



**Calculation Good Through 5/30/2018**  
CFN2015R0752035

**PROPERTY OWNER INFORMATION**

NAME	EZ 2 RENT HOMMES 7 LLC
ADDRESS	9319 SW 170 ST
FOLIO #	3350330020250
OR BK; PAGE	29867; 953-954

**BASIC LIEN INFORMATION**

AMOUNT	5250.00
FILED DATE	11/25/15
ANNUAL INTEREST RATE	18%

**ACCUMULATED COST**

ACCRUED INTEREST	\$	2,375.63
FILING CHARGES	\$	44.00
RECORDING FEE	\$	44.00
RELEASING CHARGES	\$	20.00

**SUMMARY INFORMATION**

TOTAL DEBT	\$	7,733.63
------------	----	----------



**VILLAGE OF PALMETTO BAY  
UNIFORM CIVIL VIOLATION NOTICE  
BUILDING CODE COMPLIANCE DIVISION**

DATE ISSUED <u>2.15.15</u>	TIME ISSUED <u>2:01 P</u>	CODE INSPECTOR NAME <u>A. White</u>
NAME OF VIOLATOR(S) <u>EZ 2 Rent Homes LLC</u>		FOLIO # <u>3350330070250</u>
MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip) <u>16400 NW 59 AVE Miami Lakes, FL 33014</u>		REPEAT VIOLATION <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
		CASE NUMBER <u>CV 2015-0487</u>
THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON <u>1.20.15</u> AT <u>10:56 A</u> DATE TIME		
YOU COMMITTED A VIOLATION OF SECTION(S) <u>30-30.2 (A) (1) (1)</u> OF THE VILLAGE OF PALMETTO BAY CODE TO WIT: <u>105.1FBC</u>		
DESCRIPTION <u>Failure to comply with warning notice (must obtain approvals, permits, and inspections for enclosure and interior work.</u>		
AT <u>939 SW 170 St Palmetto Bay FL 33157</u> LOCATION OF VIOLATION		

**YOU SHALL:**

PAY THE ONE-TIME FINE OF \$ \_\_\_\_\_ ON OR BEFORE \_\_\_\_\_ AND CORRECT THE VIOLATION ON OR BEFORE \_\_\_\_\_

PAY THE DAILY FINE OF \$ 250.00 ON OR BEFORE 3.13.2015 AND CORRECT THE VIOLATION ON OR BEFORE 3.27.2015

**(SEE INSTRUCTIONS ON REVERSE SIDE)**

IF YOU FAIL TO PAY THE CIVIL FINE WITHIN THE TIME LIMIT SPECIFIED ABOVE OR TO FILE IN WRITING A REQUEST FOR AN ADMINISTRATIVE HEARING WITHIN 20 DAYS FROM RECEIPT OF THE CIVIL INFRACTION NOTICE, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AT A HEARING AND SUCH WAIVER SHALL CONSTITUTE AND ADMISSION OF THE VIOLATION.

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

\_\_\_\_\_  
VIOLATOR

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CODE COMPLIANCE OFFICER'S SIGNATURE

\_\_\_\_\_  
DATE

SERVICE PERSONAL  
MAIL  
POSTING

**(CITATION #)**

No **1665**

WHITE - VIOLATOR'S COPY / YELLOW - OFFICER / CARD - CASE FILE



**VILLAGE OF PALMETTO BAY  
UNIFORM CIVIL VIOLATION NOTICE  
BUILDING CODE COMPLIANCE DIVISION**

DATE ISSUED 1.21.15	TIME ISSUED 11:34 AM	CODE INSPECTOR NAME WHITE
NAME OF VIOLATOR(S) 822 Kent Homes 746 (305-827-5665)		FOLIO # 3350330020250
MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip) 16400 NW 59 AVE Miami Lakes, FL 33014		REPEAT VIOLATION <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON 1-21-15 AT 11:34 AM DATE TIME		
YOU COMMITTED A VIOLATION OF SECTION(S) 8-1 2007 F.B.C. VILLAGE OF PALMETTO BAY CODE TO WIT 20-50.2.(a)(1)(C) 114.3 OF THE		
Description Failure to comply with working notice working through work order.		
AT 9319 SW 1705E, Palmetto Bay, FL LOCATION OF VIOLATION 33157		

**YOU SHALL:**

PAY THE ONE-TIME FINE OF \$ 250.00 ON OR  
BEFORE 2-19-15 AND CORRECT THE VIOLATION ON OR  
BEFORE 1-21-15

PAY THE DAILY FINE OF \$ \_\_\_\_\_ ON OR  
BEFORE \_\_\_\_\_ AND CORRECT THE VIOLATION ON OR  
BEFORE \_\_\_\_\_

**(SEE INSTRUCTIONS ON REVERSE SIDE)**

IF YOU FAIL TO PAY THE CIVIL FINE WITHIN THE TIME LIMIT SPECIFIED ABOVE OR TO FILE IN WRITING A REQUEST FOR AN ADMINISTRATIVE HEARING WITHIN 20 DAYS FROM RECEIPT OF THE CIVIL INFRACTION NOTICE. YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AT A HEARING AND SUCH WAIVER SHALL CONSTITUTE AND ADMISSION OF THE VIOLATION.

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

\_\_\_\_\_  
VIOLATOR

\_\_\_\_\_  
DATE

SERVICE PERSONAL  
MAIL  
POSTING

\_\_\_\_\_  
CODE COMPLIANCE OFFICER'S SIGNATURE

1.21.15  
DATE

**(CITATION #)**

No 1654

WHITE - VIOLATOR'S COPY / YELLOW - OFFICER / CARD - CASE FILE





**Calculation Good Through 5/30/2018**

CFN2015R0752082

**PROPERTY OWNER INFORMATION**

NAME	EZ 2 RENT HOMMES 7 LLC
ADDRESS	9319 SW 170 ST
FOLIO #	3350330020250
OR BK; PAGE	29867; 1091-1092

**BASIC LIEN INFORMATION**

AMOUNT	150.00
FILED DATE	11/25/15
ANNUAL INTEREST RATE	18%

**ACCUMULATED COST**

ACCRUED INTEREST	\$	67.88
FILING CHARGES	\$	44.00
RECORDING FEE	\$	44.00
RELEASING CHARGES	\$	20.00

**SUMMARY INFORMATION**

TOTAL DEBT	\$	325.88
------------	----	--------



VILLAGE OF PALMETTO BAY  
Code Compliance Division

August 25, 2015

Ez 2 Rent Homes 7 Llc  
Llc Ez 2 Rent Homes 7  
16400 NW 59 AVE  
MIAMI LAKES FL 33014

**Citation**

Case number: CE-2015-7136  
Address: 9319 SW 170 ST, PALMETTO BAY FL 33157  
Folio number: 3350330020250

Dear Llc Ez 2 Rent Homes 7,

This notice summons you to answer the complaint that on 08/25/2015 1:43:38PM you committed a violation of the Section(s) listed below of the Village of Palmetto Bay code to wit:

**Code Section: 27-71(a)(2)a**

2 Maintenance of lots in residentially zoned districts; In accordance with the provisions of this chapter, it shall be the responsibility of the responsible party for any lot in a residential-zoned district to regularly maintain their property to prevent the following; The growth or accumulation of any grass, weeds, non-native undergrowth, invasive or uncontrolled growth of vines, or other dead plant life:

a.

On improved lots, that exceeds the height of 12 inches from the ground for more than ten percent of the area to be maintained;

**Corrective Action:** Dead palm needs to be removed/

**You shall:**

Pay the daily fine of \$150.00 on or before 09/14/2015 and correct the violation on or before 09/04/2015.

IF YOU FAIL TO PAY THE CIVIL FINE WITHIN THE TIME LIMIT SPECIFIED ABOVE OR TO FILE IN WRITING A REQUEST FOR AN ADMINISTRATIVE HEARING WITHIN 20 DAYS FROM RECEIPT OF THE CIVIL INFRACTION NOTICE, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AT A HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF THE VIOLATION.

I acknowledge receipt of this civil violation notice. I understand that acceptance of this violation notice is not an admission of guilt.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Jose Campa  
Code Officer  
Contact #: (305) 259-1271

Service: Personal  Mail  Posting

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

VILLAGE OF PALMETTO BAY  
9705 E. HIBISCUS STREET  
PALMETTO BAY, FL 33157  
(305) 259-1271

**\*\* PAYMENT OF THE CIVIL PENALTY DOES NOT CONSTITUTE A CORRECTION OF THE VIOLATION. IT IS YOUR RESPONSIBILITY TO REQUEST AN INSPECTION TO DETERMINE COMPLIANCE AND TO STOP DAILY FINE.**

2. HEARING WILL BE SET NOT SOONER THAN 20 DAYS FROM THE DATE OF THE CIVIL VIOLATION NOTICE AND ALL PARTIES WILL BE NOTIFIED AT THE MAILING ADDRESS SHOWN ON THIS NOTICE.
3. YOU MAY APPEAR WITH OR WITHOUT COUNSEL, AND PRODUCE WITNESSES ON YOUR OWN BEHALF.
4. YOU MAYBE LIABLE FOR REASONABLE COSTS OF THE ADMINISTRATIVE HEARING, AS WELL AS THE VILLAGE'S COSTS AND EXPENSES INCURRED AS A RESULT OF INVESTIGATION, ENFORCEMENT, TESTING, OR MONITORING, UPON A FINDING OF GUILT.
5. YOU MAY BE LIABLE TO A PENALTY OF UP TO \$250 PER DAY FOR A FIRST TIME VIOLATOR AND UP TO \$500 PER DAY FOR REPEAT VIOLATORS IMPOSED BY A SPECIAL MASTER UPON FINDING THAT A VIOLATION WAS COMMITTED.
6. LIENS IN THE AMOUNT OF UNPAID PENALTIES CAN BE FILED AGAINST YOUR REAL OR PERSONAL PROPERTY AND MAY BE FORECLOSED.

