

# Unit 812

Relative of Sitting Board Member  
Lynn Nunes

Received a violation in January  
2025 for renting his unit for 1 week

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MIAMI BEACH

Code Compliance Department  
1680 Meridian Avenue  
Suite 602  
Miami Beach, Florida 33139  
Tele: 305.673.7555  
Fax: 305.673.7012

## Notice of Violation

<b>Violation Notice Date:</b>	Date	1/25/2025	Time	4:11 PM	Case Number	CC2025-19341
<b>Address of Violation:</b>	2301 COLLINS AVE				Unit	812
<b>Parcel Number:</b>	0232260431590					
<b>Legal Description:</b>	OR 19872-0096 0801 1 RONEY PALACE CONDO UNIT 812 UNDIV 0.0014686 INT IN COMMON ELEMENTS O REC 17787-1644 COC 23649-4347 07 2005 1					
<b>Violator Name:</b>	Jaime Nunes					
<b>Mailing Address:</b>	115-13 Jamaica Ave		City and State	Richmond Hill, NY	Zip Code	11418

The City of Miami Beach Code Compliance Department has determined that the above Property has violated the Miami Beach Code of Laws and Ordinances (the "City Code"). This violation is the 1st offense, and this Notice of Violation carries a fine (and other monetary charges) of \$0.00. Specifically, Code Compliance Officer Mindy Blanco has found there to be a violation(s) of the City Code, which is/are:

Section 102-367: Failing to comply with the Business Tax Receipt issued by the City of Miami Beach.

**Reference:** Short Term Rental occupancy of 2301 Collins Ave- #812 for 1 week (January 20, 2025, until January 28, 2025, via private booking through Juventino which is less than the 30 minimum stay requirement under BTR005527-12-2018.

You can comply by ceasing the business activity which is not currently taxed by the City of Miami Beach until a Business Tax Receipt is obtained.

**Failure to comply** will result in your prosecution before the City of Miami Beach Special Magistrate. The Special Magistrate may impose fines of up to \$1,000.00 per day for noncompliance and up to \$5,000.00 per day for recurring violations. Failure to pay imposed fines will lead to placement of liens upon the real and personal property of violators, which will be foreclosed upon or otherwise collected as provided by this code.

**If you are aggrieved** by the decision of the Code Inspector in issuing this notice of violation, you may appeal. To appeal the violations submit an application for appeal within **Ten (10)** days of receipt of this notice of violation to the appropriate board or the Office of the Special Magistrate 1700 Convention Center Dr., Miami Beach, FL 33139. A check for \$136 (administrative charges) must accompany the request along with the case number

<b>Issuing Code Compliance Officer</b>	Name:	Mindy Blanco	Badge #	742	Phone and Extension:	(305) 673-7555 ext 2144
	Email:	mindyblanco@miamibeachfl.gov				
Received By	Compliance Date	Received Date	Received Time			
Certified Mail	01/27/2025					

### ADA Information

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any City-sponsored proceeding, please contact 305.604.2489 (voice), 305.673.7524 (fax) or 305.673.7218 (TTY) five (5) days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

DocuSigned by:  
  
Mindy Blanco  
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