

City of Miami



January 15, 2019

CR: CE2019000772

MARGARITA V OSMAN

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1541 BRICKELL AVE APT B2503
MIAMI, FL 33129

1541 BRICKELL AVE APT B2503
MIAMI, FL 33129

600 SW 27 RD

Folio: 0141380082300

NOTICE OF VIOLATION Potential Property Lien

Subject Property: 600 SW 27 RD Folio: 0141380082300

Dear MARGARITA V OSMAN:

You are notified that an inspection of the above property discloses that you are in violation of the following laws, including:

VIOL REF# 2233-ILLEGAL SHORT TERM RENTAL Miami 21 - Article 1 Section 1.1 and Article 4 Table 3

You are directed to correct said violation(s) by January 25, 2019 and to notify the Inspector that the violation(s) has been corrected. If the violation(s) has not been corrected with the approval of the inspector within the specified time period, you will be commanded to appear before the Code Enforcement Board. If you are found guilty and fail to correct said violation(s), the Code Enforcement Board can impose fines of up to \$250.00 per day for each day the violation(s) remains uncorrected beyond the time period provided.

UNPAID FINES WILL BECOME LIENS AGAINST THIS PROPERTY AND ALL PROPERTIES YOU OWN, AND WILL BE RECORDED IN THE PUBLIC RECORDS OF DADE COUNTY. LIENS WHICH REMAIN UNPAID FOR THREE (3) MONTHS MAY BE FORECLOSED IN COURT. In addition, the Certificate of Use and Occupational License of any business occupying this property may be suspended or withheld. Operating a business without all required licenses is illegal under state and city law, and is punishable by criminal arrest and/or closing the business.

Name of Inspector: Lazaro Perez
Office Address: 444 SW 2 AV Miami, FL 33130
Office Phone Number: (305) 416-2137
Email: LPerez@miamigov.com

If you have any questions, please contact the inspector at the above listed office phone number Monday to Friday.

A handwritten signature in black ink, appearing to be "Lazaro Perez", written over a horizontal line.

Lazaro Perez
City of Miami Code Enforcement Inspector

City of Miami



January 29, 2019

THE CITY OF MIAMI vs.
Owner/Dueño/ Pwopryetè:
MARGARITA V OSMAN
1541 BRICKELL AVE APT B2503
MIAMI, FL 33129

MARGARITA V OSMAN
1541 BRICKELL AVE APT B2503
MIAMI, FL 33129

CODE ENFORCEMENT BOARD/ CUMPLIMIENTO
DEL CÓDIGO/
KOMITE DEGZEKISYON

CITY OF MIAMI, FLORIDA

Case No: CE2019000772

Address: 600 SW 27 RD
Zoning: 34
Folio: 0141380082300

Legal: BRICKELL ESTATES PB 17-51 LOT 16 BLK
28 LOT SIZE 50.000 X 149 OR 18767-0079 03 1999 4

NOTICE OF VIOLATION SUMMONS TO APPEAR

Subject Property: 600 SW 27 RD Folio: 0141380082300

You are hereby notified that an inspection of the above property discloses that you are in violation the following laws, including
VIOL REF# 2233-ILLEGAL SHORT TERM RENTAL Miami 21 - Article 1 Section 1.1 and Article 4 Table 3

You were directed to correct said violation(s) by January 25, 2019 and to notify the Inspector that the violation(s) has been corrected. Failure to do so will result in charges being filed against you with the Code Enforcement Board of the City of Miami.

If the violation(s) is (are) not corrected with the approval of the inspector within the specified time period, you are hereby commanded to appear before the Code Enforcement Board for a hearing at the following time and place:

Date/Fecha/Dat: March 13, 2019,
Time/Hora/Lè: 05:00 PM
Place/Lugar/Kote a: Commission Chambers, City Hall / Despacho del Concejo, Ayuntamiento
3500 Pan American Drive, Miami, Florida

If you cannot communicate in English, you are responsible for bringing a translator, 18 years of age or over, to the Code Enforcement Board Hearing.

In accordance with the Americans with Disabilities Act of 1990, all persons who require special accommodations in order to participate in this meeting should contact the Office of the City Clerk at (305) 250-5360 at least three business days prior to the proceeding.

THIS IS YOUR NOTICE TO APPEAR AT THAT TIME AND PLACE. FAILURE TO APPEAR WILL RESULT IN THIS MATTER BEING HEARD IN YOUR ABSENCE. IF YOU ARE FOUND GUILTY AND YOU FAIL TO CORRECT SAID VIOLATION, THE CODE ENFORCEMENT BOARD CAN IMPOSE FINES AGAINST YOU OF UP TO \$250 PER DAY, OR \$500 PER DAY FOR A REPEAT VIOLATION. UNPAID FINES WILL BECOME LIENS AGAINST THIS PROPERTY AND ALL PROPERTIES YOU OWN, AND WILL BE RECORDED IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. LIENS WHICH REMAIN UNPAID FOR THREE (3) MONTHS MAY BE FORECLOSED IN COURT. In addition, the Certificate of Use and Occupational License of any business occupying this property may be suspended or withheld. Operating a business without all required licenses is illegal under state and city law, and is punishable by criminal arrest and/or closing the business.

ESTE ES SU AVISO PARA COMPARECER A LA HORA Y EN EL LUGAR INDICADO ANTERIORMENTE. SI NO COMPARECE, LA

VISTA DE ESTA CAUSA SE CELEBRARÁ EN SU AUSENCIA. SI SE DETERMINA QUE ES CULPABLE Y NO SUBSANA DICHA INFRACCIÓN, LA JUNTA DE CUMPLIMIENTO DEL CÓDIGO PODRÁ IMPONERLE MULTAS HASTA DE \$250 DIARIOS O \$500 DIARIOS, SI SE REPITE LA INFRACCIÓN. LAS MULTAS QUE NO SE PAGUEN SE CONVERTIRÁN EN GRAVÁMENES CONTRA ESTA PROPIEDAD Y CONTRA TODAS LAS PROPIEDADES QUE LE PERTENEZCAN Y SE REGISTRARÁN EN EL ARCHIVO PÚBLICO DEL CONDADO DE MIAMI-DADE, FLORIDA. LOS GRAVÁMENES QUE PERMANEZCAN SIN PAGAR DURANTE TRES (3) MESES PODRÁN EJECUTARSE EN EL TRIBUNAL. Además, se podrá suspender o denegar el Certificado de Uso y Licencia Ocupacional de los negocios que estén situados en la propiedad. Las leyes estatales y municipales disponen que es ilícito operar un negocio sin todas las licencias necesarias, y esto se castiga con arresto por comisión de delito y/o la clausura del negocio.

SA A, SE AVI POU OU OUMENM, POU OU PARÈT LÈ SA A EPI NAN KOTE SA A. SI OU PA PARÈT, SA AP LAKÒZ YO FÈ JIJMAN ANNABSANS OU. SI YO WÈ KE OU KROUPAB EPI OU PA KORJE VYOLASYON YO, KOMITE DEGZEKISYON AN KA PRAN SANKSYON POU FÈ OU PEYE AMANN JISKA \$250 PA JOU, OSNON \$500 PA JOU SI SE YON VYOLASYON KI TE FÈT DEJA. SI AMANN YO PA PEYE, SA AP VIN LAKÒZ KE YO PASE LÒD POU LETA SEZI KOTE SA A ANSANM AK TOUT LÒT KOTE OU GENYEN, EPI YAP PIBLIYE SA NAN DOSYE PIBLIK DADE KONNTI, FLORID. APRE LÒD POU SEZI KOTE AN, SI TWA (3) PASE EPI AMANN NAN TOUJOU PA PEYE, YO KAPAB ALE NAN TRIBINAL POU SEZI KOTE AN. Lèfini yo kapab sispann osnon kenbe Sètifika pou sèvi (Certificate of Use) ansanm ak pèmi pou nan kote an (Occupational License) ke nenpòt biznis genyen. Se yon bagay ki ilegal pou moun opere yon biznis san tout pèmi yo dwe genyen dapre lalwa eta florid ak lwa vil lan, epi pinisyon pou sa se arestasyon kriminèl ak/oswa fèmen biznis lan.

Name of Inspector: Lazaro Perez
Office Address: 444 SW 2 AV Miami, FL 33130
Office Phone Number: (305) 416-2137
Email: LPerez@miamigov.com

If you have any questions, please contact the inspector at the above listed office phone number Monday through Friday.



by: _____
Lazaro Perez
City of Miami Code Enforcement Inspector