

**SUMMARY**  
**CITY OF HIALEAH**  
**SPECIAL MASTER ADMINISTRATIVE HEARING**  
**January 19, 2023**

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

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

Present: **Eugene M. Steinfeld, Special Master. Amanda Bonanno-Cox, and Lilian Ramos, 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 continue such fines until 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 January 19, 2023 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> 01/19/2023 | <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>Appeals</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> |
| 2022-03063                      | CARMEN L QUINONES                   | 1721 W 68 ST                 | 98-1673, 98-2119              | \$250                | 12/19/2022            | ORS                 | \$150            |                 |

|                    |  |   |                                    |                      |                       |                     |                  |                 |
|--------------------|--|---|------------------------------------|----------------------|-----------------------|---------------------|------------------|-----------------|
| <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> |
| 2021-00876         | MIAMI LAKES STORAGE LLC                              | Folio: 04-2017-001-0211                 | 98-413 (1) & (7),<br>98-1607.1 (e) | \$250                | 9/3/2021              | C. Rodriguez        | \$150            |                 |
| 2021-03189         | MIAMI LAKES STORAGE LLC                              | Folio: 04-2017-001-0211                 | 86-34                              | \$100                | 9/3/2021              | C. Rodriguez        | \$150            |                 |
| 2021-03817         | 11 E 8 ST LLC  | 11 E 8 ST                               | 78-31, 78-32, 78-33                | \$100                | 11/21/2022            | A. King             | \$150            |                 |
| 2022-02399         | MONTE BELLO TOWNHOUSES CONDOMINIUM ASSOCIATION, INC. | Folio: 04-2025-050-0001<br>1025 W 77 ST | 78-32, 78-33                       | \$100                | 12/22/2022            | A. Greaves          | \$150            |                 |
| 2019-03292         | BORDAS PROPERTY HOLDINGS 737 LLC                     | 3860 W 2 AVE                            | 105.1                              | \$250                | 6/25/2021             | O. Suarez           | \$150            |                 |
| 2019-00979         | ISABEL RODRIGUEZ, SORA RODRIGUEZ                     | 281 E 54 ST                             | 105.1                              | \$250                | 12/17/2019            | O. Suarez           | \$150            |                 |
| 2018-04975         | JOSE MEDINA JTRS, IRINA M BUENO JTRS                 | 576 SE 9 CT                             | 105.1                              | \$250                | 7/7/2022              | O. Suarez           | \$150            |                 |
| 2018-05654         | JUAN MOREJON   | 631 E 53 ST                             | 105.1                              | \$250                | 7/7/2022              | O. Suarez           | \$150            |                 |
| 2018-06397         | ARMANDO CALZADILLA, ALEIDA BASTER                    | 360 W 63 ST                             | 105.1                              | \$250                | 7/7/2022              | O. Suarez           | \$150            |                 |
| 2018-01132         | YELENY ALPIZAR, CARLOS GARCIA                        | 1461 E 9 CT                             | 105.1                              | \$250                | 12/10/2019            | O. Suarez           | \$150            |                 |

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|---------------------------------|--|-------------------------------------|--|------------------------------|------------|-------------------------------|-------|--|
| 2020-01071                      | ALEXANDER MONTANE DE MESA GREYDIS CUE              | 450 W 56 ST                         | 105.1  | \$250                        | 11/10/2022 | J. Espinoza                   | \$150 |  |
| 2020-00980                      | MARTIN J GUTIERREZ                                 | 5491 W 5 LN                         | 105.1  | \$250                        | 11/10/2022 | J. Espinoza                   | \$150 |  |
| 2022-02176                      | YASSER BOZA, YOELEXYS FIGUEROA                     | 8090 W 18 LANE RD                   | 58-5, 17-25(2), 17-25(3),<br>17-25(5), 17-25(6), 17-25(8),<br>17-27(9), 98-1673, 98-2119 | \$250                        | 12/15/2022 | C. Rodriguez                  | \$150 |  |
| 2022-02179                      | YASSER BOZA, YOELEXYS FIGUEROA                     | 8090 W 18 LANE RD                   | 105.1  | \$250                        | 12/15/2022 | C. Rodriguez                  | \$150 |  |
| 2019-04962                      | ERICH GONZALEZ, OLGA RODRIGUEZ                     | 2572 W 72 PL                        | 105.1  | \$250                        | 11/3/2022  | J. Collazo                    | \$150 |  |
| 2019-04854                      | ERICH GONZALEZ, OLGA RODRIGUEZ                     | 2572 W 72 PL                        | 98-496   | \$250                        | 11/3/2022  | J. Collazo                    | \$150 |  |
| 2018-05104                      | JUAN E GIL HERO, MICHEL GIL                        | 109 W 14 ST                         | 105.1  | \$250                        | 4/30/2019  | O. Ferreira                   | \$150 |  |
| 2020-00967                      | MARIO QUINONES                                     | 360 SE 7 AVE                        | 105.1  | \$250                        | 7/8/2022   | O. Ferreira                   | \$150 |  |
| 2021-02850                      | USC REALTY LIMITED LIABILITY CO                    | 5687 NW 36 AVE                      | 8-11   | \$100                        | 11/3/2021  | J. Carrasco                   | \$150 |  |
| 2019-03734                      | AIRRAS GROUP INC                                   | 1155 W 77 ST                        | 78-107, 78-108 (a) (b)   | \$100                        | 12/21/2022 | J. Carrasco                   | \$150 |  |
| 2022-01034                      | PEDRO J LEON                                       | 143 W 6 ST                          | 17-23, 17-24, 17-25  | \$250                        | 12/12/2022 | R. Bermudez                   | \$150 |  |
| 2020-00948                      | ALEJANDRO RODRIGUEZ GOMEZ, MIRIALYS SANABIA BEBERT | 5960 W 9 LN                         | 105.1  | \$250                        | 11/10/2022 | J. Espinoza                   | \$150 |  |
| 2019-04596                      | CAE 1516 LLC                                       | 1516 W 41 ST Unit: 24               | 105.1  | \$250                        | 11/10/2022 | J. Espinoza                   | \$150 |  |
| 2022-02798                      | 4201 PALM AVENUE II LLC                            | 41 E 42 ST                          | 98-2187, 98-2194,<br>98-2195, 98-2196,<br>98-2197  | \$250                        | 12/15/2022 | C. Rodriguez                  | \$150 |  |
| 2022-03363                      | EAST 10TH AVE PROPERTY LLC                         | 5095 E 10 AVE                       | 98-1293(7), 98-2186,<br>98-2195  | \$250                        | 12/22/2022 | C. Rodriguez                  | \$150 |  |

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|---------------------------------|---|-------------------------------------|------------------------|------------------------------|------------|-------------------------------|-------|--|
| 2019-05135                      | ALINA LLERANDI  | 2645 W 73 PL                        | 105.1                  | \$250                        | 12/1/2022  | J. Collazo                    | \$150 |  |
| 2018-08143                      | MARBELLA APT CORP   | 1085 W 71 ST                        | 105.1                  | \$250                        | 12/21/2022 | J. Collazo                    | \$150 |  |
| 2019-04669                      | 301 PALM PLAZA LLC  | 301 PALM AVE                        | 105.1                  | \$250                        | 6/15/2022  | O. Ferreira                   | \$150 |  |
| 2018-09802                      | JESUS M PORBEN  | 60 W 17 ST                          | 78-107, 78-108 (a) (b) | \$100                        | 1/11/2021  | O. Ferreira                   | \$150 |  |
| 2019-03548                      | ANGEOLINA QUINTANA  | 6480 W 12 AVE                       | 105.1                  | \$250                        | 12/21/2022 | J. Carrasco                   | \$150 |  |
| 2019-03545                      | MARIA JOSEFINA GUZMAN, ANA MARIA GUZMAN   | 965 W 77 ST                         | 105.1                  | \$250                        | 5/4/2020   | J. Carrasco                   | \$150 |  |
| 2018-07763                      | LIBIA GUTIERREZ   | 840 SE 10 PL                        | 105.1                  | \$250                        | 9/5/2022   | R. Bermudez                   | \$150 |  |
| 2019-03551                      | MITCHELL A DELGADO TRS, MITCHELL A DELGADO AND RAFAELA SOSA DELGADO REVOC LIVING TR, RAFAELA SOSA DELGADO TRS | 5590 W 6 AVE                        | 105.1                  | \$250                        | 11/16/2022 | J. Espinoza                   | \$150 |  |
| 2019-00943                      | YOHAN HERNANDEZ   | 1328 W 83 ST                        | 105.1                  | \$250                        | 12/21/2022 | J. Collazo                    | \$150 |  |
| 2019-03612                      | RAISMILA ALONSO   | 2610 W 68 PL                        | 98-496                 | \$250                        | 1/15/2020  | J. Carrasco                   | \$150 |  |
| 2021-04061                      | 3851 NW N RIVER PROPERTY LLC  | 3851 NW N RIVER DR                  | 105.1                  | \$250                        | 8/9/2022   | R. Bermudez                   | \$150 |  |

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|---------------------------------|--------------------------------|-------------------------------------|-------------------------|------------------------------|-----------------------|-------------------------------|------------------|-----------------|--------------------|
| <b>Agenda Sec.</b>              | <b>Mitigation of Fees/Lien</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> |                    |
| 2019-04811                      | IRMA ROJAS                     | 994 SE 9 AVE<br>996 SE 9 AVE        | 78-33                   | \$100                        | 12/29/2022            | A.King                        | \$150            |                 |                    |

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|---------------------------------|-------------------------------------|------------------------------|-------------------------------|

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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).