**Town of Lantana**

**CODE ENFORCEMENT**

**SPECIAL MAGISTRATE HEARING**

**DATE: JULY 19, 2018**

**TIME: 5:30 P.M.**

**PLACE: TOWN OF LANTANA COUNCIL CHAMBERS**

**500 GREYNOLDS CIRCLE, LANTANA, FLORIDA 33462**

**A. VIOLATION HEARING:**

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| **CASE# CE18-1342** | **AVELLA, COSIMO & RAFFAELLA**  **RE: 419 N. 7TH STREET**  **40-43-44-34-09-004-0210**  MANTYHARJU LT 21 TR 14  NATURE OF VIOLATION: Licenses – Rentals – Business tax receipt required and inspection.  Sec. 11-16, 11-18, 11-26.1 |
| **CASE# CE18-1398** | **VIA TRENTO REALTY**  **RE: 610 S. BROADWAY**  **40-43-45-03-15-016-0310**  UNIT 1 GREYNOLDS HIGHLANDS LTS 31 TO 34 INC & W 10 FT OF ABND 20 FT ALLEY LYG E OF & ADJ TO BLK 16  NATURE OF VIOLATION: Licenses – Rentals – Business tax receipt required and inspection.  Sec. 11-16, 11-18, 11-26.1 |
| **CASE# CE18-1400** | **ELUSME, JONIS**  **RE: 827 MINNESOTA STREET**  **40-43-45-04-00-001-0020** 4-45-43, PT OF E 1/2 OF GOV LOT 1 LYG N OF MINNESOTA AVE AS IN OR 1844 P 38  NATURE OF VIOLATION: Licenses – Rentals – Business tax receipt required and inspection.  Sec. 11-16, 11-20, 11-26.1 |
| **CASE# CE18-1401** | **BURRESS, DEVIN R.**  **RE: 1306 GATEWAY DRIVE**  **40-43-44-33-36-006-0010** GATEWAY ARMS COND UNIT F-1  NATURE OF VIOLATION: Licenses – Rentals – Business tax receipt required and inspection.  Sec. 11-16, 11-20, 11-26.1 |
| **CASE# CE18-1467** | **HAYDEN, JACQUES & MAYLING, LUCES**  **RE: 203/205 N. 4th STREET**  **40-43-45-03-10-008-0241**  AMENDED PLAT OF LANTANA E 50 FT OF LOT 24 BLK 8  NATURE OF VIOLATION: Minimum housing standards – Prohibited off street parking.  Sec. 6-30 |
| **CASE# CE18-1202** | **BEE, RENATA & STUART**  **RE: 816 RIDGE ROAD**  **40-43-44-33-15-000-0131**  JENKINS HEIGHTS W 189 FT OF LT 13  NATURE OF VIOLATION: Landscaping – maintenance required  Tree trimming and sod overgrowth.  Nuisance – overgrowth and weeds.  Swale maintenance required – trash/debris in swale.  Sec. 10.5-23, 12-32, 17-34 |
| **CASE# CE18-1234** | **PIERRE LOUIS, ILADIE & WILNER**  **RE: 1602 SIESTA STREET**  **40-43-44-33-19-000-0120**  LAUREL SUB LT 12  NATURE OF VIOLATION: Minimum property standards – Roof in dis-repair.  Sec. 6-30 |
| **CASE# CE18- 1271** | **MOFFITT, JULIA M.**  **RE: 706 S. LAKE DRIVE**  **40-43-45-03-09-000-0051**  LAKESIDE POINT ADD WLY 95 FT OF LTS 5 & 6  NATURE OF VIOLATION: Nuisance – inoperable/junk vehicle.  Swale regulations- Prohibited material in swale (fence)  Zoning – Building permits required – fence in public right of way.  Sec. 12-52, 17-34, 23-41 |
| **CASE# CE18-1293** | **STEVENS, DELORES**  **RE: 1347 DATE PALM DRIVE**  **40-43-44-33-16-000-0391**  DOLAN SUB W 14 FT OF LT 39 & LT 40  NATURE OF VIOLATION: Zoning – Building permits required – fence.  Sec. 23- 41 |
| **CASE# CE18-1323** | **WEST, MATTHEW F.**  **RE: 614 S. LAKE DRIVE**  **40-43-45-03-09-000-0081**  LAKESIDE POINT ADD TO LANTANA N ½ OF LT 8 & LT 9  NATURE OF VIOLATION: Landscaping-Maintenance required-sod dis-repair.  Nuisance – Undergrowth.  Swale regulations – Swale in dis-repair.  Zoning – Building permits required – shed.  Sec. 10.5-23, 12-33, 17-34, 23-41 |
| **CASE# CE18- 1369** | **GWAY HOLDINGS LLC.**  **RE: 513 PINE RIDGE AVENUE**  **40-43-44-34-09-002-0140**  MANTYHARJU LTS 14 & 15 TR 2  NATURE OF VIOLATION: Garbage – Storage and accumulation – Collection and placement.  Nuisance – undergrowth.  Landscaping maintenance required.  Swale Regulations- maintenance required-undergrowth, scattered vegetation.  Sec. 9-23, 9-24, 10.5-23, 12-33, 17-34 |
| **CASE# CE18-1372** | **BISSOON, ANDY**  **RE: 1607 HOLLY STREET**  **40-43-44-33-30-000-0010**  SIERRA COND UNIT 1  NATURE OF VIOLATION: Blighting influence on neighboring properties –  Nuisance – Inoperable/junk vehicle.  Parking regulations – Recreational vehicle.  Zoning – Building permits required – fence.  Sec. 12-52, 20-2, 23-41 |
| **CASE# CE18-1388** | **FADAEL, FRANS**  **RE: 418 W. MANGO STREET**  **40-43-45-03-10-017-0050**  AMENDED PLAT OF LANTANA LT 5 BLK 17  NATURE OF VIOLATION: Minimum property standards – Prohibited off-street parking – on grass.  Sec. 6-30 |
| **CASE# CE18-1419** | **RL LANTANA BOATYARD LTD.**  **RE: 401 MOORINGS DRIVE**  **40-43-44-34-35-003-0010**  MOORINGS AT LANTANA COMMERCIAL LT 1  NATURE OF VIOLATION : Landscaping- Maintenance required.  Nuisance – Overgrowth. Landscaping maintenance required.  Sec. 10.5-23, 12-32 |
| **CASE# CE18-1352** | **NEW URBAN LANTANA ROAD LLC**  **RE: 224 N 3rd STREET**  **40-43-45-03-11-021-0041**  LANTANA RESUB OF BLKS 4,9,& 10 LT 4 (LESS N ½) &LTS 5 THRU 7 BLK 21  NATURE OF VIOLATION: Minimum property standards- Graffiti on Dumpster Wall.  Sec. 6-30 |
| **CASE# CE18-1360** | **BLENNER, RYAN & CZEHOWSKI, DIANA**  **RE: 814 S. 10th STREET**  **40-43-45-04-09-033-0090**  LANTANA HEIGHTS PLAT 6 LT 9 BLK 33  NATURE OF VIOLATION: Minimum property standards- Blighting influence on neighboring properties –  NUISANCE-Weeds and Overgrowth.  Landscaping maintenance required.  Sec. 6-30, 12-32, 10.5-23 |
| **CASE# CE18-1374** | **FRANCOIS, MARIE & GANTHIER GARRY**  **RE: 1006 S 12th STREET**  **40-43-45-04-09-032-0250**  LANTANA HEIGHTS PLAT 6 LT 25 BLK 32  NATURE OF VIOLATION: Landscaping Maintenance Required.  NUISANCE: Weeds and Overgrowth  Sec. 6-30 |
| **CASE# CE18-1393** | **FRANCOIS, MARIE & GANTHIER GARRY**  **RE: 1006 S 12th STREET**  **40-43-45-04-09-032-0250**  LANTANA HEIGHTS PLAT 6 LT 25 BLK 32 NATURE OF VIOLATION: GARBAGE: Storage & Accumulation-Collection and Placement.  Sec. 9-23 , 9-24 |
| **CASE# CE18-1409** | **LANTANA REALTY**  **RE: 525 S BROADWAY A**  **40-43-45-03-18-022-0010**  PINE STREET HOMESITES LTS 1 & 2 BLK  NATURE OF VIOLATION: Minimum property standards- Prohibited Off Street Parking.  NUISANCE: Inoperable/Junked/Unregistered/Vehicle  Sec. 6-30 , 12-52 |
| **CASE# CE18-1414** | **CROMARTY, CORINA**  **RE: 815 W OCEAN AVE.**  **40-43-45-04-02-000-0300**  PALM BEACH RIDGE ADD LT 30  NATURE OF VIOLATION: Minimum Housing Standards-  Address numbers on property is required.  Landscaping Maintenance required.  NUISANCE: Weeds and Overgrowth  6-30 , 10.5-23, 12-32 |
| **CASE# CE18-1415** | **GREAUX , NICOLE**  **RE: 1332 W MANGO STREET**  **40-43-45-04-05-011-0040**  LANTANA HEIGHTS PL 2 LT 4 BLK 11  NATURE OF VIOLATION: Minimum Housing Standards – Address numbers on property required –  Landscaping Maintenance required.  NUISANCE: Weeds and Overgrowth  Sec. 6-30 , 10.5-23 ,12-32 |
| **CASE# CE18-1433** | **NEWS SUCCESSFUL 2017 LLC**  **RE: 911 W DREW STREET**  **40-43-45-04-08-026-0110**  LANTANA HEIGHTS PLAT 5 LT 11 BLK 26  NATURE OF VIOLATION: Landscaping maintenance required.  Nuisances – Weeds and overgrowth  Sec. 10.5-23, 12-32 |

**B. REPEAT VIOLATION HEARING**

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| **CASE# CE18-1466** | **HAYDEN, JACQUES & MAYLING, LUCES**  **RE: 203/205 N. 4th STREET**  **40-43-45-03-10-008-0241**  AMENDED PLAT OF LANTANA E 50 FT OF LOT 24 BLK 8  NATURE OF VIOLATION: Nuisances – Junked/Unregistered Vehicle/Boats  Sec. 12-52  Repeat Violation Observed: 06/22/2018  Affidavit of Compliance:  Order Finding Violation (CE17-0727), dated 06/19/2017.  It is the Order of the Special Magistrate that Respondent shall continue to comply with sections 12-52 of the Code of Ordinances of the Town of Lantana. |
| **CASE# CE18-1496** | **MENTOR, GERMAINE & ILEM**  **RE: 1320 S. 14TH STREET**  **40-43-45-04-10-046-0110**  LANTANA HEIGHTS PLAT 7 LT 11 (LESS I-95 R/W) BLK 46  NATURE OF VIOLATION: Minimum Housing – Fence in disrepair.  Sec. 6-30  Repeat Violation Observed: 06/29/2018  Affidavit of Compliance:  Order Finding Violation (CE13-1087), dated 08/15/2013.  It is the Order of the Special Magistrate that Respondent shall continue to comply with sections 6-30 of the Code of Ordinances of the Town of Lantana. |
| **CASE# CE18-1484** | **SMITH, ERIC D. & JENNIFER K.**  **RE: 1203 S. BROADWAY**  **40-43-45-03-17-002-0040**  LYNDON-LANES LT 4 BLK 2  NATURE OF VIOLATION: Nuisances – Weeds and undergrowth.  Landscaping maintenance required – 100% ground cover required with sod or approved ground covering to town code.  Sec. 12-33, 10.5-23  Repeat Violation Observed: 06/26/2018  Affidavit of Compliance:  Stipulation and Order Finding Violation (CE14-0449), dated 08/12/2014.  I, Jennifer K. Smith, hereby stipulate that all facts stated on the Notice of Violation are true and correct and agree that my property is in violation of the Lantana Code of Ordinances at this time.  NOV dated: 05/15/2014  Violation: Lawn undergrowth, Lawn maintenance.  Sec. 12-33, 10.5-23 |
| **CASE# CE18-1341** | **TAH 2015 1 BORROWER LLC.**  **RE: 820 S. 10TH STREET**  **40-43-45-04-09-033-008**  LANTANA HEIGHTS PLAT 6 LT 8 BLK 33  NATURE OF VIOLATION: Landscaping - Maintenance required.  Nuisance – Overgrowth.  Sec. 10.5-23, 12-32  Repeat Violation Observed: 06/04/2018  Affidavit of Compliance: 06/12/2018  Order Finding Repeat Violation (CE16-1748), dated 01/13/2017.  It is the Order of the Code Enforcement Special Magistrate that a Fine of $9,600.00 is hereby assessed at a daily amount of $25. 00 per day for the violations which have existed on the property for a period of 384 days. |
| **CASE# CE18-1493** | **SCHAAB, WILLIAM F. EST**  **RE: 1444 W BLOXHAM**  **40-43-45-04-06-017-0010**  LANTANA HEIGHTS PL 3 LT 1 (LESS I-95 R/W) BLK 17  NATURE OF VIOLATION: Minimum housing standards – Blighting influence on neighboring properties. Landscaping maintenance required.  Sec. 6-30, 10.5-23  Repeat Violation Observed: 6/29/2018  Affidavit of Compliance:  Order Finding Violation (CE17-1743), dated 01/22/2018. It is the Order of the Code Enforcement Special Magistrate that a fine of Seven Hundred and Seventy Five dollars ($775.00) is hereby assessed, a daily amount of Twenty Five Dollars ($25.00) per day for the violations which have existed on the property from December 12, 2017 through January 9, 2018, a period of 31 days. |
| **CASE# CE18-1494** | **SRP SUB LLC**  **RE: 606 MINNESOTA STREET**  **40-43-45-03-10-007-0020**  AMENDED PLAT OF LANTANA LT 2 BLK 7  NATURE OF VIOLATION: Minimum housing standards – Blighting influence on neighboring properties – Open storage.  Sec. 6-30  Repeat Violation Observed: 6/28/2018  Affidavit of Compliance:    Order Finding Violation and Imposing Fine (CE18-0025), dated 02/17/2018.  It is the Order of the Special Magistrate that a fine of Seventy Five Dollars ($75.00) per day shall be assessed for each day the violation continue to exist. |
| **CASE# CE18-1497** | **MANGO MAMA LLC**  **RE: 402 W MANGO STREET**  **40-43-45-03-10-017-0010**  LANTANA AMNDED PLAT IN  NATURE OF VIOLATION: Landscaping Maintenance required.  Minimum Housing Standards-Blighting Influence on Neighboring Properties  Sec. 6-30 ,10.5-23  Repeat Violation Observed: 06/28/2018  Affidavit of Compliance:  Order Finding Violation (CE17-1103), dated 09/25/2017.  It is the Order of the Special Magistrate that Respondents shall continue to comply with sections 6-30, 10.5-23, and 12-33 of the Code of Ordinances of the Town of Lantana. Should you violate the same Section of the Code again, you may be subject to a fine of up to $500.00 per day. |

**C. FINE ASSESSMENT HEARING**

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| **CASE# CE18- 0703** | **ASTRID, VASKIVUO**  **RE: 530 S. LAKE DRIVE**  **40-43-45-03-09-000-0903**  LAKESIDE POINT ADD W 5 FT OF LT 12-A & LT 14  NATURE OF VIOLATION: Minimum property standards – Roof in dis-repair.  Sec. 6-30  Order Finding Violation (CE18-0703), dated 05/21/2018. It is the Order of the Code Enforcement Special Magistrate that the Respondent shall comply with Section 6-30 of the Code of Ordinances of the Town of Lantana by the 18TH day of July, 2018. If Respondent does not comply within the time specified, a fine of ($25.00) Dollars per day shall be assessed for each day the violations continue to exist. |  |
| **CASE# CE18-0892** | **BT LANTANA LLC.**  **RE: 1400 W. LANTANA ROAD**  **40-43-44-33-15-000-0010**  JENKINS HEIGHTS LTS 1 & 2 & 33-44-43, SE ¼ OF SE ¼ OF SW ¼ (LESS W 40 FT RIDGE RD, S 40 FT LANTANA RD & IRREG PAR I-95 R/WS  NATURE OF VIOLATION: Minimum business standards – maintenance of exterior property required –fence dis-repair.  Sec. 6-35  Order Continuing Fine Assessment Hearing (CE18-0892), dated 06/25/2018. It is the Order of the Code Enforcement Special Magistrate that this case be continued. It is the further Order of the Special Magistrate that Respondent shall comply with Sections 6-35 of the Code of Ordinances of the Town of Lantana by the 18TH day of July, 2018. If Respondent does not comply within the time specified, a fine of ($150.00) Dollars per day shall be assessed for each day the violations continue to exist.  Order Finding Violation (CE18-0892), dated 05/21/2018. It is the Order of the Code Enforcement Special Magistrate that Respondent shall comply with Sections 6-35 of the Code of Ordinances of the Town of Lantana by the 15TH day of June, 2018. If Respondent does not comply within the time specified, a fine of ($150.00) Dollars per day shall be assessed for each day the violations continue to exist. |  |
| **CASE# CE18-1099** | **MA CAPITAL INVESTMENT PLUS LLC.**  **RE: 1326 DATE PALM DRIVE**  **40-43-44-33-16-000-0250**  DOLAN SUB LT 25  NATURE OF VIOLATION: Minimum property standards - Blighting influence on neighboring properties – Deterioration of appearance – Roof and windows.  Storage and accumulation – Garbage, trash, and vegetation waste/debris.  Sec. 6-30, 9-24  Order Finding Violation (CE18-1099), dated 06/25/2018. It is the Order of the Code Enforcement Special Magistrate that Respondent shall comply with Sections 6-30 and 9-24 of the Code of Ordinances of the Town of Lantana by the 5TH day of July, 2018. If Respondent does not comply within the time specified, a fine of ($50.00) Dollars per day shall be assessed for each day the violations continue to exist. |  |
| **CASE# CE18-1167** | **COOK, BRANDI M. & CHARLES W. JR.**  **RE: 310 ANDERSON ROAD**  **40-43-44-34-08-001-0117**  LANTANA PLAZA N 100 FT OF E 68 FT OF W 256 FT OF LT 11 BLK A  NATURE OF VIOLATION: Zoning – Building permits required  Sec. 23-41  Order Finding Violation (CE18-1167), dated 06/25/2018. It is the Order of the Code Enforcement Special Magistrate that Respondent shall comply with Sections 23-41 of the Code of Ordinances of the Town of Lantana by the 5TH day of July, 2018. If Respondent does not comply within the time specified, a fine of ($50.00) Dollars per day shall be assessed for each day the violations continue to exist. |  |
| **CASE# CE18-1214** | **SHUY TANG TRUST & YANG ZHENG TRUST**  **RE: 132 N 13th PL**  **40-43-45-04-05-008-0130**  LANTANA HEIGHTS PL 2 LT 13 BLK 8  NATURE OF VIOLATION: Landscaping Maintenance Required.  Nuisance: Weeds and Undergrowth  Sec. 10.5-23 , 12-33  Order Finding Violation (CE18-1214), dated 06/25/2018. It is the Order of the Code Enforcement Special Magistrate that Respondent shall comply with Section 10.5-23, 12-33 of the Code of Ordinances of the Town of Lantana by the 19TH day of July 2018. If Respondent does not comply within the time specified, a Fine of Twenty-five Dollars ($25.00) per day shall be assessed for each day the violations continue to exist. |  |

**D. FINE REDUCTION HEARING**

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| **CASE# CE17-1396** | **LUXE, VALCINE**  **RE: 1116 S. 14TH PLACE**  **40-43-45-04-10-042-0070**  LANTANA HEIGHTS PLAT 7 LT 7 BLK 42  NATURE OF VIOLATION: Minimum Housing Standards – Prohibited off street parking.  Sec. 6-30  **CASE# CE17-1396** for a total lien amount of $975.00 Dollars. The property was out of compliance for a total of Thirty-Nine (39) days with a daily fine of Twenty-Five Dollars ($25.00) |
| **CASE# CE18-0877** | **SWH 2017 BORROWER LP**  **RE: 1026 S. 14TH COURT**  **40-43-45-04-10-041-0030**  LANTANA HEIGHTS PLAT 7 LT 3 BLK 41  NATURE OF VIOLATION: Minimum Housing Standards – Prohibited off street parking.  Sec. 6-30  **CASE# CE18-0877** for a total lien amount of $2,100.00 Dollars. The property was out of compliance for a total of Twenty-One (21) days with a daily fine of One Hundred Dollars ($100.00) per day. |
| **CASE# CE12-0776**  **CASE# CE13-1064**  **CASE# CE14-0284**  **CASE# CE14-0908**  **CASE# CE14-1048** | **PERRON, GERALD D. & PATRICIA A.**  **RE: 1341 SEA PINES WAY**  **40-43-45-04-17-001-0010**  MADDOCK ADDITION PLAT 3 LOT 1 BLK 1  NATURE OF VIOLATION: Minimum property standards – prohibited off-street parking. Inoperable vehicle. Prohibited blocking of public easement. Permits required. Swale regulations.  Sec. 6-30, 12-52, 13-5, 23-41, 23-94, 17-34  Order Continuing Fine Reduction Hearing, dated June 25TH, 2018. A Fine Reduction Hearing will be held before the Special Magistrate on the 19th day of July, 2018 at 5:30 p.m.  **CASE# CE12-0776** for a total lien amount of $850.00 Dollars. The property was out of compliance for total of (17) days with a daily fine amount $50.00 Dollars per day.  **CASE# CE13-1064** for a total lien amount of $1,250.00 Dollars. The property was out of compliance for total of (13) days with a daily fine amount of $50.00 Dollars per day until compliance is achieved.  **CASE# CE14-0284** for a total lien amount of $375.00 Dollars. The property was out of compliance for total of (13) days with a daily fine amount of $25.00 Dollars per day until compliance is achieved.  **CASE# CE14-0908** for a total lien amount of $58,125.00 Dollars. The property was out of compliance for total of (28) days with a daily fine amount of $75.00 Dollars per day until compliance is achieved. |

**E. ABATEMENT COST RECOVERY**

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| **CASE# CE18-1547** | **DIAZ , JOSE M**  **RE: 523 W PALM STREET**  **40-43-45-03-10-008-0140**  AMENDED PLAT OF LANTANA LT 14 BLK8  NATURE OF VIOLATION: Abatement Recovery Cost  Extreme overgrowth lot and swale.  Sec. 6-30 ,12-31 , 12-32 ,17-34, 10.5-23  Landscape Abatement Cost= $ 375.00  Administrative Cost=$ 216.97  Total Cost=631.97 |

**F. HEALTH & SAFETY HEARING**

**THE NEXT SPECIAL MAGISTRATE HEARING WILL BE HELD**

**AUGUST 16, 2018 AT 5:30 P.M.**