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IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT
IN AND FOR
MIAMI-DADE COUNTY, FLORIDA

APPELLATE DIVISION

Not Final Until disposition of timely filed motion for rehearing, clarification, or certification

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CASE NO.: 2021-000021-AP-01

AOA OFFICE, LLC, et al.,
Appellants

vs.

THE CITY OF DORAL,
Appellee

An Appeal from a March 18, 2021 Order of a City of Doral Code Compliance Special Magistrate.

Jeffrey C. Roth, Esq., and Christine M. Rodriguez, Esq., Roth & Scholl, for Appellants.

Moises T. Grayson, Esq., and Lissette Garcia, Esq., Blaxberg, Grayson, Kukoff & Forteza, P.A., for Appellee.

Before Daryl E. Trawick, Lisa S. Walsh, and Maria de Jesus Santovenia, JJ.

PER CURIAM.

Affirmed. *See* Section 162.09(3), Fla. Stat. ("A certified copy of [a code enforcement board] order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land

on which the violation exists …"); *Henley v. MacDonald*, 971 So. 2d 998, 1000 (Fla. 4th DCA 2008)(code violations run with the land); *Monroe County v. Whispering Pines Assocs.*, 697 So. 2d 873, 875 (Fla. 3d DCA 1997) (mobile home park, as current owner of lot with power to bring land into compliance with code, was properly held responsible for property's noncompliance; "By necessity and logic, there is nothing unconstitutional in holding that as the party who has the power to bring the land into code compliance, the current owner should be charged with that responsibility.").

Opinion filed April 11, 2022.

TRAWICK, WALSH, and SANTOVENIA, JJ., CONCUR.

Copies furnished to all parties

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