

# SPECIAL MASTER / CODE CASES LIENS

SM CASE NUMBER	OPENED DATE	CLOSED DATE	Code Case Number	MAIN ADDRESS LINE1	DESCRIPTION	FEENAME	COMPUTED AMOUNT	Daily Fine Begin Date	Daily Fine Ending Date	SM Fine Amount	Subject to daily accrual	last Recorded Days Unabated	Lien
JC07000773	05/18/2007	NULL	CE06006862	1015 FAIRWAY DR	paint front of stucture; wood surrounding roof eaves in need of repair; glass at garage door is broken	Total Fine with Interest - Code	\$ 970,062.46	NULL	NULL	100	0	NULL	Lien
JC07000786	05/18/2007	NULL	CE06006863	1015 FAIRWAY DR	wooden and chainlink fence surrounding property erected without a permit	Total Fine with Interest - Code	\$ 982,338.10	NULL	NULL	100	1	NULL	Lien
JC10000730	08/30/2010	NULL	CE10000317	1525 LENOX AV	no occup license no exterminator in over a year roaches & bugs (Code Cases)	Total Fine Amount - Code	\$ 343,800.00	10/08/2012	01/17/2019	150	0	2292	Lien
JC10000730	08/30/2010	NULL	CE10000317	1525 LENOX AV	no occup license no exterminator in over a year roaches & bugs (Code Cases)	Total Fine with Interest - Code	\$ 32,359.41	NULL	NULL	200	0	NULL	Lien
JC11000363	03/01/2011	NULL	CE10008756	3621 COLLINS AV	Common area violations - Water damaged walls and ceiling, painting, trash and debris, overgrowth, termites etc (Code Cases)	Total Fine with Interest - Code	\$ 12,365.57	NULL	NULL	100	0	NULL	Lien
JC11000363	03/01/2011	NULL	CE10008756	3621 COLLINS AV	Common area violations - Water damaged walls and ceiling, painting, trash and debris, overgrowth, termites etc (Code Cases)	Total Fine Amount - Code	\$ 700.00	04/06/2015	04/20/2015	50	0	14	Lien
JC11000647	06/14/2011	10/17/2016	CE11005866	7926 ABBOTT AV	4 unit building with no BTR or CURT (Code Cases)	Total Fine with Interest - Code	\$ 113,479.73	NULL	NULL	50	1	NULL	
JC11000647	06/14/2011	10/17/2016	CE11005866	7926 ABBOTT AV	4 unit building with no BTR or CURT (Code Cases)	Total Fine with Interest - Code	\$ 250.08	NULL	NULL	250	1	NULL	
JC11000834	08/22/2011	10/17/2016	CE11010927	7929 ABBOTT AV	trash throughout propertyscreen eaves missingroaches throughoutstagnant water north side under exterior sinkNorth exterior sink leakingRT (Code Cases)	Total Fine with Interest - Code	\$ 510,615.83	NULL	NULL	250	1	NULL	

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JC11000835	08/22/2011	10/17/2016	CE11010928	7929 ABBOTT AV	new owner as of 2002 but licence still in old owner's name apartment building RL-9217012RT (Code Cases)	Total Fine with Interest - Code	\$ 510,615.83	NULL	NULL	250	1	NULL	
JC11000909	09/30/2011	NULL	CE11010411	2814 COLLINS AV	apt#37 and #39 needs repairing windows, floors, walls, ceilings etc. also exterior violations stucco, paint where needed etc. (Code Cases)	Total Fine with Interest - Code	\$ 60,882.74	NULL	NULL	350	0	NULL	Lien
JC11000909	09/30/2011	NULL	CE11010411	2814 COLLINS AV	apt#37 and #39 needs repairing windows, floors, walls, ceilings etc. also exterior violations stucco, paint where needed etc. (Code Cases)	Total Fine with Interest - Code	\$ 58,203.02	NULL	NULL	300	0	NULL	Lien
JC11000909	09/30/2011	NULL	CE11010411	2814 COLLINS AV	apt#37 and #39 needs repairing windows, floors, walls, ceilings etc. also exterior violations stucco, paint where needed etc. (Code Cases)	Total Fine Amount - Code	\$ 57,400.00	10/20/2014	04/02/2015	350	0	164	Lien
JC11000909	09/30/2011	NULL	CE11010411	2814 COLLINS AV	apt#37 and #39 needs repairing windows, floors, walls, ceilings etc. also exterior violations stucco, paint where needed etc. (Code Cases)	Total Fine with Interest - Code	\$ 21,803.95	NULL	NULL	500	0	NULL	Lien
JC12000900	09/27/2012	NULL	CE12009499	1845 BAY RD	#NAME?	Total Fine Amount - Code	\$ 360,750.00	08/01/2013	07/14/2017	250	1	1443	
JC12000900	09/27/2012	NULL	CE12009499	1845 BAY RD	#NAME?	Total Fine Amount - Code	\$ 250.00	11/07/2013	11/08/2013	250	1	1	
JC13000171	01/29/2013	NULL	CE12005765	6940 BAY DR	failing to obtained a btr & cu.apartment building. (Code Cases)	Total Fine with Interest - Code	\$ 249,315.07	NULL	NULL	100	1	NULL	Lien
JC13000277	03/26/2013	NULL	CE12006877	2456 FLAMINGO DR	operating without a BTR/CU (Code Cases)	Total Fine Amount - Code	\$ 82,600.00	06/02/2016	09/06/2018	100	0	826	Lien

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JC13000277	03/26/2013	NULL	CE12006877	2456 FLAMINGO DR	operating without a BTR/CU (Code Cases)	Total Fine with Interest - Code	\$ 25,162.70	NULL	NULL	200	0	NULL	Lien
JC13000277	03/26/2013	NULL	CE12006877	2456 FLAMINGO DR	operating without a BTR/CU (Code Cases)	Total Fine with Interest - Code	\$ 13,338.65	NULL	NULL	100	0	NULL	Lien
JC13000277	03/26/2013	NULL	CE12006877	2456 FLAMINGO DR	operating without a BTR/CU (Code Cases)	Total Fine with Interest - Code	\$ 250.08	NULL	NULL	250	1	NULL	Lien
JC13000496	08/06/2013	NULL	CE12013104	2814 COLLINS AV	failing to renew BTR & CU (Code Cases)	Total Fine with Interest - Code	\$ 39,349.32	NULL	NULL	250	0	NULL	Lien
JC13000496	08/06/2013	NULL	CE12013104	2814 COLLINS AV	failing to renew BTR & CU (Code Cases)	Total Fine with Interest - Code	\$ 250.08	NULL	NULL	250	0	NULL	Lien
JC13000578	09/11/2013	08/26/2016	CE12005441	1244 MARSEILLE DR	failing to pay resort taxes RT1429701 (Code Cases)	Total Fine with Interest - Code	\$ 26,009.51	NULL	NULL	100	1	NULL	
JC13000578	09/11/2013	08/26/2016	CE12005441	1244 MARSEILLE DR	failing to pay resort taxes RT1429701 (Code Cases)	Total Fine Amount - Code	\$ 24,100.00	11/25/2013	07/23/2014	100	1	240	
JC14000018	10/07/2013	NULL	CE13003321	2618 COLLINS AV	CE13003321-water damage walls & ceiling, trash & debris, window broken, floor needs repairing etc. (Code Cases)	Total Fine Amount - Code	\$ 42,500.00	03/03/2015	08/20/2015	250	0	170	
JC14000079	10/21/2013	NULL	CE13004778	841 80TH ST	Failing to obtain BTR/CUS.Escobar (Code Cases)	Total Fine with Interest - Code	\$ 320,477.81	NULL	NULL	200	1	NULL	Lien

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JC14000079	10/21/2013	NULL	CE13004778	841 80TH ST	Failing to obtain BTR/CUS.Escobar (Code Cases)	Total Fine with Interest - Code	\$ 250.08	NULL	NULL	250	1	NULL	
JC14000123	11/14/2013	NULL	CE13009897	810 EUCLID AV	Exterior PM violations. 505 throughout 510 throughout 515 rear of property, 520. 30 days to complyOFC. G Del Favero (Code Cases)	Total Fine with Interest - Code	\$ 161,216.04	NULL	NULL	200	1	NULL	Lien
JC14000123	11/14/2013	NULL	CE13009897	810 EUCLID AV	Exterior PM violations. 505 throughout 510 throughout 515 rear of property, 520. 30 days to complyOFC. G Del Favero (Code Cases)	Total Fine with Interest - Code	\$ 21,724.93	NULL	NULL	200	1	NULL	Lien
JC14000276	02/04/2014	NULL	CE12010401	810 ALTON RD	Failure to obtain a Business Tax License & Certificate of Use. (Code Cases)	Total Fine with Interest - Code	\$ 12,689.34	NULL	NULL	100	1	NULL	Lien
JC14000276	02/04/2014	NULL	CE12010401	810 ALTON RD	Failure to obtain a Business Tax License & Certificate of Use. (Code Cases)	Total Fine with Interest - Code	\$ 250.08	NULL	NULL	250	1	NULL	
JC14000277	02/04/2014	NULL	CE13011060	600 OCEAN DR	Failing to renew BTR/CU RL99000926OFC G Del Favero (Code Cases)	Total Fine Amount - Code	\$ 233,700.00	10/12/2014	01/17/2019	150	1	1558	
JC14000277	02/04/2014	NULL	CE13011060	600 OCEAN DR	Failing to renew BTR/CU RL99000926OFC G Del Favero (Code Cases)	Total Fine Amount - Code	\$ 250.00	10/12/2014	10/13/2014	250	1	1	
JC14000524	06/04/2014	NULL	CE14008249	6970 INDIAN CREEK DR	Violation of section 102-376 & 14- 66(3) (a)Failing to obtain business tax receipt and certificate of use.Ref: application pending since 10/01/2013 M.ROMERO 744 (Code Cases)	Total Fine with Interest - Code	\$ 223,575.47	NULL	NULL	100	0	NULL	Lien
JC14000524	06/04/2014	NULL	CE14008249	6970 INDIAN CREEK DR	Violation of section 102-376 & 14- 66(3) (a)Failing to obtain business tax receipt and certificate of use.Ref: application pending since 10/01/2013 M.ROMERO 744 (Code Cases)	Total Fine with Interest - Code	\$ 250.08	NULL	NULL	250	0	NULL	Lien

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JC14000565	06/23/2014	NULL	CE14004749	1910 ALTON RD	overgrowth, trash, paint etc. (Code Cases)	Total Fine with Interest - Code	\$ 58,846.87	NULL	NULL	75	1	NULL	
JC14000565	06/23/2014	NULL	CE14004749	1910 ALTON RD	overgrowth, trash, paint etc. (Code Cases)	Total Fine with Interest - Code	\$ 10,542.05	NULL	NULL	100	1	NULL	
JC14000566	06/23/2014	NULL	CE14004080	5618 LA GORCE DR	House needs repairs and paint, 2nd floor balcony beams are deteriorated, front garden gate and fence, old garden debris at the property, fence wall missing, open doors. No permits in process. ARHermosilla/754 (Code Cases)	Total Fine Amount - Code	\$ 19,900.00	10/16/2015	NULL	100	1	1229	
JC14000584	07/02/2014	NULL	CE14008283	1745 CALAIS DR	Section 102-360,14-66(3)(a)Ref: Failing to renew Business Tax Receipt and Certificate of Use RL# 03001884S. Escobar 727 (Code Cases)	Total Fine with Interest - Code	\$ 21,201.95	NULL	NULL	100	0	NULL	Lien
JC14000584	07/02/2014	NULL	CE14008283	1745 CALAIS DR	Section 102-360,14-66(3)(a)Ref: Failing to renew Business Tax Receipt and Certificate of Use RL# 03001884S. Escobar 727 (Code Cases)	Total Fine with Interest - Code	\$ 14,208.09	NULL	NULL	100	0	NULL	Lien
JC14000630	08/06/2014	NULL	CE14004671	1150 8TH ST	REF: Failing to timely renew CMB C/U for 2013-2014. 24 hours for compliance. VM (Code Cases)	Total Fine with Interest - Code	\$ 191,781.22	NULL	NULL	200	1	NULL	Lien
JC15000046	10/21/2014	NULL	CE14008695	1507 WASHINGTON AV	Violation of Sec.138-41Erecting, constructing, posting, painting, altering, maintaining or relocating a sign without first obtaining a permit from the Building Official.You can comply by removing the illegal signs or obtaining the appropriate permits within 14 days of receipt of this notice.Ref: All signs1 offense - 14 days to complyG. Contreras 734 (Code Cases)	Total Fine Amount - Code	\$ 36,050.00	03/19/2015	03/08/2017	50	1	720	
JC15000104	10/27/2014	NULL	CE14008691	2726 ALTON RD	Entire house needs to be painted and cracked and/or broken stucco found throughout front of the house. J. Rios (706) (Code Cases)	Total Fine Amount - Code	\$ 21,500.00	02/02/2017	09/05/2017	100	1	215	

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JC15000110	10/27/2014	NULL	CE14012676	544 W 41ST ST	REF: Failing to renew CMB BTR and C/U in a timely manner. 2013-2014 RI#10006109. VM (Code Cases)	Total Fine Amount - Code	\$ 38,300.00	04/20/2015	05/25/2017	50	1	766	
JC15000110	10/27/2014	NULL	CE14012676	544 W 41ST ST	REF: Failing to renew CMB BTR and C/U in a timely manner. 2013-2014 RI#10006109. VM (Code Cases)	Total Fine Amount - Code	\$ 250.00	04/20/2015	04/21/2015	250	1	1	
JC15000129	11/19/2014	NULL	CE14012677	544 W 41ST ST	REF: Failing to remit tax return 08/21/14 VM (Code Cases)	Total Fine Amount - Code	\$ 42,950.00	01/19/2015	05/27/2017	50	1	859	
JC15000178	12/16/2014	NULL	CE14012908	1059 COLLINS AV	Operating a storage unit/office at 1059 Collins Ave unit 107 without a Business tax receipt or certificate of use.24 hours to complyOFC G Del Favero -- 716 (Code Cases)	Total Fine Amount - Code	\$ 42,500.00	04/30/2015	06/28/2016	100	1	425	
JC15000178	12/16/2014	NULL	CE14012908	1059 COLLINS AV	Operating a storage unit/office at 1059 Collins Ave unit 107 without a Business tax receipt or certificate of use.24 hours to complyOFC G Del Favero -- 716 (Code Cases)	Total Fine Amount - Code	\$ 250.00	04/30/2015	04/30/2015	250	0	0	
JC15000274	02/05/2015	08/22/2016	CE13009902	7929 ABBOTT AV	UNIT#1 LEAKING IN BATHROOM SHOWER (Code Cases)	Total Fine Amount - Code	\$ 31,000.00	05/19/2016	02/08/2016	100	1	-101	
JC15000316	02/25/2015	NULL	CE14013621	816 COMMERCE ST	a/c#1949816 failing to remit resort tax return (Code Cases)	Total Fine Amount - Code	\$ 54,600.00	05/09/2016	11/05/2017	100	1	545	
JC15000396	04/28/2015	NULL	CE15007779	2305 COLLINS AV	Failing to obtain a BTR/CU (Code Cases)	Total Fine Amount - Code	\$ 6,700.00	08/20/2015	10/25/2016	100	0	432	
JC15000396	04/28/2015	NULL	CE15007779	2305 COLLINS AV	Failing to obtain a BTR/CU (Code Cases)	Total Fine Amount - Code	\$ 250.00	08/20/2015	08/20/2015	250	0	0	

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JC15000409	05/06/2015	NULL	CE15007370	1532 WASHINGTON AV	Failing to renew BTR/CU24 hours to complyJParodi 755 (Code Cases)	Total Fine Amount - Code	\$ 224,800.00	01/04/2015	NULL	200	1	1514	
JC15000527	07/02/2015	NULL	CE15006682	2618 COLLINS AV	Sign in disrepair (Code Cases)	Total Fine with Interest - Code	\$ 12,150.05	NULL	NULL	100	1	NULL	
JC15000548	07/23/2015	NULL	CE15000297	1935 MARSEILLE DR	Violation of section of 14-66(3)(a) / 102-376Failing to obtain a Business tax receipt and Certificate of use.24 Hours to comply.J.Caicedo 713 (Code Cases)	Total Fine with Interest - Code	\$ 62,235.07	NULL	NULL	100	1	NULL	Lien
JC15000548	07/23/2015	NULL	CE15000297	1935 MARSEILLE DR	Violation of section of 14-66(3)(a) / 102-376Failing to obtain a Business tax receipt and Certificate of use.24 Hours to comply.J.Caicedo 713 (Code Cases)	Total Fine with Interest - Code	\$ 250.08	NULL	NULL	250	1	NULL	Lien
JC15000557	07/23/2015	NULL	CE15005604	2213 CALAIS DR	Building needs to be paintedFascia boards, all wood around roof is rotted.trash throughoutdoors are in bad conditionmetal fence needs to be paintedwood fencedeck in rearS. Escobar 727 (Code Cases)	Total Fine with Interest - Code	\$ 380,066.63	NULL	NULL	250	1	NULL	Lien
JC15000583	07/27/2015	NULL	CE15000029	925 LENOX AV	PM violation regarding repairing garage door,ceiling and knob, exterminate droppings by the rear door.OfficerM.Green/728 (Code Cases)	Total Fine Amount - Code	\$ 18,000.00	11/04/2015	03/03/2016	150	0	120	
JC15000632	08/05/2015	NULL	CE15007582	744 LINCOLN RD	Sec.102-360Failing to renew BTR/CU24 hours to complyB.Nunez 756 (Code Cases)	Total Fine Amount - Code	\$ 70,300.00	12/07/2015	NULL	100	1	1177	
JC15000686	09/10/2015	NULL	CE15009814	4505 MERIDIAN AV	sec. 66-113 projection into waterway of boat or vessel at a distance greater than 15% of width of such canal at that specific location P. Whitehead (Code Cases)	Total Fine with Interest - Code	\$ 24,765.57	NULL	NULL	150	1	NULL	Lien
JC15000686	09/10/2015	NULL	CE15009814	4505 MERIDIAN AV	sec. 66-113 projection into waterway of boat or vessel at a distance greater than 15% of width of such canal at that specific location P. Whitehead (Code Cases)	Total Fine Amount - Code	\$ 23,550.00	02/23/2016	NULL	150	1	1099	Lien

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JC15000687	09/10/2015	NULL	CE15009815	4505 MERIDIAN AV	sec. 142-1132(L) docking or mooring any vessel of any kind so that it extends into the required seaward side yard setback P. Whitehead (Code Cases)	Total Fine with Interest - Code	\$ 24,765.57	NULL	NULL	150	1	NULL	Lien
JC15000687	09/10/2015	NULL	CE15009815	4505 MERIDIAN AV	sec. 142-1132(L) docking or mooring any vessel of any kind so that it extends into the required seaward side yard setback P. Whitehead (Code Cases)	Total Fine Amount - Code	\$ 23,550.00	02/23/2016	NULL	150	1	1099	Lien
JC16000010	10/09/2015	NULL	CE15007535	5850 ALTON RD	Violation of Sec. 58-293f, 58-297e (505) - Exterior surfaces of the structure are not properly maintained and shall be scraped and painted. Re: Throughout the exterior of the home58-298e (520) - Grass, weeds and/or other flora are overgrown and shall be cut or trimmedRe: Front yard and swale58-293c, 58-297b (560) - All deteriorated wood, metal, etc. shall be repaired in the following locations:Re: Throughout exterior of home58-297b, 58-293c (640) - Window glass is missing or broken and shall be replacedRe: Broken/ boarded window on SE side of the property (Code Cases)	Total Fine with Interest - Code	\$ 79,176.02	NULL	NULL	100	0	NULL	Lien
JC16000068	10/26/2015	NULL	CE14013833	28 E STAR ISLAND DR	dock needs repairing (Code Cases)	Total Fine with Interest - Code	\$ 25,821.92	NULL	NULL	250	1	NULL	Lien
JC16000077	10/26/2015	NULL	CE15011290	4555 ADAMS AV	PM Violations 1. Entire house needs to be scrapped and painted. 2. Seal and repair all cracked and broken stucco. 3. Wood door at the side of the house N.W. corner of the home. 4. All deteriorated wood, throughout the hose. 5. Overgrowth 6. Trash and debris. (Code Cases)	Total Fine with Interest - Code	\$ 9,478.27	NULL	NULL	100	1	NULL	
JC16000108	11/16/2015	NULL	CE15010900	6955 CARLYLE AV	Violation of section 102-311 & 102-322Failing to remit tax returns or payment to the City of Miami BeachRef: RT1187501Email received from Finance M.R 744 (Code Cases)	Total Fine with Interest - Code	\$ 19,961.99	NULL	NULL	100	1	NULL	Lien



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JC16000108	11/16/2015	NULL	CE15010900	6955 CARLYLE AV	Violation of section 102-311 & 102-322 Failing to remit tax returns or payment to the City of Miami Beach Ref: RT1187501 Email received from Finance M.R 744 (Code Cases)	Total Fine Amount - Code	\$ 18,800.00	02/22/2016	NULL	100	1	1100	Lien
JC16000126	12/01/2015	NULL	CE15008531	7805 DICKENS AV	Sec(s) 14-66 (2)(b) & 102-360 failing to renew BTR/CUJM 733 (Code Cases)	Total Fine Amount - Code	\$ 80,250.00	06/03/2016	NULL	250	1	998	
JC16000126	12/01/2015	NULL	CE15008531	7805 DICKENS AV	Sec(s) 14-66 (2)(b) & 102-360 failing to renew BTR/CUJM 733 (Code Cases)	Total Fine Amount - Code	\$ 250.00	06/03/2016	06/03/2016	250	0	0	
JC16000196	01/15/2016	NULL	CE15007588	1515 BAY DR	Section 142-1132 (c) By storing a boat, boat trailer, camper, camper trailer other than a paved, permanent surface within the side or rear yard and/or visible from any right of way or adjoining property. (Code Cases)	Total Fine Amount - Code	\$ 38,100.00	03/03/2016	11/12/2016	150	0	254	
JC16000202	01/15/2016	NULL	CE15008533	1125 MARSEILLE DR	PM violations pool not working EGonzalez (Code Cases)	Total Fine with Interest - Code	\$ 116,948.62	NULL	NULL	100	0	NULL	
JC16000249	02/16/2016	NULL	CE15016463	655 LENOX AV	Failing to obtain BTR/CU Ref: Apartment building 24 hours to comply B.Nunez - 756 (Code Cases)	Total Fine with Interest - Code	\$ 10,584.79	NULL	NULL	150	1	NULL	Lien
JC16000249	02/16/2016	NULL	CE15016463	655 LENOX AV	Failing to obtain BTR/CU Ref: Apartment building 24 hours to comply B.Nunez - 756 (Code Cases)	Total Fine with Interest - Code	\$ 250.08	NULL	NULL	250	1	NULL	Lien

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JC16000261	02/17/2016	NULL	CE15015142	714 15TH ST	Violation of Section 14-66 (2) b By failing to renew your Certificate of Use in a timely manner. You can comply by renewing your Certificate of Use within 24 hours of receipt of this notice. Failure to comply will result in charges being filed against you with the Special Master. Section 102-360 Failing to timely renew a Business Tax Receipt. Pursuant to Section 102-360 Failure to comply within 24 hours of this notice will result in your prosecution before the Special Master or, in the alternative, other means of enforcement as prescribed by Section 102-377 of the Miami Beach City Code. You can comply by ceasing operations until obtaining a Business Tax Receipt. Failure to pay the imposed fines will lead to the placement of liens on the real and personal property of the violator which will eventually be foreclosed or otherwise collected as provided by Section 102-377. This violation may also be punishable by imprisonment not to exceed sixty (60) days or by imposition of a fine not to exceed	Total Fine Amount - Code	\$ 65,400.00	04/03/2017	01/17/2019	100	1	654	

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JC16000261	02/17/2016	NULL	CE15015142	714 15TH ST	Violation of Section 14-66 (2) b By failing to renew your Certificate of Use in a timely manner. You can comply by renewing your Certificate of Use within 24 hours of receipt of this notice. Failure to comply will result in charges being filed against you with the Special Master. Section 102-360 Failing to timely renew a Business Tax Receipt. Pursuant to Section 102-360 Failure to comply within 24 hours of this notice will result in your prosecution before the Special Master or, in the alternative, other means of enforcement as prescribed by Section 102-377 of the Miami Beach City Code. You can comply by ceasing operations until obtaining a Business Tax Receipt. Failure to pay the imposed fines will lead to the placement of liens on the real and personal property of the violator which will eventually be foreclosed or otherwise collected as provided by Section 102-377. This violation may also be punishable by imprisonment not to exceed sixty (60) days or by imposition of a fine not to exceed	Total Fine Amount - Code	\$ 500.00	04/03/2017	04/04/2017	500	0	1	

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JC16000261	02/17/2016	NULL	CE15015142	714 15TH ST	Violation of Section 14-66 (2) b By failing to renew your Certificate of Use in a timely manner. You can comply by renewing your Certificate of Use within 24 hours of receipt of this notice. Failure to comply will result in charges being filed against you with the Special Master. Section 102-360 Failing to timely renew a Business Tax Receipt. Pursuant to Section 102-360 Failure to comply within 24 hours of this notice will result in your prosecution before the Special Master or, in the alternative, other means of enforcement as prescribed by Section 102-377 of the Miami Beach City Code. You can comply by ceasing operations until obtaining a Business Tax Receipt. Failure to pay the imposed fines will lead to the placement of liens on the real and personal property of the violator which will eventually be foreclosed or otherwise collected as provided by Section 102-377. This violation may also be punishable by imprisonment not to exceed sixty (60) days or by imposition of a fine not to exceed	Total Fine Amount - Code	\$ 250.00	01/17/2019	01/18/2019	250	1	1	
JC16000278	03/16/2016	NULL	CE15013751	5777 PINETREE DR	C7-0123 Unauthorized accessory uses in single-family districts. SEC: 142-905 (b) (5) You can comply by ceasing the unauthorized use immediately upon receipt of this notice. VM (Code Cases)	Total Fine with Interest - Code	\$ 1,000.33	NULL	NULL	1,000	1	NULL	
JC16000279	03/16/2016	NULL	CE15013752	5777 PINETREE DR	C7-0108 Inspection of the above premises this date has revealed that you are in violation of Section 142-102 of the code of the City of Miami Beach by not using the building as a single family detached dwelling in the RS-1 RS-2, RS-3, RS-4 residential districts. Section 142-102 You can comply by Ceasing immediately and returning the building to a legal use. VM (Code Cases)	Total Fine with Interest - Code	\$ 1,000.33	NULL	NULL	1,000	1	NULL	

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JC16000280	03/16/2016	NULL	CE15013753	5777 PINETREE DR	C7-0109 Inspection of the above premises this date has revealed that you are in violation of Section 114-4(3) by erecting, converting, enlarging, reconstructing, moving or structuring alerting or by using a building or part thereof for a use not permitted in the district in which the building is located. Section 114-4 (3) You can comply by Ceasing immediately and returning the building to a legal use. VM (Code Cases)	Total Fine with Interest - Code	\$ 1,000.33	NULL	NULL	1,000	1	NULL	
JC16000339	04/19/2016	NULL	CE15014448	701 11TH ST	Failing to renew btr and cu-hand deliver violation to 800 Wash Ave main location-signed by P.Mngr John Ferry- (Code Cases)	Total Fine with Interest - Code	\$ 15,300.80	NULL	NULL	100	1	NULL	Lien
JC16000339	04/19/2016	NULL	CE15014448	701 11TH ST	Failing to renew btr and cu-hand deliver violation to 800 Wash Ave main location-signed by P.Mngr John Ferry- (Code Cases)	Total Fine with Interest - Code	\$ 250.08	NULL	NULL	250	1	NULL	Lien
JC16000344	04/19/2016	NULL	CE16001761	1560 EUCLID AV	Use of public right of way without first obtaining revocable permit. Section 82-91, 82-92, 82-93, 82-94. Ref: driveway approach installed in sidewalk P. Whitehead (705) (Code Cases)	Total Fine Amount - Code	\$ 99,900.00	10/19/2016	08/16/2018	150	0	666	
JC16000354	04/19/2016	NULL	CE15010983	8230 BYRON AV	Sec: 102-311 & 102-322 Failing to remit tax returns or payment to the City of Miami Beach Ref: RT1556201 Email received from Finance JM 733 (Code Cases)	Total Fine Amount - Code	\$ 22,000.00	07/18/2016	NULL	100	1	953	Lien
JC16000371	04/20/2016	NULL	CE15016230	551 MICHIGAN AV	Failing to obtain BTR/CU Ref: Apartment building 24 hours to comply B. Nunez - 756 (Code Cases)	Total Fine Amount - Code (Paid to date: 2,900.00)	\$ 2,900.00	12/05/2016	01/31/2017	100	1	57	
JC16000395	04/22/2016	NULL	CE15016821	1219 PENN AV	Failing to obtain BTR and CU. J. Rios (706) (Code Cases)	Total Fine with Interest - Code	\$ 10,584.79	NULL	NULL	150	1	NULL	Lien
JC16000395	04/22/2016	NULL	CE15016821	1219 PENN AV	Failing to obtain BTR and CU. J. Rios (706) (Code Cases)	Total Fine with Interest - Code	\$ 250.08	NULL	NULL	250	1	NULL	Lien

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SMC2016-00015	05/05/2016	NULL	NULL	3621 COLLINS AVE	JC08000563 - CE07004298	Total Fine Amount - Code	\$ 119,700.00	01/09/2014	04/20/2017	100	0	1197	Lien
SMC2016-00015	05/05/2016	NULL	NULL	3621 COLLINS AVE	JC08000563 - CE07004298	Total Fine with Interest - Code	\$ 33,504.13	NULL	NULL	150	0	NULL	Lien
SMC2016-00017	05/06/2016	NULL	NULL	3621 COLLINS AVE	JC09000159 - CE08008147 --paint, cracked stucco, and broken windows.	Total Fine with Interest - Code	\$ 12,365.57	NULL	NULL	100	0	NULL	Lien
SMC2016-00103	06/21/2016	NULL	CE16001718	1611 EUCLID AV	(560) Ref: wall at entrance to courtyard is in disrepairP. Whitehead (705) (Code Prop Maint Vio)	Total Fine with Interest - Code	\$ 75.02	NULL	NULL	75	0	NULL	Lien
SMC2016-00172	08/04/2016	NULL	CE16003667	7315 DICKENS AV	Failing to obtain BTR/CURef: Apartment building24 hours to complyB.Nunez - 756 (Code City Code Vio)	Total Fine with Interest - Code	\$ 75,201.40	NULL	NULL	100	0	NULL	Lien
SMC2016-00172	08/04/2016	NULL	CE16003667	7315 DICKENS AV	Failing to obtain BTR/CURef: Apartment building24 hours to complyB.Nunez - 756 (Code City Code Vio)	Total Fine with Interest - Code	\$ 1,250.41	NULL	NULL	1,250	0	NULL	Lien
SMC2016-00215	08/29/2016	NULL	CE16002011	764 WASHINGTON AV	Sec(s) 102-360 & 14-66(2)(b) Failing to timely renew btr/cuRef: RL-10006778J. Madariaga 733 (Code City Code Vio)	Total Fine Amount - Code	\$ 1,000.00	12/19/2016	NULL	100	1	799	
SMC2016-00215	08/29/2016	NULL	CE16002011	764 WASHINGTON AV	Sec(s) 102-360 & 14-66(2)(b) Failing to timely renew btr/cuRef: RL-10006778J. Madariaga 733 (Code City Code Vio)	Total Fine Amount - Code	\$ 250.00	12/19/2016	12/19/2016	250	1	0	

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SMC2016-00263	09/29/2016	NULL	CE15006450	335 W 28TH ST	REF:1) 505-Exterior surface of the structure are not properly maintained and shall be scraped and painted( front of the building on the left corner)2) 560- The Wood is deteriorated on the main front entrance door and shall be repaired or replaced. 3) Cracked and broken stucco shall be repaired in all areas where needed.15 days for Compliance. VM (Code Prop Maint Vio)	Total Fine Amount - Code	\$ 2,700.00	03/08/2017	NULL	100	1	720	Lien
SMC2016-00287	10/18/2016	NULL	ZV2016-00313	1238 WASHINGTON AVE	ZV2016-00313- Erecting, constructing, posting, painting, altering, maintaining or relocating a sign without first obtaining a permit from the Building Official. Section 138-41. You can comply by removing the illegal sign or obtaining the appropriate permits within 7 days of receipt of this notice. RE: WINDOW SIGNS/ ATM SIGN IN AND ON THE WINDOW TASHA BYARS	Total Fine Amount - Code	\$ 34,100.00	03/07/2017	02/06/2018	100	1	336	
SMC2016-00288	10/18/2016	NULL	ZV2016-00312	1238 WASHINGTON AVE	ZV2016-00312-Sec 114-118;-503; 118-533;118-561 Altering a property without obtaining a certificate of appropriateness. You can comply returning the property to it's condition prior to the alteration or by obtaining a certificate of appropriateness within 7 days of receipt of this notice RE: SPEAKERS ON THE EXTERIOR OF THE PROPERTY TASHA BYARS	Total Fine Amount - Code	\$ 34,100.00	03/03/2017	02/06/2018	100	1	340	
SMC2016-00292	10/20/2016	NULL	CC2016-00105	321 MICHIGAN AVE	Section 14-426 City Code, Notice of Violation Certificate of Use Section 14-66(3)(a) Failing to obtain Certificate of Use. LAUREL HEMMINGS	Total Fine with Interest - Code	\$ 16,614.61	NULL	NULL	150	1	NULL	Lien

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SMC2016-00298	11/01/2016	NULL	PM2016-00412	1501 COLLINS AVE	Violation of 297e 58-293c The wood, metal, etc. is deteriorated and shall be repaired in the following locations: REF: Driveway is not properly maintained and shall be repaired to prevent standing water. Violation of 58-298j (624) Every owner of a building shall grade and/or maintained the exterior premise so as to prevent the accumulations of stagnant water. REF: standing water on north side of the property. 30 days to comply G Contreras 734	Total Fine Amount - Code	\$ 13,400.00	10/20/2017	NULL	100	1	494	
SMC2016-00323	11/10/2016	NULL	ZV2016-00244	1260 WASHINGTON AV	Section 114-8118-503-118-533-118-561- Altering a property without obtaining a Certificate of Appropriateness.Ref exterior speakers-J.Hernandez-739-Byars-715.	Total Fine Amount - Code	\$ 34,100.00	03/03/2017	02/06/2018	100	1	340	
SMC2016-00324	11/10/2016	NULL	ZV2016-00245	1260 Washington AV	ZV2016-00245- Section 138-41- Erecting-obstructing painting or posting a sign without first obtaining a permit from the building official-You can comply by removing the illegal signs and or obtaining a permit within 7 days-Ref window signs. JORGE HERNANDEZ	Total Fine Amount - Code	\$ 34,100.00	03/03/2017	02/06/2018	100	1	340	
SMC2016-00332	11/23/2016	NULL	PM2016-00287	1560 Drexel AV	PM2016-00287--Entire vacant building needs to be painted and all boards used to secure the building needs to be painted same color as the building.	Total Fine Amount - Code	\$ 21,300.00	11/06/2017	06/07/2018	100	0	213	Lien
SMC2016-00332	11/23/2016	NULL	PM2016-00287	1560 Drexel AV	PM2016-00287--Entire vacant building needs to be painted and all boards used to secure the building needs to be painted same color as the building.	Total Fine with Interest - Code	\$ 15,739.73	NULL	NULL	100	0	NULL	Lien
SMC2016-00343	11/29/2016	NULL	CC2016-01201	440 14 ST 3	CC2016-00343---Violation of Section 102-376 Ref: Failing to obtain a BTR for STR 24 hours to comply JParodi 755	Total Fine with Interest - Code	\$ 250.08	NULL	NULL	250	1	NULL	Lien
SMC2016-00346	11/29/2016	NULL	CC2016-01246	831 WASHINGTON AVE	CC2016-01246--Failing to obtain BTR for barber Shop B.Nunez - 756	Total Fine Amount - Code	\$ 250.00	06/05/2017	06/06/2017	250	1	1	



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SMC2017-00380	01/05/2017	NULL	CC2016-01596	1568 DREXEL AVENUE	CC2016-01596-Ref: Failing to renew business tax receipt 24 hours to comply JParodi 755	Total Fine with Interest - Code	\$ 250.08	NULL	NULL	250	1	NULL	Lien
SMC2017-00381	01/05/2017	NULL	CC2016-01429	825 40 ST MASTER	CC2016-01429--Ref: Failing to renew BTR 24 hours to comply JParodi 755	Total Fine with Interest - Code	\$ 250.08	NULL	NULL	250	1	NULL	Lien
SMC2017-00384	01/05/2017	NULL	CC2016-01095	528 MERIDIAN AVE	CC2016-01095-Violation of Section 102-360 Ref: Failing to renew BTR 24 hours to comply JParodi 755	Total Fine with Interest - Code (Paid to date: 2,017.03)	\$ 20,524.62	NULL	NULL	100	1	NULL	Lien
SMC2017-00384	01/05/2017	NULL	CC2016-01095	528 MERIDIAN AVE	CC2016-01095-Violation of Section 102-360 Ref: Failing to renew BTR 24 hours to comply JParodi 755	Total Fine with Interest - Code	\$ 1,250.41	NULL	NULL	1,250	1	NULL	Lien
SMC2017-00421	02/09/2017	NULL	PM2017-00914	1410 21 ST	Sect. 58-201 thru 299 Stagnant water in pool and infestation of bees PM case - 48 hrs to comply R. Lee 719	Total Fine with Interest - Code	\$ 175,070.74	NULL	NULL	250	1	NULL	Lien
SMC2017-00446	03/13/2017	NULL	CC2016-00885	220 23RD ST	Section 102-376. Failing to obtain a Business Tax Receipt.	Total Fine with Interest - Code	\$ 250.08	NULL	NULL	250	1	NULL	
SMC2017-00451	03/16/2017	NULL	PM2016-00523	1525 LENOX AV MASTER	PM2016-00523- Section 505,510, 515, 520, 525, 599. Fix the a/c's, Paint Entire Building, Clean the property, Cut the grass, Prevent stagnant water, Exterminate the property, Fix the stucco.	Total Fine with Interest - Code	\$ 57,820.84	NULL	NULL	100	1	NULL	Lien
SMC2017-00475	04/24/2017	NULL	PM2016-00645	901 EUCLID AVE MASTER	PM violations:PM2016-00645 505- Exterior surfaces of structure are not properly maintained and shall be scraped and painted. 58-293f 58-297e(600) Ref: throughout with permits 510- Cracked and/or broken stucco shall be repaired in a workmanlike manner. 58-293f 58-297e (603) Ref: throughout 520- Exterior premise is not properly maintained and is not free from excessive growth of grass, weeds and/or other flora. 58-298e (622) Ref: throughout	Total Fine with Interest - Code	\$ 21,995.16	NULL	NULL	100	0	NULL	Lien

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SMC2017-00475	04/24/2017	NULL	PM2016-00645	901 EUCLID AVE MASTER	PM violations:PM2016-00645 505- Exterior surfaces of structure are not properly maintained and shall be scraped and painted. 58-293f 58-297e(600) Ref: throughout with permits 510- Cracked and/or broken stucco shall be repaired in a workmanlike manner. 58-293f 58-297e (603) Ref: throughout 520- Exterior premise is not properly maintained and is not free from excessive growth of grass, weeds and/or other flora. 58-298e (622) Ref: throughout	Total Fine with Interest - Code	\$ 21,315.07	NULL	NULL	100	0	NULL	Lien
SMC2017-00475	04/24/2017	NULL	PM2016-00645	901 EUCLID AVE MASTER	PM violations:PM2016-00645 505- Exterior surfaces of structure are not properly maintained and shall be scraped and painted. 58-293f 58-297e(600) Ref: throughout with permits 510- Cracked and/or broken stucco shall be repaired in a workmanlike manner. 58-293f 58-297e (603) Ref: throughout 520- Exterior premise is not properly maintained and is not free from excessive growth of grass, weeds and/or other flora. 58-298e (622) Ref: throughout	Total Fine Amount - Code	\$ 400.00	09/20/2018	NULL	200	1	159	Lien
SMC2017-00476	04/24/2017	NULL	PM2017-00972	710 WASHINGTON AVE MASTER	PM2017-00972-Exterior surfaces of structure are not properly maintained and shall be scraped and painted. 58-293f 58-297e(600)	Total Fine Amount - Code	\$ 23,500.00	07/20/2017	03/12/2018	100	1	235	
SMC2017-00480	05/03/2017	NULL	PM2016-00651	713 COLLINS AVE	PM2016-00651--Exterior surfaces of structure are not properly maintained and shall be scraped and painted. 58-293f 58-297e(600)	Total Fine with Interest - Code	\$ 19,682.93	NULL	NULL	150	0	NULL	Lien
SMC2017-00489	05/25/2017	NULL	PM2017-01122	1605 DAYTONIA RD	JC09000105/CE08008559-PM2017-01122--House needs to be painted; cracked tiles on the driveway; and, trash and/or debris in front of the house.	Total Fine with Interest - Code	\$ 892,944.03	NULL	NULL	150	0	NULL	Lien
SMC2017-00539	07/18/2017	NULL	CC2017-02570	259 COCONUT LN	CC2017-02570--Palm trees planted on public property/swale. Section 82-91; 82-92;82-93; 82-94 first offense You can comply by immediately ceasing said use until a permit is obtained.	Total Fine with Interest - Code	\$ 8,315.70	NULL	NULL	100	0	NULL	Lien

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SMC2017-00561	08/07/2017	NULL	ZV2017-01252	6955 CARLYLE AVE	CE000506/ JC06000944---enclosure surrounding washers and dryers.	Total Fine with Interest - Code	\$ 2,659,203.87	NULL	NULL	250	1	NULL	Lien
SMC2017-00563	08/08/2017	NULL	CC2017-03424	6955 CARLYLE AVE	CE09002200/ JC09000553 Ref: Failing to obtain BTR	Total Fine with Interest - Code	\$ 250.08	NULL	NULL	250	1	NULL	Lien
SMC2017-00564	08/08/2017	NULL	CC2017-03425	6955 CARLYLE AVE	ce09002201/JC09000534--Failing to renew your certificate of use.	Total Fine with Interest - Code	\$ 1,189,997.85	NULL	NULL	200	1	NULL	Lien
SMC2017-00565	08/08/2017	NULL	CC2017-03423	6955 CARLYLE AVE	CE09002202/ JC09000752...Ref; Resort Tax	Total Fine with Interest - Code	\$ 279,189.87	NULL	NULL	50	1	NULL	Lien
SMC2017-00615	10/10/2017	NULL	CC2017-02676	946 NORMANDY DR	Section 102-311-102-322. Failing to remit tax returns and/or payments to the City Of Miami Beach as required.You can comply by remitting tax returns and/or payments to the City Of Miami Beach.735 J.Ozuna	Total Fine Amount - Code	\$ 19,000.00	03/13/2018	NULL	100	1	350	
SMC2017-00646	12/07/2017	NULL	CC2017-02804	425 WASHINGTON AVE	Failing to remit resort taxes	Total Fine Amount - Code	\$ 8,700.00	08/13/2018	NULL	100	1	197	

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SMC2017-00649	12/14/2017	NULL	PM2017-01476	4766 N N BAY RD	Section 58-297e 58-293c: The wood, metal, etc. is deteriorated and shall be repaired in the following locations: Ref: Concrete around the pool is deteriorated. Pool needs to be fixed. Front gate is deteriorated Section 58-298c 58-298d: Exterior premise is not maintained in a clean and sanitary manner and all trash and/or miscellaneous debris shall be removed from said area. Ref: Tree debris throughout the property Section 58-298j . Every owner of a building shall grade and/or maintained the exterior premise so as to prevent the accumulations of stagnant water. Ref: Stagnant water located in the small fountain on the east side of the property 15 days to comply BWC used B.Nunez - 756	Total Fine with Interest - Code	\$ 25,760.25	NULL	NULL	150	1	NULL	Lien
SMC2017-00658	12/21/2017	NULL	ZV2017-01459	4766 N N BAY RD	Ref. Parking of a commercial vehicle Halves Wholes in driveway.	Total Fine with Interest - Code	\$ 9,266.30	NULL	NULL	100	1	NULL	
SMC2017-00659	12/21/2017	NULL	CC2017-03309	829 4TH ST	Failing to remit resort taxes or returns	Total Fine Amount - Code	\$ 8,700.00	11/06/2018	NULL	150	1	112	Lien
SMC2018-00673	01/09/2018	NULL	PM2017-01578	1235 WEST AVE	Vacant lot, fence fell to the side of the sidewalk. Debris and trash. Safety hazard. There is also trash in the alley side.	Total Fine with Interest - Code	\$ 8,631.98	NULL	NULL	100	1	NULL	

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SMC2018-00687	01/22/2018	NULL	ZV2017-01450	4766 N N BAY RD	Section 114-4(10). Erecting, converting, enlarging, reconstructing, moving, or structurally altering structure without approval of the Planning and Zoning Director and the Building Department Official. Section 114-4(3) Erecting, converting, enlarging, reconstructing, moving or structuring alerting or by using a building or part thereof for a use not permitted in the district in which the building is located. Ref. House turned into an apartment building.	Total Fine with Interest - Code	\$ 25,760.25	NULL	NULL	150	1	NULL	Lien
SMC2018-00714	02/12/2018	NULL	PM2016-00845	1580 WEST AV 302	Property maintenance violation issued to unit # 302. Sections 580,720,740,835,876,560.	Total Fine Amount - Code	\$ 5,300.00	06/18/2018	NULL	100	1	253	Lien
SMC2018-00715	02/13/2018	NULL	PM2017-01639	419 MICHIGAN AVE	Vacant property violations - Stagnant water, overgrowth, trash, boards to be painted.	Total Fine Amount - Code	\$ 44,800.00	09/20/2018	NULL	400	1	159	Lien
SMC2018-00715	02/13/2018	NULL	PM2017-01639	419 MICHIGAN AVE	Vacant property violations - Stagnant water, overgrowth, trash, boards to be painted.	Total Fine with Interest - Code	\$ 11,212.80	NULL	NULL	150	0	NULL	Lien
SMC2018-00715	02/13/2018	NULL	PM2017-01639	419 MICHIGAN AVE	Vacant property violations - Stagnant water, overgrowth, trash, boards to be painted.	Total Fine Amount - Code	\$ 7,000.00	08/16/2018	09/20/2018	200	0	35	Lien
SMC2018-00716	02/15/2018	NULL	PM2017-01582	6224 LA GORCE DR	Section 58-297e 58-293c: The wood, metal, etc. is deteriorated and shall be repaired in the following locations: Ref: Wooden fence on west & north side of property	Total Fine Amount - Code	\$ 4,500.00	11/19/2018	NULL	100	1	99	
SMC2018-00763	04/04/2018	NULL	PM2016-00856	1500 BIARRITZ DR	Roof needs repaired & Screen rear screen door.	Total Fine Amount - Code	\$ 9,800.00	09/04/2018	NULL	100	1	175	Lien
SMC2018-00789	05/15/2018	NULL	PM2018-02110	1115 N N SHORE DR	Violation of Section 58-298e: Overgrowth throughout front lawn. Notice of violation was posted.	Total Fine with Interest - Code	\$ 20,170.65	NULL	NULL	150	1	NULL	Lien

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SMC2018-00816	06/11/2018	NULL	ZV2018-01585	335 WASHINGTON AVE	Section 130, Article III: Illegally using the subject property as a parking lot without meeting the design standards set forth in the City Code. Property used as a parking lot without approvals	Total Fine Amount - Code	\$ 400.00	09/20/2018	09/22/2018	200	0	2	
SMC2018-00824	06/26/2018	NULL	ZV2017-01337	1100 COLLINS AVE	Violation of Section 138-3 (1): Erecting, constructing, posting, painting, altering, maintaining or relocating a sign without first obtaining a permit from the Building Official. REF: All signs need approval from the Planning & Zoning Department and/or Building Department.	Total Fine Amount - Code	\$ 2,400.00	11/06/2018	11/30/2018	100	1	24	
SMC2018-00841	07/19/2018	NULL	PM2018-01953	5736 LA GORCE DR	Section 58-297e 58-293c: The wood, metal, etc. is deteriorated and shall be repaired in the following locations: Ref: Carport awning in need of repair.	Total Fine with Interest - Code	\$ 9,160.42	NULL	NULL	100	0	NULL	Lien
SMC2018-00915	10/01/2018	NULL	PM2018-02197	1414 WEST AVE	48 Hour PM Violation - Stagnant water throughout the abandoned construction site	Total Fine Amount - Code	\$ 600.00	01/23/2019	NULL	200	1	34	
							<b>\$ 13,631,732.55</b>						