



PINECREST
MEMORANDUM

Building, Planning and Code Compliance Department

DATE: July 1, 2026

TO: Yocelyn Galiano, ICMA-CM, Village Manager

FROM: Esther Cabrera, Code Compliance Supervisor

RE: Carbonell LLC
6285 SW 98 Street
Request for Mitigation of Code Compliance Fines
Case No. BC20-0079, CC21-0698, & CC21-1417

Petition Request

Ms. Amanda Quirk Hand, Esq., has submitted a request for mitigation of fines and penalties that have accrued in connection with one of several prior code enforcement violations at her client's property located at 6285 SW 98 Street.

As of July 1, 2026, the total outstanding balance of code enforcement fines, accrued interest, and related expenses owed to the Village are \$587,313.79.

On behalf of her client, Ms. Quirk Hand has requested that the Village mitigate the outstanding balance in its entirety. Alternatively, her client is willing to pay the hard costs associated with each case totaling \$3,148.08 and make a good-faith contribution of \$25,000.00.

A copy of the mitigation request is attached for consideration.

In addition to the three cases currently under consideration for mitigation, the Village has devoted substantial time, effort, and resources to maintaining the property since 2020. As part of the code compliance process, the Village has undertaken corrective actions to address a variety of conditions, including routine landscape maintenance, securing the swimming pool and broken windows, removal of an abandoned vehicles, and implementation of mosquito abatement measures. Fines, penalties and cost association with those cases were considered by the Special Magistrate for mitigation on December 1, 2025.

Case History and Timeline of Events

November 24, 2020:

The property owner was found to have completed interior renovations without obtaining the required permit. As a result, a civil citation was issued and required compliance by December 8, 2020.

When the violation was not corrected by the compliance deadline, the matter was brought before the Special Magistrate on February 1, 2021. The Special Magistrate upheld the violation and imposed daily fines. Daily fines accrued until the property was brought into compliance.

Case #:	BC20-0079
Property Owner:	Lavander Diamond Group Corp
Violation:	Unpermitted Interior Work
Date of Required Compliance:	December 8, 2020 (fines were assessed retroactively)
Date of Compliance :	June 4, 2026 (structure demolished)
Number of Days in Violation:	2001
Daily Fine:	\$100.00
Total Daily Fine:	\$200,100.00
Hard Costs:	\$774.29
Interest:	\$48,455.48
Total:	\$249,329.77

May 7, 2021

The property was sold to Strength Capital LLC. All violations, fines, penalties and hard costs were transferred through the sale of the property.

June 10, 2021:

It was determined that the swimming pool, water features, and pond were not being maintained free of stagnant conditions. As a result, a Code Compliance Reminder was issued to the property owner requiring compliance by June 17, 2021.

When the violation was not corrected by the compliance deadline, a Notice to Appear was issued, resulting in a hearing before the Special Magistrate on June 21, 2021. The Special Magistrate upheld the violation, imposed a daily fine, and ordered compliance by July 1, 2021.

Case #:	CC21-0698
Property Owner:	Strength Capital LLC
Violation:	Stagnant conditions
Date of Required Compliance	July 1, 2021
Date of Compliance	August 29, 2025
Number of Days in Violation	1498
Daily Fine:	\$100.00
Total Daily Fine:	\$149,800.00
Hard Costs:	\$345.68
Interest:	\$36,871.51
Total:	\$187,017.19

December 9, 2021:

It was determined that the gates leading to the pool were not complaint with self-closing/latching mechanisms. As a result, a Code Compliance Reminder was issued to the property owner requiring compliance by December 16, 2021.

When the violation was not corrected by the compliance deadline, a Notice to Appear was issued, resulting in a hearing before the Special Magistrate on January 26, 2022. The Special Magistrate upheld the violation, imposed a daily fine and ordered compliance by February 2, 2022.

Case #:	CC21-1417
Property Owner:	Strength Capital LLC
Violation:	Unsecure pool
Date of Required Compliance:	February 2, 2022
Date of Compliance:	April 17, 2025
Number of Days in Violation:	1169
Daily Fine:	\$100.00
Total Daily Fine:	\$116,900.00
Hard Costs:	\$2,028.11
Interest:	\$29,029.53
Total:	\$147,957.64

May 5, 2022:

The property was sold to 6285 SW 98 Street LLC. All violations, fines, penalties and hard costs were transferred through the sale of the property.

Cases under this ownership were mitigated by the Special Magistrate.

July 11, 2023:

The property was sold to Yellow Pine Properties LLC. All violations, fines, penalties and hard costs were transferred through the sale of the property.

Cases under this ownership were mitigated by the Special Magistrate.

April 11, 2024:

Carbonell LLC was awarded the property through a foreclosure bid.

April 12, 2024:

Carbonell LLC contacted the Village of Pinecrest to address outstanding compliance issues.

May 9, 2024:

A legal freeze was placed as the previous property owner, Yellow Pine Properties LLC, filed an objection of sale and shortly thereafter bankruptcy. The Certificate of Title could not be issued to Carbonell LLC until the review process was complete. The freeze began on May 9, 2024, and ended August 7, 2025.

Legal freeze no longer allows Carbonell LLC access to the property. The Village continued to maintain property.

August 7, 2025:

Carbonell LLC receives Certificate of Title.

August 8, 2025:

Carbonell LLC contacted the Village of Pinecrest. Outstanding violations were remedied by Carbonell LLC.

For your consideration, the tables below reflect the amounts owed with and without the legal freeze.

Table without freeze

Case Number	Violation	Status	Hard Cost	Interest	Daily Fine (\$100.00)	Total
BC20-0079	Unpermitted Work	Complied	\$774.29	\$48,455.48	\$200,100.00	\$249,329.77
CC21-0698	Stagnant Conditions	Complied	\$345.68	\$36,871.51	\$149,800.00	\$187,017.19
CC21-1417	Pool Barrier	Complied	\$2,028.11	\$29,029.53	\$116,900.00	\$147,957.64
Total			\$3,148.08	\$117,365.71	\$466,800.00	\$587,313.79

Table with Freeze

Case Number			Hard Cost	Interest	Daily Fine	Total
BC20-0079			\$774.29	\$27,969.85	\$167,000.00	\$195,744.14
CC21-0698			\$345.68	\$16,308.37	\$101,400.00	\$118,054.05
CC21-1417			\$2,028.11	\$12,364.93	\$79,800.00	\$94,193.04
Total			\$3,148.08	\$56,643.15	\$348,200.00	\$407,991.23

Other Violations, Fines, and Penalties – Special Magistrate Mitigation**December 1, 2025:**

The Special Magistrate considered a request for mitigation involving nine cases, each with an assessed amount of less than \$100,000.00. Following consideration of the request, the Special Magistrate reduced the total fine from \$60,852.86 to \$20,933.86. The mitigated amount has been paid in full.

Code of Ordinances

Pursuant to Division 2-150 of the Village's Code of Ordinances, The Village Council has the authority to consider requested reductions in code enforcement penalties that exceed \$100,000.00.



ahand@aqhlaw.com
Direct: 305-733-2800

June 10, 2026

Yocelyn Galiano, ICMA CM
Village Manager
ygaliano@pinecrest-fl.gov

Esther Cabrera
Code Compliance Supervisor
ecabrera@pinecrest-fl.gov

Village of Pinecrest
12645 Pinecrest Parkway
Pinecrest, Florida 33156

VIA EMAIL

Dear Ms. Galiano and Ms. Cabrera,

Pursuant to Village Code Section 2-205(n), please accept this request for mitigation of code enforcement fines for the property located at 6285 SW 98 Street (the “Property.”) The Property was acquired by Carbonell, LLC, whose principal is Luis Garcia (collectively “Garcia”) through foreclosure. Garcia was the successful bidder at a foreclosure sale on April 11, 2024, but the transfer of legal title and possession did not take place until August 7, 2025 due to the foreclosure defendant’s bankruptcy filing. Immediately upon taking legal title and possession of the property on August 7, 2025 (“Possession Date”), Garcia acted with expeditiously and with all due diligence to bring the Property into compliance. Garcia has spoken to the neighbors, and been in constant contact with the Village to resolve the outstanding violations.

Therefore, Garcia respectfully requests mitigation of the code enforcement fines because all of the violations were issued to a previous owner and Garcia acted in good faith and with due diligence to resolve the violations immediately upon taking legal title and possession of the Property.

1. History of the Violations

Previous Owners were cited for the following violations:

Case Number	Violation	Date of Compliance
CC21-0698	Stagnant pool	• August 27, 2025
CC21-1417	Pool Barrier	• August 29, 2025
BC20-0079	Unpermitted interior work	• Village Demolition Permit applied for September 9, 2025 • County Demolition Permit applied for September 22, 2025 • Demolition Permit issued November 26, 2025 • Village Demolition Permit issued May 8, 2026 • Complied- June 4, 2026

2. Actions Taken to Correct Violations

Immediately upon receiving the legal title and possession of the Property, Garcia contacted Code Compliance, coordinated with Esther Cabrera, and began diligently addressing each open code violation. Within 3 weeks, Garcia had obtained compliance of two of the three outstanding violations.

The work without a permit violation- Case BC20-0079- is for work done by a previous owner. Garcia assessed the situation, and determined the best way to address the violation for himself, the neighbors, and the Village was to demolish the structure and start from scratch. After evaluating the situation, Garcia applied for a demolition permit from Miami-Dade County on September 22, 2025. The permit was issued on November 26, 2025. The demolition was complete and passed inspection by June 4, 2026. Immediately on the Possession Date, Garcia has proceeded quickly, responsibly, and in full alignment with Village requirements.

COMPLIANCE WITHIN 3 WEEKS

- Case CC21-1417 – Pool Barrier – Complied on 8/29/2025
- Case CC21-0698 – Stagnant Water – Complied on 8/29/2025

COMPLIANCE OF WORK WITHOUT A PERMIT- DEMOLITION

- Case BC20-0079 – Work without a permit- Complied June 4, 2026

3. Amount of outstanding fines and penalties

Case Number	Violation	Status	Hard Cost	Interest	Daily Penalty	Total
BC20-0079	Unpermitted interior work	Pending Compliance	\$774.29	\$49,413.71	\$200,000	\$249,329.77
CC21-0698	Stagnant pool	Complied	\$345.68	\$36,871.51	\$149,800	\$187,017.19
CC21-1417	Pool Barrier	Complied	\$2,028.11	\$29,029.53	\$116,900	\$147,957.64
Total			\$3,148.08	\$115,314.75	\$466,700	\$584,304.60

4. Amount of Reduction Requested

For the reasons listed herein, Garcia requests mitigation of the fines to zero. All of the violations were committed by previous owners, and Garcia immediately acted to remedy the violations upon taking legal title and possession. However, in good faith and partnership with the Village, Garcia offers to:

- Pay all non-waivable lien fees in full
- Pay all additional costs and administrative requirements
- Make a good-faith contribution of \$25,000

This offer reflects both fairness and responsibility, while ensuring the Village is compensated for its efforts.

5. Reasons Supporting the Requested Reduction

As stated previously, all violations and fines accrued under previous owners. Immediately on the Possession Date, Garcia acted with all due diligence to resolve the violations as quickly as possible. Previously, the Property was abandoned and a nuisance to the neighborhood. Garcia has demolished the offending structure, and will construct a single family home for his family on the

Property. Furthermore, this request meets the good cause mitigation criteria set forth in Village Code Section 2-205(n)(3) as follows:

- a. The violator demonstrating a good faith effort to remedy the violation, taking steps to communicate with the enforcement department and being present at any hearings on the matter;

COMPLIANCE: Garcia immediately contacted Ms. Cabrera in code enforcement upon taking legal title and possession of the Property to remedy the violations. Garcia did not own the Property when the violations were issued or when the Village held the previous hearings on the violations.

- b. If there had been a hearing before the special master on an appeal of a violation, the violator was cooperative at that initial hearing; and

COMPLIANCE: Not applicable because Garcia did not own the Property at the time of the hearings.

- c. The violator's prior history does not contain numerous citations for code compliance infractions.

COMPLIANCE: Garcia has no other previous violations in the Village of Pinecrest, and did not own the Property at the time of the violations or hearings.

This mitigation request also complies with the criteria set forth in Village Code Section 2-205(n)(5) as follows:

- a. The violation did not involve a life safety issue;

COMPLIANCE: The pool barrier was immediately resolved upon the Possession Date.

- b. That the violator took immediate and diligent steps to come into compliance;

COMPLIANCE: The violations for stagnant water and pool barrier were complied within 3 weeks of the Possession Date. Garcia immediately started working on demolition upon the Possession Date, and pursued demolition expeditiously and diligently,

- c. That the violator has not committed the same violation in the past year;

COMPLIED. Garcia previously owned a home in the Village with no violations or compliance concerns.

d. That the violator has no outstanding violations at the subject property;

COMPLIED. Garcia previously owned a home in the Village with no violations or compliance concerns.

e. That the violator has presented competent substantial evidence of a material financial hardship;

N/A. This mitigation request is based on Garcia's remediation of the violations which occurred before Garcia took legal title and possession.

f. That it serves the general public interest to reduce the fines.

COMPLIED. The Property has been abandoned for years. Garcia has stabilized and improved a longstanding problem property, and immediately improved safety, cleanliness, and curb appeal. The approval of this mitigation request encourages potential purchasers to take title and possession of derelict properties and remediate existing violations. Turning over derelict properties to new, responsible property owners is in the best interest of the neighbors and the Village of Pinecrest.

Garcia's track record reflects his commitment to maintaining properties responsibly and supporting the standards that make Pinecrest such an exceptional place to live. We respectfully request that the Village Council consider the extraordinary circumstances surrounding the Property and our strong record of cooperation and compliance. Our goal is simply to resolve long-standing issues, restore the Property, and support the Pinecrest community. Thank you for your time, consideration, and service.

Respectfully Submitted,

/s/ *Amanda Quirke Hand*

Amanda Quirke Hand, Esq.

EXHIBIT A — Timeline of Ownership, Legal Freeze & Compliance

Chronological Timeline of Events – 6285 SW 98 Street

Date	Event
12/08/2020	Work Without Permit violation begins accumulating fines (BC20-0079) under past owners.
07/22/2021	Stagnant Water violation opens (CC21-0698) under past owners.
02/02/2022	Pool Barrier violation opens (CC21-1417) under past owners.
2020–2024	Multiple previous owners fail to remediate or comply; violations accumulate for years.
04/11/2024	Certificate of Sale issued to current owner through foreclosure.
04/12/2024	New owner contacts Village Code Compliance (Esther) and begins remediation planning.
Mid-April 2024	Bankruptcy filed by previous owner — legal freeze begins; Certificate of Title cannot be issued.
Apr 2024 – Aug 2025	16-month legal freeze — new owner cannot remediate, permit, or access property while fines continue to accrue
08/2025	Court resolves litigation; new owner receives Certificate of Title.
08/7/2025	Garcia obtains legal title and possession of the Property EXHIBIT B
08/2025	New owner re-engages Code Compliance and begins active remediation.
08/27/2025	Bee removal completed (complied by new owner).
08/29/2025	Stagnant Water violation complied (new owner).
09/09/2025	Exterior mildew removal complied (new owner).
09/09/2025	Village Demolition Permit Application EXHIBIT C
09/22/2025	County Demolition Permit Application EXHIBIT D
11/26/2025	County Demolition Permit Issued EXHIBIT E
05/08/2026	Village Demolition Permit Issued EXHIBIT C
6/4/2026	Demolition completed; final violation complied
7/14/2026	Mitigation request heard by Village Council.



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

CFN 2025R0618996
OR BK 34894 Pg 2246 (1Pgs)
RECORDED 08/12/2025 15:11:20
DEED DOC TAX \$12,643.20
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

North American Trading Group, Inc.
Plaintiff(s) / Petitioner(s)

VS.

Yellow Pine Properties, LLC , et al.
Defendant(s) / Respondents(s)

GENERAL JURISDICTION DIVISION

Case No: 2023-027173-CA-01
Section: Section, CA 23
Doc Stamps: \$12,643.20
Surtax: \$0.00
Consideration: \$2,107,200.00

CERTIFICATE OF TITLE

The undersigned clerk of the court certifies that a Certificate of Sale was executed and filed in this action on April 11, 2024, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Miami-Dade County, Florida:

Lot 31, PINE ACRES ESTATES, according to the Plat thereof recorded in Plat Book 50, Page 63 of the Public Records of Miami-Dade County, Florida.

Street address: 6285 SW 98th Street, Pinecrest, FL 33156 (hereinafter described to as the "Property")

was sold to:

CARBONELL LLC
242 NW LEJUNE ROAD
4TH FLOOR
MIAMI, FL, 33126

WITNESS my hand and the seal of this court on August 07, 2025.



Juan Fernandez-Barquin, Clerk of the Court and Comptroller
Miami-Dade County, Florida

- Permits

Apply / New Permit

Search Permit

Pay Fees
- Projects/Research

Apply for New Project

Search Projects

Pay Fees
- Contractor

Search for a Contractor

Pay Fees
- Properties

Search Property
- Inspections

Schedule

Scheduled
- License

Apply for New Licenses

Search Licenses

Pay Fees

Renew
- Violations

Search

Pay Fees
- Shopping Cart

Pay All Fees

Paid Items
- Contact

Contact us

Permit Search

Search By: ADDRESS

Search Operator: Contains

Search Value: 6285

SEARCH

Search Results

Permit #BL2025-1271

PRINT EXPORT TO EXCEL

 Search Results

PERMIT NUMBER

FEE2021-1101

PZ2015-0222

PZ2022-0480

BL2022-1904

BL2025-1271

PL2025-0525

PZ2025-0481

BL2016-1368

BL2019-0787

BL2019-0817

BL2019-1312

BL2019-1349

BL2020-0780

EL2018-0136

EL2018-0371

EL2019-0605

FEE2019-0309

FEE2022-0021

ME2019-0323

PL2018-0252

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Permit Info

Site Info

Contacts

Fees \$0.00

Inspections

Conditions

Reviews

Type: E_DEMOLITION

Subtype: RESIDENTIAL

Short Description: DEMOLITION-SFR+POOL+D/W [X]

Status: FINALED

Applied Date: 9/9/2025

Approved Date: 4/3/2026

Issued Date: 5/8/2026

Finalized Date: 6/4/2026

Expiration Date:

Linked Activities:

Permit(s)

PZ2025-0481 E_FENCE TEMP CONST ACTIVE

PL2025-0525 E_PLUMBING FINALED

Attachments:

Correction DM-1 Demo Plan.pdf

Correction Survey_2.pdf

Correction Narrative (BL2025-1271).pdf

VOID SURVEY CORRECTION Survey_1.pdf

VOID NARRATIVE RESPONSE REV 1 - 6285 SW 98 ST (BL2025-1271).pdf

DM-2 SHEET DM-2.pdf

VOID DM-1 SHEET DM-1.pdf

FPL LETTER FPL Disconnect Letter 9-30-25.pdf

COUNTY APPROVALS Approved County Plans.pdf

APPLICATION Permit Application 9-4-25.pdf

FREON LETTER Freon Letter -9-9-25.pdf

ELV CERT Elevation Certificate 9-9-25.pdf

VOID-SURVEY Survey 9-9-25.pdf

2025025359

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Correction markups

Import Errors

NO EXPEDITE

Contact Name:	ANA LUCIA TILLIT	Submittal Type:	Electronic
Submittal Status:	Rework	Last Notified:	11/26/2025 3:45 PM / Email
Municipality:	PINECREST	Plan Revision:	
Tracking Date:	9/22/2025 8:00 AM	Storage Location:	None

Applications

Process	Job Copy	Details
M2025025359	2026012147	

Due to a higher than usual volume of submittals, Department of Health (DOH/HRS) reviews are experiencing a delay. DOH/HRS is working to address the situation and will return to the expected level of service soon. All other plan review disciplines are not affected. We apologize for the inconvenience

X

- Tracking
- Import/Rework
- Documents 9

filter

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Task				Reviewer		
	DEPT OF HEALTH	VALDIVIESO, JOSE	W	11/26/2025 10:37 AM	11/26/2025 10:37 AM	12/05/2025 10:37 AM
	DEPT OF HEALTH	VALDIVIESO, JOSE	W	11/04/2025 7:52 AM	11/25/2025 7:11 AM	11/12/2025 7:52 AM
	STORAGE			11/04/2025 7:52 AM		
	ONSITE SEWAGE TREATMENT & DISPOSAL SYSTEMS	VALDIVIESO MERA, JOSE	W	10/28/2025 9:04 AM	11/04/2025 7:52 AM	10/31/2025 9:04 AM
	STORAGE			10/12/2025 7:09 PM	10/28/2025 9:04 AM	
	PAVING & DRAINAGE	VARELA, IRENE	W	10/06/2025 8:48 AM	10/06/2025 9:36 AM	10/07/2025 8:48 AM

	ONSITE SEWAGE TREATMENT & DISPOSAL SYSTEMS	VALDIVIESO MERA, JOSE	W	10/06/2025 8:34 AM	10/12/2025 7:09 PM	10/09/2025 8:34 AM	
	RER ENVIRONMENTAL CORE	FEBLES, NOEL	W	10/03/2025 8:44 AM	10/06/2025 8:49 AM	10/07/2025 8:44 AM	
	IMPORT			09/22/2025 8:01 AM	09/22/2025 8:01 AM	09/23/2025 8:01 AM	UP25086753
	UPFRONT FEES	WEB APPLICATION ID		09/22/2025 8:00 AM	10/03/2025 8:44 AM	09/23/2025 8:00 AM	
	INTAKE			09/22/2025 8:00 AM	09/22/2025 8:01 AM	09/23/2025 8:00 AM	

Showing 1 to 11 of 11 entries

}

e-Permitting

miamidade.gov



Resident

Visitor

Business

Employee

Permit History Inquiry

Permit Number:	2026012147	Issue Date:	11/26/2025
Process Number:	M2025025359	CO/CC Release Date:	
Permit Type:	MBLD	Master Permit Number:	0
Building Code:		Bldg CO Release Date:	
Categories:	MUNICIPAL DEMOLITION		
Address:	6285 SW 98 ST		
Owner's Name:	CARBONELL LLC		
Folio Number:	20-5001-002-0310		
Proposed Use:	SINGLE FAM RES-CLUST-ZERO LOT-TOWN		
Contractor:			
Tradesman:			
Permit expired (Y/N):		Expiration Date:	
New Issue Date:		Revision Date:	
Extension Date:		Last Inspection Date:	
Inspection Type:		Inspection Disposition:	
Request Date:		Inspection Date:	
Last Approved Inspection Date:			
Inspection Comments:			

INQUIRY SUCCESSFUL

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