAL INSPECTION	COMPLETED	7/24/20	ROSEMARY NOVO	
	7/27/20 CIVIL INFRACTION DOOR HANGER	COMPLETED	7/27/20		
	NARRATIVE: 7/27/20 Posted and Mailed CIN, CCO Novo.				7/27/20
	8/21/20 FOLLOW UP INSPECTION	COMPLETED	8/21/20	ROSEMARY NOVO	
	RSLT TEXT: 8/21/20 No Contact, No Permit, Move to Citation, CCO Novo.				8/21/20
	8/21/20 Uniform Civil Violation Ticket	COMPLETED	8/21/20		
	NARRATIVE: 8/21/20 \$100 Ticket # 00549, Posted at Property, also Mailed via Regular and Certified Return Receipt # 7019 2970 0001 1126 7430, CCO Novo.				8/21/20 8/21/20 8/21/20
	8/21/20 FOLLOW UP INSPECTION	COMPLETED	8/21/20	ROSEMARY NOVO	
	RSLT TEXT: 8/21/20 Summons to Appear was given to Police for Service to homeowner, Copies of Summons were also Mailed via Regular and Certified Return Receipt # 7019 2970 0001 1126 7430.				8/21/20 8/21/20 8/21/20
	FOLLOW UP INSPECTION	PENDING			

TOTAL TIME:

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



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

20-1762 TKT/summons
210 Lawn Way
Sep.



U.S. Postal Service™ **CCO NOVO 20-1762**
CERTIFIED MAIL® RECEIPT TKT/summons
Domestic Mail Only 210 Lawn Way

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

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (attach 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

Postage
Total Postage \$
Sent To
Street and A/
City, State, Z

TOMHE PROPERTY GROUP LLC
C/O AYMAN TOMHE
1502 SHERBROOK RD
LUTHERVILLE, MD 21093

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

0642 9211 1000 0676 6701



CERTIFIED MAIL®



7019 2970 0001 1126 7430
7019 2970 0001 1126 7430



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

20-1762 TKT/summons
210 Lawn Way
Sep.

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

OFFICIAL USE

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

Postage
Total Postage \$
Sent To
Street and A/
City, State, Z

TOMHE PROPERTY GR
C/O AYMAN TOM
1502 SHERBROOK
LUTHERVILLE, MD :

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

IP LLC
D
93

PLEASE READ THE FOLLOWING CAREFULLY

August 21, 2020

TOMHE PROPERTY GROUP LLC
C/O Ayman Tomhe
210 Lawn Way
Miami Springs, FL 33166

Re: 210 Lawn Way., Miami Springs, FL 33166
Folio: 05-3024-006-0290

This letter accompanies a NOTICE TO APPEAR (VIOLATOR'S SUMMONS) issued by the Miami Springs Code Enforcement Board for **Case # 20-1762**

Your hearing has been set for **7:00 P.M. on Tuesday, September 1, 2020**, on the 2nd Floor, Rebeca Sosa Theater, Recreation Center, 1401 Westward Drive, Miami Springs, Florida, 33166.

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

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

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

Sincerely,



Rosemary Novo
Code Compliance Officer
Attachments (4)

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

(CITY OF MIAMI SPRINGS, FLORIDA)
(Petitioner)
()
(TOMHE PROPERTY GROUP LLC)
(1502 SHERBROOK RD)
(LUTHERVILLE, MD 21093)
(Respondent(s))

CASE # 20-1762
NOTICE TO APPEAR (SUMMONS)
210 Lawn Way, Miami Springs, FL 33166 Folio: 05-3024-006-0290

You are hereby notified that pursuant to Chapter 162, Code of Ordinances, City of Miami Springs, the above-styled and numbered case has been set for a hearing before the Code Enforcement Board of the City of Miami Springs, located on 2nd Floor, Rebeca Sosa Theater, Recreation Center, 1401 Westward Drive, Miami Springs, FL 33166, on Tuesday, **September 1, 2020 at 7:00 PM** or as soon thereafter as the matter might be heard, concerning the below listed violation.

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

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

Sec. 151-04. Application for Building Permits.

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

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

NAME: _____

ADDRESS: _____

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

POLICE CHIEF/OFFICER, CITY OF MIAMI SPRINGS, FLORIDA

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

CITY OF MIAMI SPRINGS CODE ENFORCEMENT BOARD HEARING
PROCEDURES

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



OFFICE OF THE PROPERTY APPRAISER

Summa

CITY OF MIAMI SPRINGS, FLORIDA UNIFORM CIVIL VIOLATION NOTICE

NO. 00549

Property Information	
Folio:	05-3024-006-0290
Property Address:	210 LAWN WAY Miami Springs, FL 33166-5143
Owner:	TOMHE PROPERTY GROUP LLC
Mailing Address:	1502 SHERBROOK RD LUTHERVILLE, MD 21093 USA
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:	1,400 Sq.Ft
Living Area:	1,400 Sq.Ft
Adjusted Area:	1,361 Sq.Ft
Lot Size:	6,350 Sq.Ft
Year Built:	Multiple (See Building Info.)

Assessment Information				
Year	2020	2019	2018	
Land Value	\$164,285	\$164,285	\$149,210	
Building Value	\$97,475	\$97,566	\$113,650	
XF Value	\$1,475	\$1,490	\$1,500	
Market Value	\$263,236	\$263,341	\$264,360	
Assessed Value	\$263,236	\$263,341	\$118,710	

Benefits Information				
Benefit	Type	2020	2019	2018
Save Our Homes Cap	Assessment Reduction			\$145,600
Homestead	Exemption			\$25,000
Second Homestead	Exemption			\$25,000
Senior Homestead	Exemption			\$50,000
Widow	Exemption			\$5,000
Civilian Disability	Exemption			\$5,000

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

Short Legal Description
18-19 53 41 & 24 53 40 PB 28-11 COUNTRY CLUB ESTS AMD PL SEC 1 LOT 3 BLK 19 LOT SIZE 50.000 X 127 OR 9667 1770

DATE ISSUED	TIME	CODE INSPECTOR	DEPT./DIV.	LD. NO.	
8/21/20	9:00 AM	RN	CC	37	
NAME OF VIOLATOR(S)			FOLIO #		
Tomhe Property Group LLC			05.3024.		
1502 Sherbrook Rd			006.0290		
Lutherville, MD 21093			REPEAT VIOLATOR		
MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip)			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
Aug. 21, 2020 AT 9:00 AM/PM A VIOLATION OF SECTION
151-04 Application for Bldg. Permits OF THE
Miami Springs Code of Ordinances WAS OBSERVED

TO WIT: (DESCRIPTION OF VIOLATION) Interior Alterations
without permit. (tiles)
 AT 210 Lawn Way

LOCATION OF VIOLATION
 YOU SHALL PAY THE CIVIL PENALTY OF \$ 100.00 AND CORRECT THE VIOLATION ON
 OR BEFORE 8/28/20 OR YOU MAY REQUEST AN
 ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE
 CODE INSPECTOR ON OR
 BEFORE 9/10/20

(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>R. Novo</u>	<u>8/21/20</u>
CODE INSPECTOR	DATE
SERVICE: PERSON _____ MAIL <u>X</u> POSTING <u>X</u>	
<u>20.1762</u>	

CITY OF ALABAMA
EXPERIMENTAL

(The rest of the document is illegible due to blurring and low resolution.)

08/21/2020 10:42

3



Case # 20-567
214 Glendale Dr
Code: 151-04
Application for
Building Permits

- On 12/12/19 I observed Flooring, Drywall and Recessed Lighting without Permits, Explained that permit was required. Would call office for details.
- On 2/7/20 No Response, No Permit, Mailed CIN to homeowner, 7 days to comply with permit.
- On 2/10/20 Spoke with Mr. Erick Argote via phone, claims to have changed a couple of floor boards and drywall, will meet with Building Official to determine if a permit is required.
- On 7/7/20 Construction Debris was observed in alley (Drywall, etc.); Windows/Door Permit 20-598 Finalized on 7/1/20, Permit for interior remodeling still not issued, Permit is required as per Building Official, Ulises Fernandez, Move to Citation.
- On 7/9/20 \$100 Ticket # 01679 Mailed via Regular & Certified Mail, Receipt # 7019 2970 0001 1126 7447 – Not Posted (COVID-19).
- On 7/13/20 I Texted Erick Argote with photo depicting interior work done.
- On 8/5/20 Still No Permit, Ticket not paid, Refer to Code Compliance Board.
- On 8/21/20 Summons to Appear was given to Police for Service to homeowner, Copies of Summons were also Mailed via Regular and Certified Return Receipt # 7019 2970 0001 1126 7461.
- On 8/21/20 Summons to Appear was Served to Erick Argote, at property by Officer Castellanos, L Badge # 0212, Returned to CCO Novo on 8/25/20.
- On 8/26/20 CCO Quintero received phone call from Eric Argoti on behalf of Margarita Martin. He explained that they would not be able to attend the Code Compliance Board Meeting because they are COVID-19 positive.





12/12/2019 13:56



07/07/2020 13:36



07/07/2020 13:36



07/07/2020 13:36

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
WORK WITHOUT PERMIT 05-3024-013-0150 214 GLENDALE DRIVE MIAMI SPRINGS FL 33166	12/12/19	CODE ENFORCEMENT BOARD	8/05/20

CASE DATA: WORK WITHOUT A PERMIT Floors, Drywall, Rec Lighting

NARRATIVE: 12/12/19 CCO Novo observed Flooring, Drywall and Recessed Lighting without Permits, Explained that permit was required. Would call office for details. 12/12/19 12/12/19 12/12/19

NOTICE NAMES: MARTIN, MARGARITA DE LA CARIDA OWNER 786-273-2749

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	12/12/19	INITIAL INSPECTION	COMPLETED	12/12/19	ROSEMARY NOVO	
	12/12/19	VERBAL CIVIL INFRACTION NOTICE	COMPLETED	12/12/19		
		NARRATIVE:				0/00/00
	12/19/19	FOLLOW UP INSPECTION	COMPLETED	2/07/20	ROSEMARY NOVO	
		RSLT TEXT: 2/7/20 No Response, No Permit, will Mail CIN to homeowner, CCO Novo.				2/07/20 2/07/20
	2/07/20	CIVIL INFRACTION	COMPLETED	2/07/20		
		NARRATIVE: 2/7/20 No Response, No Permit, Mailed CIN to homeowner, 7 days to comply with permit, CCO Novo.				2/07/20 2/07/20
	2/10/20	FOLLOW UP INSPECTION	COMPLETED	2/10/20	ROSEMARY NOVO	
		RSLT TEXT: 2/10/20 Spoke with Mr. Erick Argote via phone, claims to have changed a couple of floor boards and drywall, will meet with Building Official to determine if a permit is required. CCO Novo.				2/10/20 2/10/20 2/10/20
	5/11/20	FOLLOW UP INSPECTION	COMPLETED	5/11/20	ROSEMARY NOVO	
		RSLT TEXT: 5/11/20 Pulled permit for Windows/Door. Process # 20-598, no permit for interior work, CCO Novo.				7/09/20 7/09/20
	7/07/20	FOLLOW UP INSPECTION	COMPLETED	7/07/20	ROSEMARY NOVO	
		RSLT TEXT: 7/7/20 Construction Debris was found in alley (Drywall, etc.); Windows/Door Permit 20-598 Finalized on 7/1/20, Permit for interior remodeling still not issued, Permit is required as per Building Official, Ulises Fernandez, Move to Citation, CCO Novo.				8/05/20 8/05/20 8/05/20 8/05/20
	7/09/20	Uniform Civil Violation Ticket	COMPLETED	7/09/20		
		NARRATIVE: 7/9/20 \$100 Ticket # 01679 Mailed via Regular & Certified Mail, Receipt # 7019 2970 0001 1126 7447 (COVID-19), CCO Novo.				7/09/20 7/09/20 7/09/20

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
WORK WITHOUT PERMIT 05-3024-013-0150 214 GLENDALE DRIVE MIAMI SPRINGS	12/12/19	CODE ENFORCEMENT BOARD	8/05/20
INSPECTOR: ROSEMARY NOVO	TENANT NAME:	TENANT NBR:	
FL 33166			

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	7/13/20	FOLLOW UP INSPECTION	COMPLETED	7/13/20	ROSEMARY NOVO	
		RSLT TEXT: 7/13/20 Texted Erick Argote with photo depicting interior work done, CCO Novo.			8/26/20 8/26/20	
	8/05/20	FOLLOW UP INSPECTION	COMPLETED	8/05/20	ROSEMARY NOVO	
		RSLT TEXT: 8/5/20 Still No Permit, Ticket not paid, Refer to Code Compliance Board, CCO Novo.			8/20/20 8/20/20	
	8/21/20	FOLLOW UP INSPECTION	COMPLETED	8/21/20	ROSEMARY NOVO	
		RSLT TEXT: 8/21/20 Summons to Appear was given to Police for Service to homeowner, Copies of Summons were also Mailed via Regular and Certified Return Receipt # 7019 2970 0601 1126 7461.			8/21/20 8/21/20 8/21/20	
	8/25/20	FOLLOW UP INSPECTION	COMPLETED	8/25/20	ROSEMARY NOVO	
		RSLT TEXT: On 8/21/19 Summons to Appear was Served to Erick Argote, at property by Officer Castellanos, L Badge # 0212, Returned to CCO Novo on 8/25/20.			8/25/20 8/25/20 8/25/20	
	8/26/20	FOLLOW UP INSPECTION	COMPLETED	8/26/20	ROSEMARY NOVO	
		RSLT TEXT: 8/26/20 CCO Quintero received phone call from Eric Argoti on behalf of Margarita Martin. He explained that they would not be able to attend the Code Compliance Board Meeting because they are COVID-19 positive.			8/26/20 8/26/20 8/26/20 8/26/20	
		FOLLOW UP INSPECTION	PENDING			
						TOTAL TIME:

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

REPORTING OFFICER NARRATIVE

Miami Springs Police Department

OCA 2001128
Date / Time Reported Fri 08/21/2020 16:30

Victim	Offense CODE VIOLATION
--------	---------------------------

On the listed date and time, I served Argote with a code enforcement subpoena (case #20-567). Argote accepted the subpoena and was given a copy.

Subpoena is attached.

PLEASE READ THE FOLLOWING CAREFULLY

August 21, 2020

Margarita De La Caridad Martin
214 Glendale Dr.
Miami Springs, FL 33166

Re: 214 Glendale Dr., Miami Springs, FL 33166
Folio: 05-3024-013-0150

This letter accompanies a NOTICE TO APPEAR (VIOLATOR'S SUMMONS) issued by the Miami Springs Code Enforcement Board for **Case # 20-567**

Your hearing has been set for **7:00 P.M. on Tuesday, September 1, 2020**, on the 2nd Floor, Rebeca Sosa Theater, Recreation Center, 1401 Westward Drive, Miami Springs, Florida, 33166.

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

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

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

Sincerely,



Rosemary Novo
Code Compliance Officer
Attachments (4)

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

(CITY OF MIAMI SPRINGS, FLORIDA)
(Petitioner)
()
(MARGARITA DE LA CARIDAD MARTIN)
(214 GLENDALE DR)
(MIAMI SPRINGS, FL 33166)
(Respondent(s))

CASE # 20-567
NOTICE TO APPEAR (SUMMONS)
214 Glendale Dr., Miami Springs, FL 33166 Folio: 05-3024-013-0150

You are hereby notified that pursuant to Chapter 162, Code of Ordinances, City of Miami Springs, the above-styled and numbered case has been set for a hearing before the Code Enforcement Board of the City of Miami Springs, located on 2nd Floor, Rebeca Sosa Theater, Recreation Center, 1401 Westward Drive, Miami Springs, FL 33166, on Tuesday, **September 1, 2020 at 7:00 PM** or as soon thereafter as the matter might be heard, concerning the below listed violation.

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

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

Sec. 151-04. Application for Building Permits.

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

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

NAME: ERICK ARGOTE

ADDRESS: 214 Glendale DR

On this 21st day of August, 2020, by delivering a true copy thereof to the above-named violator.

POLICE CHIEF/OFFICER, CITY OF MIAMI SPRINGS, FLORIDA

BY: CASHEIRAS OZIZ CASE# 2001128
(Original to be returned to R. Novo, Code Compliance Officer, City Miami Springs
201 Westward Drive, Miami Springs, FL 33166)

CITY OF MIAMI SPRINGS CODE ENFORCEMENT BOARD HEARING
PROCEDURES

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



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



U.S. Postal Service™ *CCO NOVO*
CERTIFIED MAIL® RECEIPT
Domestic Mail Only *Summons* *20-567*

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

OFFICIAL USE

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

Postmark Here
AUG 21 2020

7019 2970 0001 1126 7461

Sent To
Margarita De La Caridad Martin
214 GLENDALE DRIVE
MIAMI SPRINGS, FL 33166

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



20-567 Summons

Margarita De La Caridad Martin
214 GLENDALE DRIVE
MIAMI SPRINGS, FL 33166

CERTIFIED MAIL



7019 2970 0001 1126 7461
7019 2970 0001 1126 7461



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

U.S. Postal Service™ *CCO NOVO*
CERTIFIED MAIL® RECEIPT
Domestic Mail Only *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)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage	\$	

Sent To
Margarita De La Caridad
214 GLENDALE DR
MIAMI SPRINGS, FL

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

20-567 Summons



OFFICE OF THE PROPERTY APPRAISER

COPY

Summary

UNIFORM CIVIL VIOLATION NOTICE

NO. 01679

Property Information	
Folio:	05-3024-013-0150
Property Address:	214 GLENDALE DR Miami Springs, FL 33166-5022
Owner:	MARGARITA DE LA CARIDAD MARTIN
Mailing Address:	214 GLENDALE DR MIAMI, FL 33166 USA
PA Primary Zone:	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use:	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half:	4 / 2 / 0
Floors:	1
Living Units:	1
Actual Area:	2,128 Sq.Ft
Living Area:	1,739 Sq.Ft
Adjusted Area:	1,834 Sq.Ft
Lot Size:	8,890 Sq.Ft
Year Built:	Multiple (See Building Info.)

Assessment Information				
Year	2020	2019	2018	
Land Value	\$184,632	\$184,632	\$167,751	
Building Value	\$132,199	\$132,690	\$154,996	
XF Value	\$20,423	\$20,591	\$20,769	
Market Value	\$337,254	\$337,913	\$343,506	
Assessed Value	\$337,254	\$337,913	\$330,782	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction			\$12,724

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

Short Legal Description	
COUNTRY CLUB ESTS SEC 5 PB 29-48	
W40FT OF LOT 22 & E30FT OF LOT 23	
BLK 2	
LOT SIZE 70.000 X 127	
OR 15988-4328 0793 4	

DATE ISSUED	TIME	CODE INSPECTOR	DEPT./DIV.	I.D. NO.
7/9/20	10:17 AM	RN	CC	37
NAME OF VIOLATOR(S)			FOLIO#	
Margarita Martin			05-3024	
214 Glendale Dr.			013-0150	
Miami Springs, FL 33166			REPEAT VIOLATOR	
MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip)			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 July 9, 2020 AT 10:17 AM I SUSPECT A VIOLATION OF SECTION 151-04 Application for Building Permits OF THE Miami Springs Code of Ordinances WAS OBSERVED TO WITH: (DESCRIPTION OF VIOLATION) Int. Alterations ie: Floors; Drywall; Rec. Lighting. AT 214 Glendale Dr. LOCATION OF VIOLATION

YOU SHALL PAY THE CIVIL PENALTY OF \$ 100.00 AND CORRECT THE VIOLATION ON OR BEFORE July 16, 2020 OR YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE INSPECTOR ON OR BEFORE July 29, 2020 (See Instructions On Reverse Side)

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

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

VIOLATOR	DATE
<u>R. Novo</u>	<u>7/9/20</u>
CODE INSPECTOR	DATE
SERVICE PERSON	MAIL <input checked="" type="checkbox"/>
<u>20-567</u>	<u>(COVID-19)</u>
POSTING	

10/24/2019	\$390,000	31679-0489	Partial interest
06/01/2005	\$0	23566-0458	Sales which are disqualified as a result of examination of the deed
07/01/1993	\$0	15988-4328	Sales which are disqualified as a result of examination of the deed

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

U.S. Postal Service™ *CCO NOVO 20-567 TKT*
CERTIFIED MAIL® RECEIPT
214 Glendale Dr
 Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

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

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

Postage
 \$ _____

Total Postage
 \$ _____

Sent To

Street and/A

City, State, ZIP+4®

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

7019 2970 0001 1126 7447



MARGARITA MARTIN
 214 GLENDALE DR
 MIAMI SPRINGS, FL 33166

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>A. Signature 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>1. Article Addressed to:</p> <p style="text-align: center;">MARGARITA MARTIN 214 GLENDALE DR MIAMI SPRINGS, FL 33166</p> <p style="text-align: center;">9590 9402 5855 0038 6995 78</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 checked="" 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 checked="" 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"/> Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> 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 checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Restricted Delivery		<input type="checkbox"/> 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 checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																
<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Return Receipt for Merchandise																
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™																
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
<input type="checkbox"/> Restricted Delivery																	
<input type="checkbox"/> Restricted Delivery (over \$500)																	
<p>7019 2970 0001 1126 7447</p>	<p>Domestic Return Receipt</p>																

4



Case # 20-1438

4545 NW 36th St.

Code: 93-13

Maintenance of
Property by Owner



- On June 24, 2019, a permit application was submitted for the complete renovation of the building.
- On June 11, 2020, I received a phone complaint regarding the state of disrepair of the building. On June 11, 2020, at 2:45 pm, I confirmed the complaint. Photos taken. The property is riddled with graffiti, broken windows, collapsing ceiling and roof, abandoned items, overgrown weeds.
- On June 17, 2020, I issued a Civil Infraction Notice granting until June 25, 2020 pay for the pending permit for the renovations of the Building and start the work.
- On June 17, 2020, Mr. Ken Lancaster, attorney, called me and explained that they are having issues at the county with the approval of the permits and some legal issues between the property owner and the tenant. I explained that the deadline would still be in place since this property has been a repeat offender of the same code for the last three years and has continued to get worse.
- On August 21, 20020, I issued Uniform Civil Violation Citation No. 00473, in the amount of 100.00 dollars. Sent via regular and certified mail. Prepared summons to appear. Sent via regular and certified mail. Tracking No. 7019-0700-0001-4750-3747.

2018



2018



May 31, 2019 at 2:07:16 PM

2019



May 31, 2019 at 2:06:04 PM

2019



May 31, 2019 at 2:06:19 PM

2019



6/11/20, 2:45 PM
Miami Springs

2020



6/11/20, 2:46 PM
Miami Springs

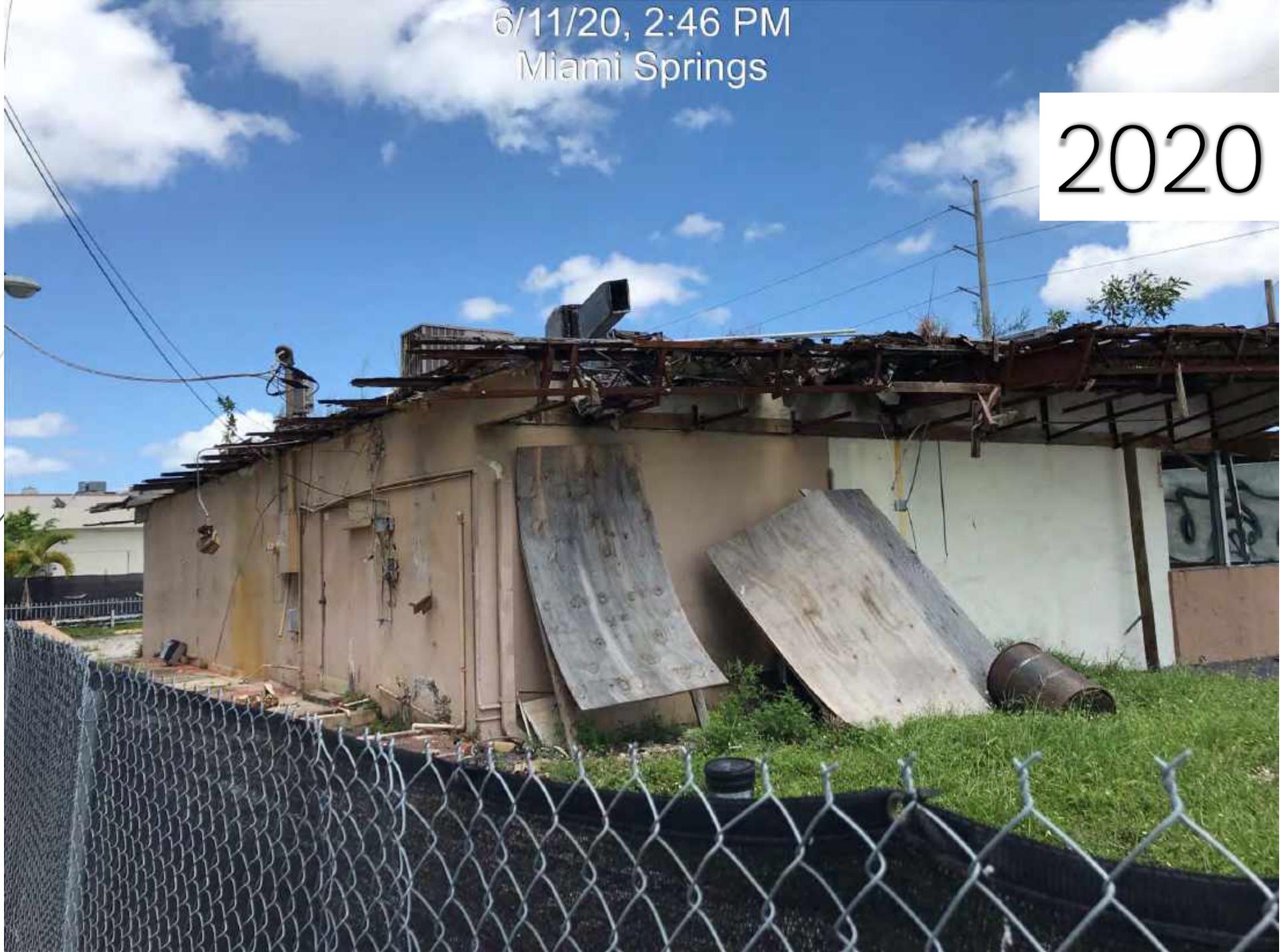


2020



6/11/20, 2:46 PM
Miami Springs

2020



6/11/20, 2:47 PM
Miami Springs

2020



6/11/20, 2:47 PM
Miami Springs



2020

6/11/20, 2:47 PM
Miami Springs



2020

PROGRAM CE200L
CITY OF MIAMI SPRINGS

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
Maintenance of Commercial Prop	6/17/20	ACTIVE	6/17/20
05-3120-030-0130			
4545 NW 36TH STREET	Roberto Quintero		
MIAMI SPRINGS FL 33166			

CASE DATA: MAINTENANCE OF PROPERTY-GRASS
 MAINTENANCE OF PROPERTY-POOL
 MAINTENANCE OF PROPERTY-SAFETY
 MAINTENANCE OF PROPERTY-SANTIA BUILDING IS IN COMPLETE DISREPA

NARRATIVE: June 17, 2020 8:40:54 AM miaarrq. 6/17/20
 Received a phone complaint on June 11, 2020, regarding the 6/17/20
 state of disrepair of the building. On June 11, 2020, at 6/17/20
 2:45 pm, I confirmed the complaint. Photos taken. The 6/17/20
 building is in complete disrepair, they are also pending 6/17/20
 their Building Certifications. The parking lot is over grown 6/17/20
 with weeds, and debris. The building and fence liner is 6/17/20
 riddled with graffiti. 6/17/20

NOTICE NAMES: FOUST, MARGARET V. & OWNER 305-888-6355

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	6/17/20	INITIAL INSPECTION	COMPLETED	6/17/20	Roberto Quintero	
		RQST TEXT: June 17, 2020 8:40:54 AM miaarrq.				6/17/20
		Received a phone complaint on June 11, 2020, regarding the				6/17/20
		state of disrepair of the building. On June 11, 2020, at				6/17/20
		2:45 pm, I confirmed the complaint. Photos taken. The				6/17/20
		building is in complete disrepair, they are also pending				6/17/20
		their Building Certifications. The parking lot is over grown				6/17/20
		with weeds, and debris. The building and fence liner is				6/17/20
		riddled with graffiti				6/17/20
	6/17/20	CIVIL INFRACTION DOOR HANGER	COMPLETED	6/17/20		
		NARRATIVE: June 17, 2020 8:45:34 AM miaarrq.				6/17/20
		Mailed and emailed the Civil Infraction Notice to Attorney				6/17/20
		Ken Lancaster at kg1ekg@miamilaw.com				6/17/20
	7/02/20	FOLLOW UP INSPECTION	COMPLETED	7/15/20	Roberto Quintero	
		RSLT TEXT: July 15, 2020 8:56:25 AM miaarrq.				7/15/20
		No action taken, will be referring to the Code Compliance				7/15/20
		Board.				7/15/20
	7/20/20	FOLLOW UP INSPECTION	COMPLETED	7/21/20	Roberto Quintero	
		RQST TEXT: July 15, 2020 8:57:21 AM miaarrq.				7/15/20
		Prepare summons to appear.				7/15/20
		RSLT TEXT: July 21, 2020 10:19:29 AM miaarrq.				7/21/20
		CCB canceled for August, will prepare summons starting				7/22/20
		August 17, 2020 for the September 1, 2020 CAB.				7/21/20

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
Maintenance of Commercial Prop	6/17/20	ACTIVE	6/17/20
05-3120-030-0130			
4545 NW 36TH STREET	Roberto Quintero		
MIAMI SPRINGS FL 33166			

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	8/17/20	FOLLOW UP INSPECTION	COMPLETED	8/21/20	Roberto Quintero	
		RQST TEXT:	July 21, 2020 10:19:51 AM miasrrq.			7/21/20
			CCB canceled for August, will prepare summons starting August 17, 2020 for the September 1, 2020 CAB.			7/21/20
		RESLT TEXT:	August 21, 2020 1:37:09 PM miasrrq.			8/21/20
			Prepared summons to appear and issued a Uniform Civil Citation in the amount of \$100.00			8/21/20
	8/21/20	Uniform Civil Violation Ticket	COMPLETED	8/21/20		
		NARRATIVE:	August 21, 2020 1:37:52 PM miasrrq.			8/21/20
			Issued Uniform Civil Violation Citation No. 00473, in the amount of 100.00 dollars. Sent via regular and certified mail. Tracking No. 7019-0700-0001-4750-3747			8/21/20
	8/21/20	Summons to Code Env Board Meet	COMPLETED	8/21/20		
		NARRATIVE:	August 21, 2020 1:48:27 PM miasrrq.			8/21/20
			Prepared SUMMONS to appear. Sent via regular and certified mail and via police. Tracking No. 7019-0700-0001-4750-3747.			8/21/20
	9/02/20	FOLLOW UP INSPECTION	COMPLETED	8/27/20	Roberto Quintero	
		RRLT TEXT:	On August 27, 2020, I recieved a call from Mitchel Davis who is an attorney in the firm representing the property owner. He explained that the attorney representing the case is Scott Smothers, and that someone with proper power of attorney will be in attendance at the Code Compliance Board hearing on September 1, 2020.			8/28/20
	9/02/20	FOLLOW UP INSPECTION	SCHEDULED		Roberto Quintero	

TOTAL TIME:

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



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/28/2020

Property Information	
Folio:	05-3120-030-0130
Property Address:	4545 NW 36 ST Miami Springs, FL 33166-6129
Owner	MARGARET V FOUST & DIANE FOUST & ET AL
Mailing Address	13865 S DIXIE HWY MIAMI, FL 33176-7221
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	2111 RESTAURANT OR CAFETERIA : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,612 Sq.Ft
Lot Size	13,027 Sq.Ft
Year Built	1966



Assessment Information			
Year	2020	2019	2018
Land Value	\$455,945	\$455,945	\$364,756
Building Value	\$135,587	\$75,571	\$90,829
XF Value	\$13,233	\$0	\$0
Market Value	\$604,765	\$531,516	\$455,585
Assessed Value	\$551,257	\$501,143	\$455,585

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$53,508	\$30,373	

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

Short Legal Description
FOUST SUB PB 46-31 LOTS 1 THRU 5 BLK 2 LOT SIZE 124.070 X 105 OR 17510-1993 0197 4

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$551,257	\$501,143	\$455,585
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$604,765	\$531,516	\$455,585
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$551,257	\$501,143	\$455,585
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$551,257	\$501,143	\$455,585

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/23/2017	\$100	30470-2564	Unable to process sale due to deed errors
01/01/1997	\$0	17510-1993	Sales which are disqualified as a result of examination of the deed

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

Version:



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

CIVIL INFRACTION NOTICE

ADDRESS: **4545 NW 36TH STREET**

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

The property has fallen below property maintenance standards City Code 93-13. The property is in a complete state of disrepair and neglect. The property is riddled with graffiti, broken windows, collapsing ceiling and roof, abandoned items, overgrown weeds. Please commence pay for the permit and start the remodeling. This case will be referred to the Code Compliance Board.

This is a Courtesy Notice. If no action is taken **by the due date below**, a Uniform Civil Infraction Notice will be issued in the amount of \$100.

Due Date: **June 25, 2020**

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

June 17, 2020

Date


Code Compliance Officer

**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.
- (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.
- (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

6/17/20, 9:13 AM
Miami Springs



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

CIVIL INFRACTION NOTICE

ADDRESS: 4545 NW 36TH STREET

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:

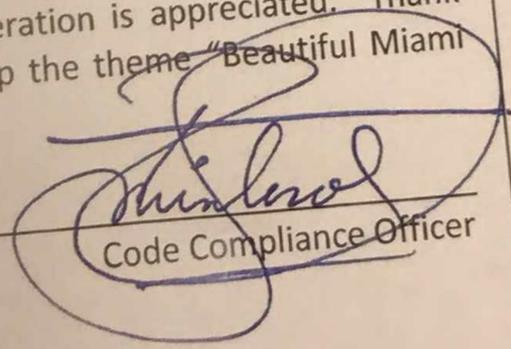
CODE SECTION: 93-13
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Code Compliance Officer

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- (5) Rubbish.
- (6) Waste.

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- (1) To be in a state of general disrepair or deteriorated condition.
- (2) To have excessive scaling of paint or other protective coating.
- (3) To have the accumulation of excessive mildew or rust to the exterior of the building or structure, its roof, roof fascia, awnings, shutters or exterior attachments to the building or structure.
- (4) To fall below the standards and requirements for the establishment and maintenance of landscaping and general areas for any building or structure.
- (5) To remain in an unsafe manner with potential causes of injury, such as holes or excavations, protrusions from the building or structure, unfinished and abandoned construction sites or materials thereon, improper grading or improper accumulation of materials or machinery.

Contact information:

Roberto Quintero
Code Compliance Officer

Email: quinteror@miamisprings-fl.com

Office: 305-805-5030

Cellphone: 786-255-0995

Margaret V. Foust
Diane Foust
13865 S. Dixie Hwy
Miami, FL 33176-7221

201 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166

FLORIDA

8/21/20, 1:14 PM
Miami Springs

7019 0700 0001 4750 3747

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

CERTIFIED MAIL



7019 0700 0001 4750 3747

7019 0700 0001 4750 3747

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

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

OFFICIAL USE

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

MARGARET V FOUST DIANE FOUST
13865 S DIXIE HWY
MIAMI, FL 33176-7221

Postage

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark Here

Return Receipt

Agent Addressed

Date of Delivery

Yes No

Mail Express®
Registered Mail™
Registered Mail Restricted Delivery

Receipt for
Signature Confirmation™
Registered Mail Restricted Delivery

PROPERTY APPRAISER

Inventory Report

Generated On : 8/21/2020

CITY OF MIAMI SPRINGS, FLORIDA UNIFORM CIVIL VIOLATION NOTICE

CASE #
20-1438

NO. 00473

DATE ISSUED: 8/21/2020 TIME: 12:52 PM CODE INSPECTOR: RQ CC I.D. NO: 0603

NAME OF VIOLATOR(S): MARGARET/DIANE FOUST POLIO# 05-320

13865 S DIXIE HWY 030-0130

MIAMI, FL 33176-7221 REPEAT VIOLATOR: YES NO

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

DOB _____ SEX _____ RACE _____ WEIGHT _____ HEIGHT _____ HAIR _____

MAKE _____ MODEL _____ COLOR _____ TAG _____ STATE _____ DRIVER'S LICENSE # _____

BOAT REGISTRATION # _____ TRAILER TAG # _____

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

JUNE 11, 2020 AT 2:45 AM/PM VIOLATION OF SECTION 93-13 PROPERTY MAINTENANCE OF THE MIAMI SPRINGS MUNI CODE WAS OBSERVED

TO WIT: (DESCRIPTION OF VIOLATION) PROPERTY IS IN COMPLETE DISREPAIR AND NEGLECT

AT 4545 NW 30th STREET LOCATION OF VIOLATION

YOU SHALL PAY THE CIVIL PENALTY OF \$ 100.00 AND CORRECT THE VIOLATION ON OR BEFORE AUG. 28, 2020 OR YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE INSPECTOR ON OR BEFORE SEP. 20, 2020

(See Instructions On Reverse Side)

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

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

VIOLATOR:  DATE: 8/21/2020

CODE INSPECTOR: _____ DATE: _____

SERVICE: PERSON _____ MAIL POSTING _____

8/21/20, 2:52 PM

Miami Springs

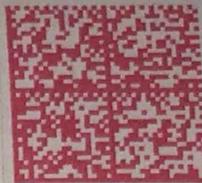


City of
MIAMI SPRINGS
Florida

201 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166

7019 0700 0001 4750 3747

7019 0700 0001 4750 3747



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$ 006.90⁰
0000924928 AUG 21 2020
MAILED FROM ZIP CODE 33166

MARGARET V FOUST DIANE FOUST
13865 S DIXIE HWY
MIAMI, FL 33176-7221

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	\$

Postmark
Here

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com

CODE R9



City of
MIAMI SPRINGS
Florida

201 WESTWARD DRIVE
MIAMI SPRINGS, FL 33166



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$ 000.65⁰
0000924928 AUG 21 2020
MAILED FROM ZIP CODE 33166

MARGARET V FOUST DIANE FOUST
13865 S DIXIE HWY
MIAMI, FL 33176-7221

REPORTING OFFICER NARRATIVE

Miami Springs Police Department

OCA 2001130
Date / Time Reported Fri 08/21/2020 16:30

Victim	Offense: CODE VIOLATION
--------	----------------------------

On the listed date and time, I served Thomas with a Code Enforcement Subpoena (Case#20-844) Thomas accepted the subpoena and was given a copy. Thomas stated he was the home owner at 359 De Soto Dr.

Subpoena attached.

PLEASE READ THE FOLLOWING CAREFULLY

August 21, 2020

WIRMS LLC
359 DE SOTO DRIVE
MIAMI SPRINGS, FL 33166

Re: 359 DE SOTO DRIVE, MIAMI SPRINGS, FL 33166

Folio: 05-3119-013-1920

This letter accompanies a **NOTICE TO APPEAR (VIOLATOR'S SUMMONS)** issued by the City of Miami Springs Code Enforcement Board for **Case # 20-803**.

Your hearing has been set for **7:00 PM on Tuesday, September 1, 2020** in the Rebeca Sosa Theater on the second floor of the Recreational Center, 1401 Westward Drive, Miami Springs, Florida.

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

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

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

Sincerely,



Roberto Quintero
Code Compliance Officer

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

(CITY OF MIAMI SPRINGS, FLORIDA)
(Petitioner)
()
(WIRMS LLC)
(359 DE SOTO DRIVE)
(MIAMI SPRINGS, FL 33166)
(Respondent(s))

CASE # 20-803
NOTICE TO APPEAR (SUMMONS)
359 DE SOTO DRIVE, MIAMI SPRINGS, FL 33166 - 05-3119-013-1920

You are hereby notified that pursuant to Chapter 162, Code of Ordinances, City of Miami Springs, the above-styled and numbered case has been set for a hearing before the Code Enforcement Board of the City of Miami Springs, located at the Rebeca Sosa Theater, on the second floor of the Recreational Center, 1401 Westward Drive, Miami Springs, FL 33166, on **September 1, 2020 at 7:00 PM** or as soon thereafter as the matter might be heard, concerning the below listed violation.

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

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

151-04 Application for building permit.

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

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

NAME: Luke Amoresano

ADDRESS: 359 Desoto Dr

On this 21 day of 8, 2020, by delivering a true copy thereof to the above-named violator.

POLICE CHIEF/OFFICER, CITY OF MIAMI SPRINGS, FLORIDA

BY: OFC A. Lopez Miami Case #20-01130

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

5



Case # 20-803

359 De Soto Dr

Code: 151-04

Application for
Building Permits



- On February 5, 2020, during routine daily inspections of City Alleyways I observed someone working in the rear of the property, removing pavers. Moreover, I heard construction noise. I called the Building Department and they stated that no permit was issued for Construction. I knocked on the front door and the man inside refused to open the door. From the front porch through the window I observed the following work without permits violations:
 1. Complete replacement/installation of new floors
 2. New kitchen, including plumbing and electrical.
 3. New breaker box
 4. New rear door
 5. An inspection is required as bathrooms could have also been altered in some way.
 6. New pavement or removal of pavers.

- On February 17, 2020, due to no contact and continued work I issued a RED TAG onsite.

- On March 4, 2020, I issued a Final Civil Infraction Notice.

- On March 13, 2020, during routine inspections I observed that the front door had now been replaced without a permit.

- On June 14, 2020, I issued Uniform Civil Violation Notice No. 00465, in the amount of \$100.00. Sent via regular and certified mail. Tracking no. 7019-0700-0001-4750-4102.

- On June 26, 2020, during routine inspections I observed that the front porch was remodeled, steps added, existing columns removed and replaced, and a new concrete walkway was built.

- On June 30, 2020, Uniform Civil Violation Notice No. 00465 was paid.

- On August 21, 2020, I prepared the summons to appear. Sent via regular and certified mail and via police. Tracking No. 7019-0700-0001-4750-3747.

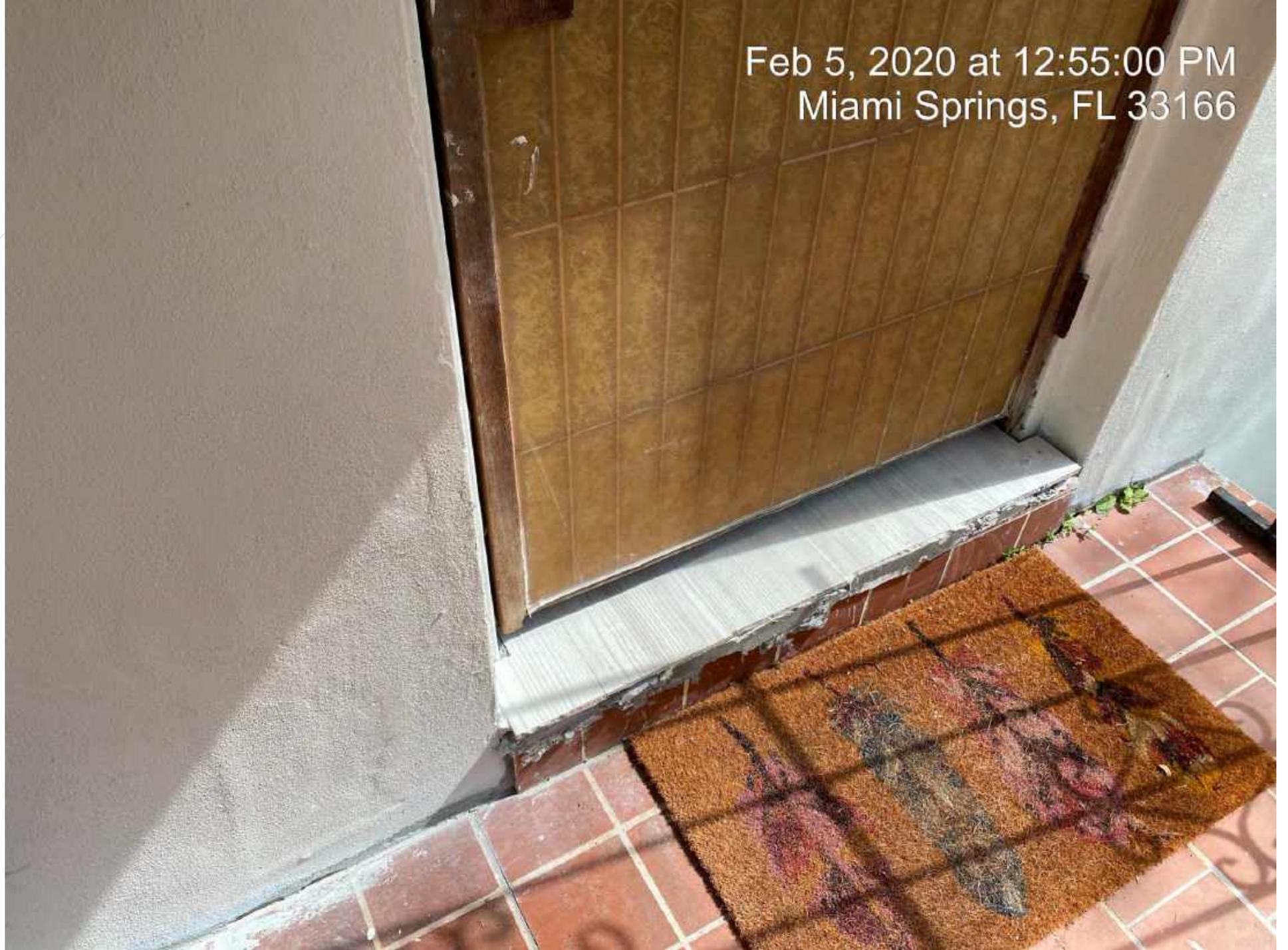
- On August 21, 2020, Officer Llorens, A. (MS0186) served the summons to appear to Luke Thomas.



11/6/20 12:00 PM
Miami Springs



Feb 5, 2020 at 12:55:00 PM
Miami Springs, FL 33166



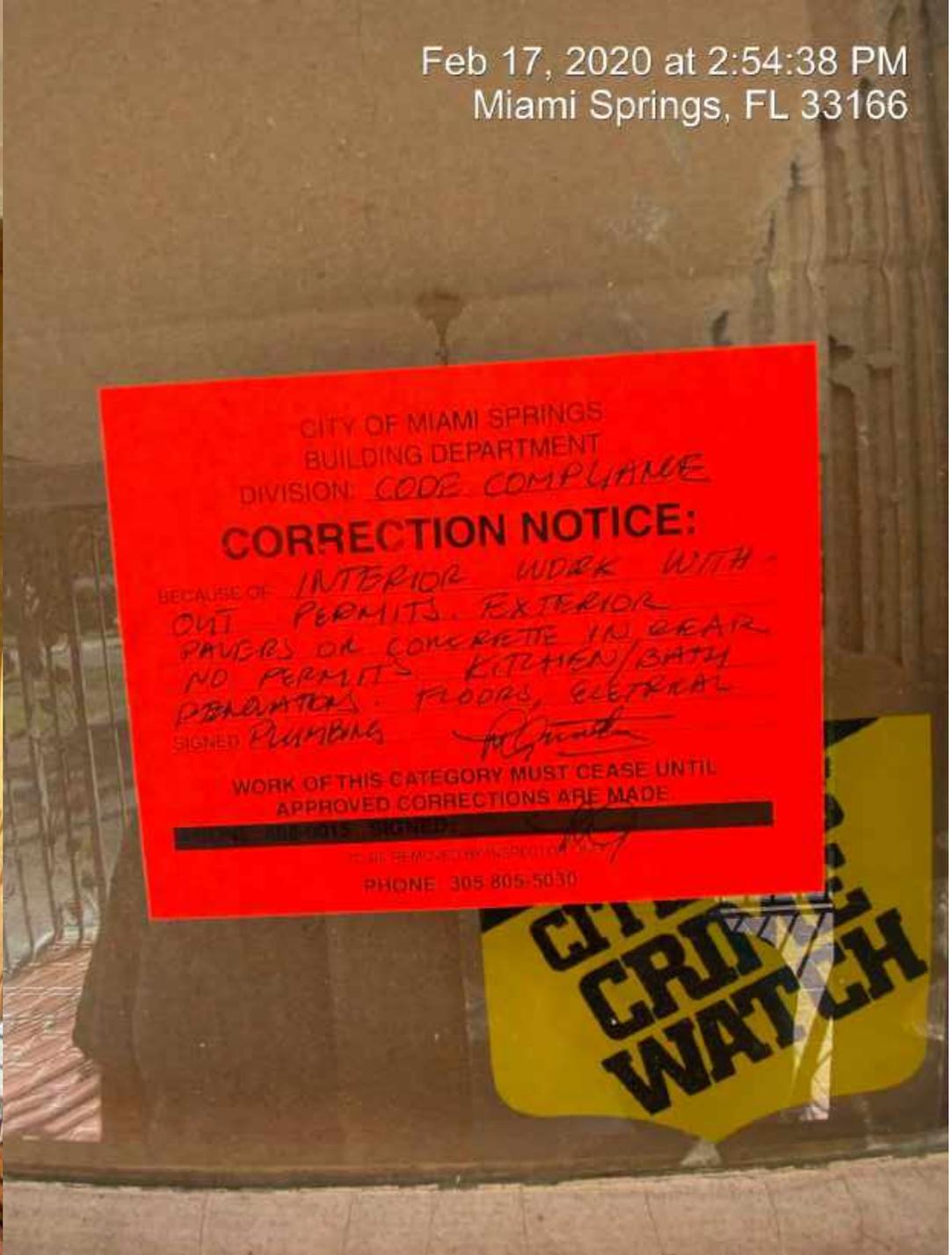
Feb 5, 2020 at 12:56:42 PM
Miami Springs, FL 33166



Feb 17, 2020 at 2:54:33 PM
Miami Springs, FL 33166



Feb 17, 2020 at 2:54:38 PM
Miami Springs, FL 33166

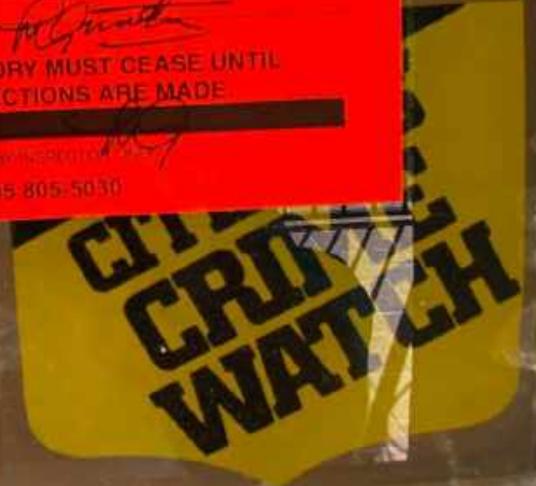


CITY OF MIAMI SPRINGS
BUILDING DEPARTMENT
DIVISION: *CODE COMPLIANCE*
CORRECTION NOTICE:

BECAUSE OF *INTERIOR WORK WITH-
OUT PERMITS. EXTERIOR
PAVERS OR CONCRETE IN GEAR
NO PERMITS KITCHEN/BATH
REWIRING. FLOORS, ELECTRICAL*
SIGNED *Plumbing*

WORK OF THIS CATEGORY MUST CEASE UNTIL
APPROVED CORRECTIONS ARE MADE

ALL PERMITS SIGNED: *[Signature]*
PHONE 305 805 5030



Feb 5, 2020 at 12:56:42 PM
Miami Springs, FL 33166



BEFORE

3/13/20, 12:09 PM
Miami Springs



AFTER





10/29/2019 11:54

BEFORE



Jun 26, 2020 at 10:57:46 AM
Miami Springs, FL 33166



AFTER



CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER 05-3119-013-1920	2/06/20	ACTIVE	2/06/20
ADDRESS 359 DE SOTO DRIVE MIAMI SPRINGS FL 33166	INSPECTOR Roberto Quintero	TENANT NAME	TENANT NBR

CASE DATA: WORK WITHOUT A PERMIT INTERIOR RENOVATIONS

NARRATIVE: February 6, 2020 8:22:15 AM miasrrq. 2/06/20
 During routine daily inspections of City Alleyways I 2/06/20
 observed a construction worker/laborer working in the rear 2/06/20
 of the property. Moreover, I heard construction noise. I 2/06/20
 called the Building Department and they stated that no 2/06/20
 permit was issued for construction. I knocked on the front 2/06/20
 door and the man inside refused to open the door. From the 2/06/20
 front porch through the window I observed the following work 2/06/20
 without permits violations: 2/06/20

1. Complete replacement/installation of new floors 2/06/20
2. New kitchen, including plumbing and electrical. 2/06/20
3. New breaker box 2/06/20
4. New rear door 2/06/20
5. An inspection is required as bathrooms could have also 2/06/20
 been altered in some way. 2/06/20

The property is in violation of the Miami Springs Municipal 2/06/20
 Code of Ordinances Section 151-04 Application for Building 2/06/20
 Permits. 2/06/20

Issued a Civil Infraction Notice at the property as the 2/06/20
 worker refused to open the door. Granted 7 days to pass by 2/06/20
 the Building Department and gather the paperwork to legalize 2/06/20
 the work performed without permits. Will follow up and 2/06/20
 update the case accordingly. 2/06/20

NOTICE NAMES: WIRMS LLC OWNEX

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	2/06/20	INITIAL INSPECTION	COMPLETED	2/06/20	Roberto Quintero	
		REQUEST TEXT:				
		February 6, 2020 8:26:57 AM miasrrq.			2/06/20	
		During routine daily inspections of City Alleyways I			2/06/20	
		observed a construction worker/laborer working in the rear			2/06/20	
		of the property. Moreover, I heard construction noise. I			2/06/20	
		called the Building Department and they stated that no			2/06/20	
		permit was issued for construction. I knocked on the front			2/06/20	
		door and the man inside refused to open the door. From the			2/06/20	
		front porch through the window I observed the following work			2/06/20	
		without permits violations:			2/06/20	

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
FOLIO NUMBER	INSPECTOR	TENANT NAME	TENANT NBR
ADDRESS			
WORK WITHOUT PERMIT 05-1119-013-1920 359 DE SOTO DRIVE MIAMI SPRINGS	2/06/20	ACTIVE	2/06/20
FL 37166	Roberto Quintero		
2/06/20 INITIAL INSPECTION	COMPLETED	2/06/20	Roberto Quintero
RQST TEXT:			2/06/20
1. Complete replacement/installation of new floors			2/06/20
2. New kitchen, including plumbing and electrical.			2/06/20
3. New breaker box			2/06/20
4. New rear door			2/06/20
5. An inspection is required as bathrooms could have also been altered in some way.			2/06/20
			2/06/20
The property is in violation of the Miami Springs Municipal Code of Ordinances Section 151-04 Application For Building Permits.			2/06/20
			2/06/20
Issued a Civil Infraction Notice at the property as the worker refused to open the door. Granted 7 days to pass by the Building Department and gather the paperwork to legalize the work performed without permits. Will follow-up and update the case accordingly.			2/06/20
			2/06/20
2/06/20 CIVIL INFRACTION DOOR HANGER	COMPLETED	2/06/20	Roberto Quintero
NARRATIVE:			0/00/00
2/13/20 FOLLOW UP INSPECTION	COMPLETED	3/03/20	Roberto Quintero
RSLT TEXT: March 3, 2020 5:45:37 PM miasrrq.			3/03/20
No contact/action taken. Final CIN to be issued. Case to be referred to the Code Compliance Board in April.			3/03/20
			3/03/20
3/03/20 CIVIL INFRACTION	COMPLETED	3/03/20	
NARRATIVE: March 3, 2020 5:46:27 PM miasrrq.			3/03/20
Issued FINAL CIVIL INFRACTION NOTICE.			3/03/20
4/18/20 FOLLOW UP INSPECTION	COMPLETED	6/19/20	Roberto Quintero
RQST TEXT: March 3, 2020 5:47:07 PM miasrrq.			3/03/20
Prepare ticket and summons to appear.			3/03/20
RSLT TEXT: June 19, 2020 12:29:44 PM miasrrq.			6/19/20
No action, issuing ticket.			6/19/20
6/19/20 Uniform Civil Violation Ticket	COMPLETED	6/19/20	
NARRATIVE: June 19, 2020 12:28:10 PM miasrrq.			6/19/20
Issued Uniform Civil Violation Ticket No. 465, mailed via regular and certified mail. Tracking no. 7019-0700-0001-4750-4102			6/19/20
			6/19/20
7/03/20 FOLLOW UP INSPECTION	COMPLETED	7/15/20	Roberto Quintero
RSLT TEXT: July 15, 2020 8:27:02 AM miasrrq.			7/15/20
Ticket paid on 6/30/2020. no action taken.			7/15/20
7/20/20 FOLLOW UP INSPECTION	COMPLETED	7/21/20	Roberto Quintero
RQST TEXT: July 15, 2020 8:27:59 AM miasrrq.			7/15/20

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
POLIC NUMBER ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
WORK WITHOUT PERMIT 05-3119-013-1920 359 DE SOTO DRIVE MIAMI SPRINGS	2/06/20 Roberto Quintero	ACTIVE	2/06/20
FL 33166			
7/20/20 FOLLOW UP INSPECTION	COMPLETED	7/21/20	Roberto Quintero
RQST TEXT: Prepare summons to appear.			7/15/20
RSLT TEXT: July 21, 2020 10:16:15 AM misarrq.			7/21/20
CCB canceled for August, will prepare summons starting August 17, 2020 for the September 1, 2020 CAB.			7/21/20
8/17/20 FOLLOW UP INSPECTION	COMPLETED	8/21/20	Roberto Quintero
RQST TEXT: July 21, 2020 10:18:34 AM misarrq.			7/21/20
CCB canceled for August, will prepare summons starting August 17, 2020 for the September 1, 2020 CAB.			7/21/20
RSLT TEXT: August 21, 2020 1:57:09 PM misarrq.			8/21/20
Prepared summons to appear and issued a Uniform Civil Citation in the amount of \$100.00.			8/21/20
0/21/20 Summons to Code Enf Board Meet	COMPLETED	8/21/20	
NARRATIVE: August 21, 2020 1:48:27 PM misarrq.			8/21/20
Prepared summons to appear. Sent via regular and certified mail and via police. Tracking No. 7019-0700-0001 4750 3747.			8/21/20
8/21/20 FOLLOW UP INSPECTION	SCHEDULED		Roberto Quintero

TOTAL TIME:

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

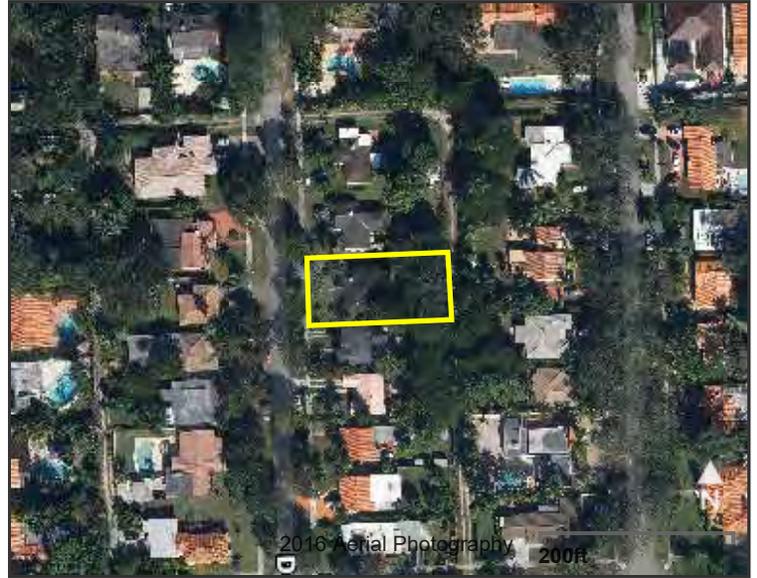


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/28/2020

Property Information	
Folio:	05-3119-013-1920
Property Address:	359 DE SOTO DR Miami Springs, FL 33166-6006
Owner	WIRMS LLC
Mailing Address	2550 NW 72 AVE STE 300 MIAMI, FL 33122 USA
PA Primary Zone	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	1,473 Sq.Ft
Living Area	1,254 Sq.Ft
Adjusted Area	1,297 Sq.Ft
Lot Size	9,372 Sq.Ft
Year Built	1947



Assessment Information			
Year	2020	2019	2018
Land Value	\$185,566	\$185,566	\$185,566
Building Value	\$49,649	\$84,355	\$84,355
XF Value	\$1,045	\$1,045	\$1,045
Market Value	\$236,260	\$270,966	\$270,966
Assessed Value	\$236,260	\$270,966	\$270,966

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
19 53 41 .24 AC PB 34-40 REV PL SEC 2 COUNTRY CLUB ESTS S66FT TRACT G BLK 108 LOT SIZE 66.000 X 142 OR 17415-4865 1096 4

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$236,260	\$270,966	\$270,966
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$236,260	\$270,966	\$270,966
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$236,260	\$270,966	\$270,966
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$236,260	\$270,966	\$270,966

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/18/2019	\$285,000	31677-2600	Qual by exam of deed
03/18/2019	\$0	31390-1352	Corrective, tax or QCD; min consideration
10/01/1996	\$0	17415-4865	Sales which are disqualified as a result of examination of the deed
06/01/1971	\$23,700	00000-00000	Sales which are qualified

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

Version:

Feb 5, 2020 at 12:59:48 PM
Miami Springs, FL 33166

STAPLES

MIAMI SPRINGS

Florida

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



CIVIL INFRACTION NOTICE

ADDRESS: 359 DE SOTO DRIVE

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

CODE SECTION: 151-04

Work has been done without a permit.

INTERIOR RENOVATIONS / KITCHEN
BATHROOM / PEAR DOOR REPLACING
FLOODS / ELECTRICAL / PLUMBING

CORRECTIVE ACTION NEEDED:

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

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

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

2/5/2020
Date

Code Compliance Officer

CODE TEXT

MIAMI SPRINGS CODE OF ORDINANCES

Sec. 151-04. Application for building permits.

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

Should you have questions, please contact me:

Roberto Quintero
Code Compliance Officer

Email: quinteror@miamisprings-fl.gov

Office: 305-805-5030

Cellphone: 786-255-0995

3/4/20, 1:50 PM
Miami Springs

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

FINAL CIVIL INFRACTION NOTICE

ADDRESS: 355 DE SOTO DRIVE

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

CODE SECTION: 151-04

Work has been done without a permit.

INTERIOR REMODELING

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

To date, the following has been done:

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

CORRECTIVE ACTION NEEDED:

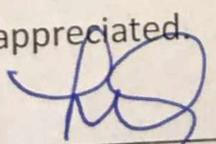
- Apply for a permit.
- Complete Permit application process until Permit has been issued.

CASE TO BE REFERRED TO
CODE COMPLIANCE BOARD.

This is a Notice of Civil Infraction. If no action is taken by the date below, a Civil Infraction Ticket for \$100 will be written. Due Date: 3/18/2020

Your anticipated cooperation is appreciated.

3/3/2020
Date


Code Compliance Officer

CODE TEXT
MIAMI SPRINGS CODE OF ORDINANCES

Sec. 151-04. Application for building permits.

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

QUESTIONS OR COMMENTS? PLEASE CALL ME:



Contact information:

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

FINAL NOTICE

6/19/20, 12:14 PM

Miami Springs

PROPERTY APPRAISER

Report

Generated On : 6/19/2020

CITY OF MIAMI SPRINGS, FLORIDA UNIFORM CIVIL VIOLATION NOTICE

20-803

NO. 00465

DATE ISSUED	TIME	CODE INSPECTOR	DEPT./DIV.	I.D. NO
6/19/2020	11:17 AM	JG	CC	603
NAME OF VIOLATOR(S)			FOLIO#	
WIRMS LLC			05-3119	
359 DE SOTO DRIVE			013-1920	
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
<hr/>					
MAKE	MODEL	COLOR	TAG	STATE	DRIVER'S LICENSE #
<hr/>					
BOAT REGISTRATION #			TRAILER TAG #		
<hr/>					

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

2/6/2020 AT 12:50 AM/PM VIOLATION OF SECTION
15-04 APPLICATION FOR BLDG PERMIT OF THE
MIAMI SPRINGS MUNI CODE ORD WAS OBSERVED

TO WIT: (DESCRIPTION OF VIOLATION) INTERIOR REMODELING
+ CHANGE OF DOOR (FRONT)

AT 359 DE SOTO DRIVE
LOCATION OF VIOLATION

YOU SHALL PAY THE CIVIL PENALTY OF \$ 100.00 AND CORRECT THE VIOLATION ON

OR BEFORE 7/3/2020 OR YOU MAY REQUEST AN
ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE
CODE INSPECTOR ON OR

BEFORE 7/9/2020
(See Instructions On Reverse Side)

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

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

VIOLATOR [Signature]

CODE INSPECTOR [Signature]

DATE 6/19/2020

DATE [Signature]

SERVICE: PERSON MAIL POSTING

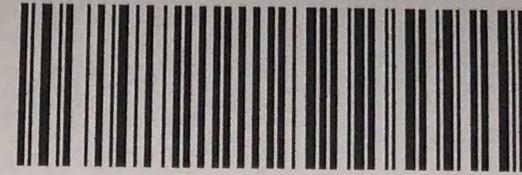
8/21/20, 2:53 PM

Miami Springs



City of
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