



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.



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>3350330020250</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>8212015.0487</u> |
| THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON <u>1.20.15</u> AT <u>10:55A</u> DATE TIME | | |
| YOU COMMITTED A VIOLATION OF SECTION(S) <u>30-30.2.(a)(h)(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> | | |
| LOCATION OF VIOLATION AT <u>939 SW 170 St Palmetto Bay FL 33157</u> | | |

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 2.27.2015

(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.

SERVICE PERSONAL
 MAIL
POSTING

VIOLATOR

DATE

A. White
CODE COMPLIANCE OFFICER'S SIGNATURE

2.15.15
DATE

(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 <u>1.21.15</u> | TIME ISSUED <u>11:54 A</u> | CODE INSPECTOR NAME <u>WHITE</u> |
| NAME OF VIOLATOR(S) <u>EE 2 RENE HOMES 7 LLC (305-827-5665)</u> | | FOLIO # <u>3350330020250</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 |
| THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON <u>1-21-15</u> AT <u>11:34 AM</u> DATE TIME | | |
| YOU COMMITTED A VIOLATION OF SECTION(S) <u>8-1 2007 F.B.C</u> OF THE VILLAGE OF PALMETTO BAY CODE TO WIT <u>30-50.2.(a)(1)(1) 114.3</u> | | |
| DESCRIPTION <u>Failure to comply with warning notice working to stop work order.</u> | | |
| AT <u>9319 SW 1705E, Palmetto Bay, FL</u> LOCATION OF VIOLATION <u>33157</u> | | |

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 AN 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

Alan White
CODE COMPLIANCE OFFICER'S SIGNATURE

1.21.15
DATE

(CITATION #)

No **1654**

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

