

**SUMMARY**  
**CITY OF HIALEAH**  
**SPECIAL MASTER ADMINISTRATIVE HEARING**  
**March 9, 2022**

Call to Order: **Eugene M. Steinfeld, Special Master**

Moment of Silence/Invocation: **Eugene M. Steinfeld, Special Master**

Present: **Eugene M. Steinfeld, Special Master. Leonor Almeida, and Amanda Bonanno-Cox Administrative Hearing Clerks. Miguel Mendez, Chief Electrical. Orlanyer Suarez, Caleb Rodriguez, Osias Ferreira, Jaime Collazo, Jimmy Espinoza, Jose Carrasco and Ryan E Bermudez, Code Compliance Inspectors.**

This Special Master, as per Ordinance #2018-017, is empowered to impose fines up to \$250.00 per day for a first violation and to continue the fines until such fines as the violations are corrected.

Failure to pay the stipulated fines could lead to the placement of a lien on the property affected and ultimately to a foreclosure of the property.

The rulings of this Special Master are final and can only be appealed to the Circuit Court of Miami-Dade County. If such an appeal is contemplated, the appellant is responsible for his own verbatim record of these proceedings.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE OFFICE OF THE CITY CLERK NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-5820 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.

- 1.** Swearing in of respondents and witnesses.
- 2.** CITY OF HIALEAH vs:

Referred Cases: **See Calendar**

Mitigations of Lien: **See Calendar**

**City of Hialeah  
Code Compliance  
Special Master Calendar**

**Notice of Administrative Hearings for March 9, 2022 starting promptly at 10:00 AM**

**You are hereby commanded to appear for an administrative hearing before the Special Master of the City of Hialeah, Florida on the date and time indicated above at the City of Hialeah Council Chambers on the 3rd Floor at City Hall.**

<b>Hearing Date:</b> 3/9/2022		<b>Special Master:</b> E. Steinfeld		<b>Room:</b> Council Chamber		<b>Hearing Time:</b> 10:00 AM		<b>DISPOSITION</b>	
<b>Agenda Sec.</b>	<b>Referred Cases</b>								
<b>Case Number</b>	<b>Respondent(s)</b>	<b>Case Address</b>	<b>Code Section (s)</b>	<b>Civil Penalty</b>	<b>Requested Date</b>	<b>Inspector(s)</b>	<b>Adm. Cost</b>	<b>Decision</b>	
2021-02633	140 LLC	160 W 28 ST	8-11	\$100		C. Rodriguez	\$150		
2018-06080	Durfer Enterprises LLC	350 W 49 ST	78-107, 78-108(A), 78-108(B)	\$100		C. Rodriguez	\$150		
2021-03521	Willmington Savings Fund	912 W 81 PL	105.1	\$250		C. Rodriguez	\$150		
2021-04225	Rosemary Lucille Perez	781 SE 2 PL	78-32	\$100		R. Bermudez	\$150		
2021-02820	New Mt Zion Human Services Inc	2255 W 4 CT	8-11	\$100		R. Bermudez	\$150		
2019-02555	Roberto Pardo & W Maria	3205 W 14 AVE	105.1	\$250		J. Espinoza	\$150		
2018-07003	Luis Gutierrez	4591 W 8 LN	105.1	\$250		J. Espinoza	\$150		
2018-06831	Lazaro Barreiro, Marisela Barreiro	810 W 36 ST	105.1	\$250		J. Espinoza	\$150		
2020-03841	Raysa Lopez	837 W 80 PL	105.1	\$250		J. Collazo	\$150		
2021-00215	Ross David Trs, Ross Davis Revocable Trust	7132 W 17 CT	105.1	\$250		J. Collazo	\$150		
2017-05451	Yosvani Capote, Ginnet J Capote	7597 W 32 CT	105.1	\$250		J. Collazo	\$150		
2021-03710	1500 Prestige Center LLC	1500 E 4 AVE	105.1	\$250		O. Ferreira	\$150		
2019-04543	Macys Florida Stores LLC	1777 W 49 ST	8-11	\$100		O. Ferreira	\$150		

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2021-03706	1500 Prestige Centers LLC	1514 E 4 AVE	105.1	\$250		O. Ferreira	\$150	
2019-01678	1500 Prestige Centers LLC	1520 E 4 AVE	105.1	\$250		O. Ferreira	\$150	
2021-02850	USC Realty Limited Liability Co	5675 NW 36 AVE	8-11	\$100		J. Carrasco	\$150	
2021-01676	Noelvys Betancourt	33 W 30 ST	10-2(a)	\$100		J. Carrasco	\$150	
2021-02736	Noelvys Betancourt	33 W 30 ST	8-11	\$100		J. Carrasco	\$150	
2018-05988	Ofelia Tejera Pertierra Tr	1111 Palm Ave	8-11	\$100		J. Carrasco	\$150	
2019-01882	Westar Hialeah Plaza LLC	3 E 44 ST	105.1	\$250		O. Suarez	\$150	
2018-02671	Lorenzo Rodriguez & W Elsa	393 E 51 ST	105.1	\$250		O. Suarez	\$150	
2019-01682	Maria Martinez	301 E 52 ST	105.1	\$250		O. Suarez	\$150	
2018-05638	The International Condominium, Inc	6780 W 2 CT	8-11	\$100		C. Rodriguez	\$150	
2021-02775	Tarpon Hialeah LLC	601 W 49 ST	8-11	\$100		C. Rodriguez	\$150	
2018-01239	P A J Investment Corp	4305 E 10 LN	8-11	\$100		C. Rodriguez	\$150	
2018-01423	Los Suenos Condo Association	1725-55 W 60 ST	8-11	\$100		C. Rodriguez	\$150	
2018-07155	Michael G Keener & James B Keener & W Evelyn E	4790 W 8 AVE	105.1	\$250		J. Espinoza	\$150	
2019-03022	Alejandro Abascal & W Sonia	1035 W 33 PL	105.1	\$250		J. Espinoza	\$150	

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2021-04040	Malaga Condo	6671 W 22 CT	78-32	\$100		J. Collazo	\$150	
2021-02849	USC Realty Limited Liability Co	5663 NW 36 AVE	8-11	\$100		J. Collazo	\$150	
2020-03488	Bismark Velasquez, Leyla Velasquez	3135 W 78 ST	105.1	\$250		J. Collazo	\$150	
2021-02031	Marilyn Martinez	734 E 41 ST	98-2200(b)(1)	\$250		O. Ferreira	\$150	
2021-00406	1500 Prestige Centers LLC	1514 E 4 AVE	74-86	\$100		O. Ferreira	\$150	
2021-00236	Angel Llanes & Aymara Llanes	474 E 11 ST	105.1	\$250		O. Ferreira	\$150	
2021-02916	Brian Holland, Karen Holland, Alita Holland	395 E 10 AVE	8-11	\$100		O. Ferreira	\$150	
2018-04737	Yoel Lopez Villazan, Yosdeny Zayas	650 E 10 AVE	105.1	\$250		J. Carrasco	\$150	
2018-07207	Fransisco Suarez & Vanessa Paneca JTRS	721 W 81 ST #1	105.1	\$250		J. Carrasco	\$150	
2021-03283	JRS Hialeah LLC	3640 Palm Ave	105.1	\$250		J. Carrasco	\$150	
2019-02060	Yerandis Leal	240 W 28 ST	8-11	\$100		J. Carrasco	\$150	
2019-01681	Rafael Monte De Oca & W Raquel Monte De Oca	358 W 58 ST	105.1	\$250		O. Suarez	\$150	
2019-02761	Artinvest INC	1880-90 Palm Ave	8-11	\$100		O. Suarez	\$150	

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Agenda Sec.	Mitigation of Fees/Lien							
Case Number	Respondent(s)	Case Address	Code Section (s)	Civil Penalty	Requested Date	Inspector(s)	Adm. Cost	Decision
2018-03814	Pedro Baullosa Musa, Damaris Gato Moreno, Jose Antonio Puentes Gato	702 SE 9 PL	105.1	\$250		O. Ferreira	\$150	
2021-02715	Modesto Perez, Bacilia Perez	830 E 1 AVE	8-11	\$100		C. Rodriguez	\$150	
2018-08160	Daymar Sanjudo, Maria Noa	161 SE 8 AVE	105.1	\$250		O. Ferreira	\$150	
2019-01252	Duran International Inc.	4235 E 10 LN	8-11	\$100		C. Rodriguez	\$150	

You have a right to be represented by an attorney. You also have a right to present evidence and witnesses, and to cross-examine witnesses. You are requested to submit at least two days in advance of the hearing the original and seven copies of any document you intend to introduce at the hearing. A request for continuance will not be considered unless received in writing by the Code Enforcement Clerk at least ten days prior to the date set for the hearing. Your failure to attend the hearing shall constitute a waiver of your right to the hearing. Such waiver shall constitute an admission of the violation(s) and may result in civil penalties, continuing violation penalties and administrative costs being assessed against you. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the property where the violation occurred and upon any other non-exempt real or personal property you own. The lien may result in a foreclosure of your property and a money judgment against you. It is your responsibility to request a re-inspection of the property and City records, as applicable, to determine whether you complied with the Notice of Civil Violation, and any order entered by the Special Master by contacting the Code Enforcement Clerk. If additional information is required, please call (305) 883-5832, Monday through Friday, between 7:30 AM and 3:15PM.

Any person wishing to appeal any decision made by the City Council with respect to any matter considered at this meeting, will need a record of the proceedings and, for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at (305) 883-5820 for assistance no later than two (2) days prior to the proceeding; if hearing impaired, you may telephone the Florida Relay Service at (800) 955-8771 (TDD), (877) 955-8773 (Spanish) or (800) 955-8770 (Voice).