

25-014

**MORALES UBALDO
MORALES CECILIA D**

15078 SW 173RD AVENUE

The Village notified the property owner of violations of Abandoned, salvage (Sec 91.32).
Property owner was not present.

The Special Magistrate has ordered the Respondent to comply on or before March 17, 2025. Should the Respondent fail to comply by March 17th, a fine will be levied at \$100.00 per violation, per day. Additionally, the property owner is ordered to pay a \$150 administrative fee on or before the date set for compliance.

25-015

AUGUSTE LEXINOR

15058 SW 173RD AVENUE

The Village notified the property owner of violations of Abandoned, salvage (Sec 91.32).
Property owner was not present.

The Special Magistrate has ordered the Respondent to comply on or before March 17, 2025. Should the Respondent fail to comply by March 17th, a fine will be levied at \$100.00 per violation, per day. Additionally, the property owner is ordered to pay a \$150 administrative fee on or before the date set for compliance.

25-016

PEDRO-TOMAS DOMINGA 15018 SW 173RD AVENUE

The Village notified the property owner of violations of Abandoned, salvage (Sec 91.32).
Property owner was present.

The Special Magistrate has ordered the Respondent to comply on or before March 17, 2025. Should the Respondent fail to comply by March 17th, a fine will be levied at \$100.00 per violation, per day. Additionally, the property owner is ordered to pay a \$150 administrative fee on or before the date set for compliance.

25-017

**TORRES JOSE E
TORRES YOLANDA**

15838 SW 150TH STREET

The Village notified the property owner of violations of Abandoned, salvage (Sec 91.32).
Code Enforcement re-inspected the property, and the violations complied.

Complied before Special Magistrate Hearing

25-018

RIGGINS AGNES

15023 SW 171ST DRIVE

The Village notified the property owner of violations of Nuisance declared (Sec 67.201).
Code Enforcement re-inspected the property, and the violations complied.

Complied before Special Magistrate Hearing

25-019

**EVANGELICAL HAITIAN
CHURCH OF THE NAZARENE**

15334 SW OSCEOLA STREET

The Village notified the property owner of violations of Abandoned, salvage (Sec 91.32).
Code Enforcement re-inspected the property, and the violations complied.

Complied before Special Magistrate Hearing

25-020

WILLIAMS EDNA

14736 SW 172ND AVENUE

The Village notified the property owner of violations of Abandoned, salvage (Sec 91.32).
The Village notified the property owner of violations of Nuisance declared (Sec 67.201).

Complied before Special Magistrate Hearing

The Special Magistrate granted a 60-day continuance from the cited date and has until April 15, 2025, to comply.

The Special Magistrate granted a 60-day continuance from the cited date and has until April 15, 2025, to comply.

The Special Magistrate has ordered the Respondent to comply on or before March 17, 2025. Should the Respondent fail to comply by March 17th, a fine will be levied at \$100.00 per violation, per day. Additionally, the property owner is ordered to pay a \$150 administrative fee on or before the date set for compliance.

Complied before Special Magistrate Hearing

Complied before Special Magistrate Hearing

Complied before Special Magistrate Hearing

25-027

**JOHNS ALBERT L
JOHNS JOYCE A**

01-40-38-002-018-00050-3

The Village notified the property owner of violations of Abandoned, salvage (Sec 91.32).
Code Enforcement re-inspected the property, and the violations complied.

Complied before Special Magistrate Hearing

25-028

**CHURCH OF GOD
BOARD OF TRUSTEE**

15398 SW 153RD STREET

The Village notified the property owner of violations of Abandoned, salvage (Sec 91.32).

The Village notified the property owner of violations of Storage of Recreational Vehicles and Boats (Sec 3-5.8).

The Special Magistrate has ordered the Respondent to comply on or before March 17, 2025. Should the Respondent fail to comply by March 17th, a fine will be levied at \$100.00 per violation, per day. Additionally, the property owner is ordered to pay a \$150 administrative fee on or before the date set for compliance. The Village is to verify the mailing address.

SPECIAL SET CASE

21-083

MCKNIGHT MILDRED LOUISE 14518 SW 170TH AVENUE

The Village notified the property owner of violations of Nuisance declared (Sec 67.201).

The Village notified the property owner of General violations (Sec 21.110).

The Village notified the property owner of violations of Foundation Walls (Sec 21.113).

The Village notified the property owner of violations of Exterior Walls (Sec 21.114).

The Village notified the property owner of violations of Overhang extensions (Sec 21.117).

The Village notified the property owner of violations of Window, skylight & door frames (Sec 21.121).

The Village notified the property owner of violations of Outdoor storage (Sec 3-5.5).

The Village notified the property owner of violations of Abandoned salvage (Sec 91.32).

The Special Magistrate has reduced the fine on the property, as the Village has determined it is now in compliance with all previously identified violations. If the property owner intends to revitalize the building and open it for business, they must apply for the necessary permits and obtain a business license. Additionally, the Magistrate has ordered the property owner to pay administrative costs of \$300 immediately, and a fine of \$1,000, which must be remitted to the Village upon the sale of the property.

24-031

HORTON ASHLEY N

14659 SW SANDY OAKS LOOP

The Village notified the property owner of violations of Nuisances declared (Sec 67.201).

The Village notified the property owner of violations of Weeds, Undergrowth (Sec 67.201.A).

The Village notified the property owner of violations of Trash (Sec 67.201.B).

The Village notified the property owner of violations of Outdoor Storage (Sec 3-5.5).

Property owner was not present.

The Special Magistrate granted the Village's request to impose a \$41,550 lien on the property due to the owner's ongoing non-compliance and the accumulation of daily fines. The owner was required to comply by June 21, 2024, but as of February 18, 2025, has failed to do so. The original fine was assessed at \$100 per violation per day for two separate violations. Additionally, the Magistrate has ordered the property owner to remit a \$300 administrative fee.

24-191

JOHN RICHARD AMBROSE
MARGARET V AMBROSE

16352 SW INDIANWOOD CIRCLE

The Village notified the property owner of violations of Permits (Sec 21.7).
The Village notified the property owner of General violations (Sec 21-75).
Code Enforcement re-inspected the property, and the violations complied.

Complied before Special Magistrate Hearing

NEXT HEARING

March 18, 2025 at 10:00 a.m.

ADJOURNMENT

11:24 a.m.

Attest:

LaRhonda McBride

LaRhonda McBride
Hearing Clerk

