



VILLAGE OF PALMETTO BAY
 9705 E. HIBISCUS STREET
 PALMETTO BAY, FLORIDA 33157
 (305) 259-1234 Fax: (305) 259-1290

Approved
 Edward Silva, Village Manager
 11/19/19
 Date

REQUEST FOR PUBLIC RECORDS

Requests are filled in accordance with the provisions of Chapters 119 and 257, Florida Statutes.

DATE: 11-14-19
 NAME: Jose M. Delson
 COMPANY: Saisys Dog Grooming
 ADDRESS: _____
 PHONE: 786-381-5324 FAX: _____
 EMAIL: rudyford2@aatt.net

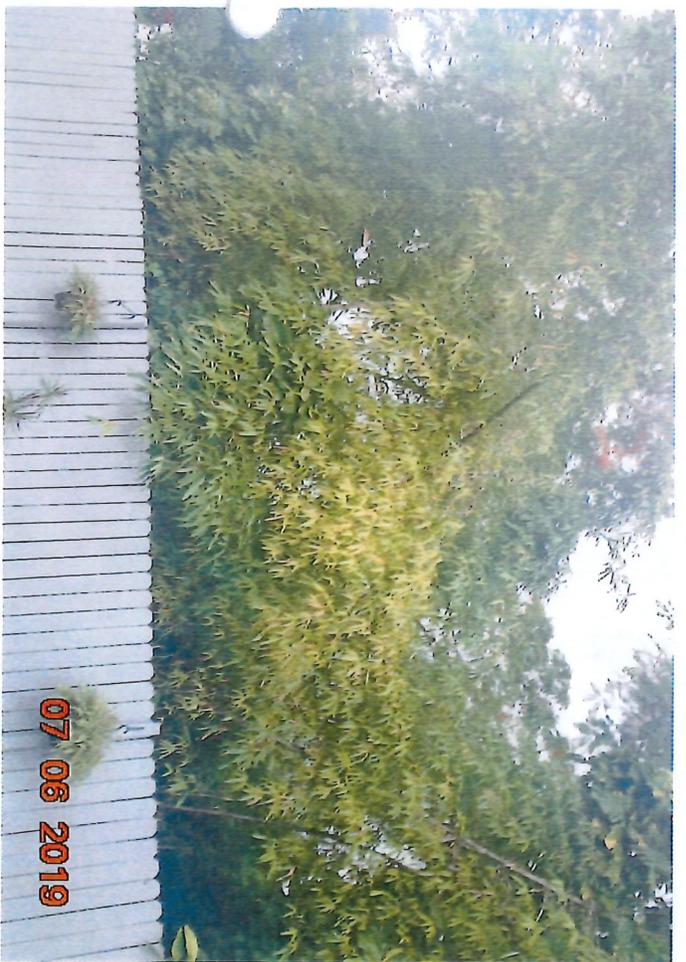
REQUEST (Attach additional page, if necessary): Copies of the following documents:

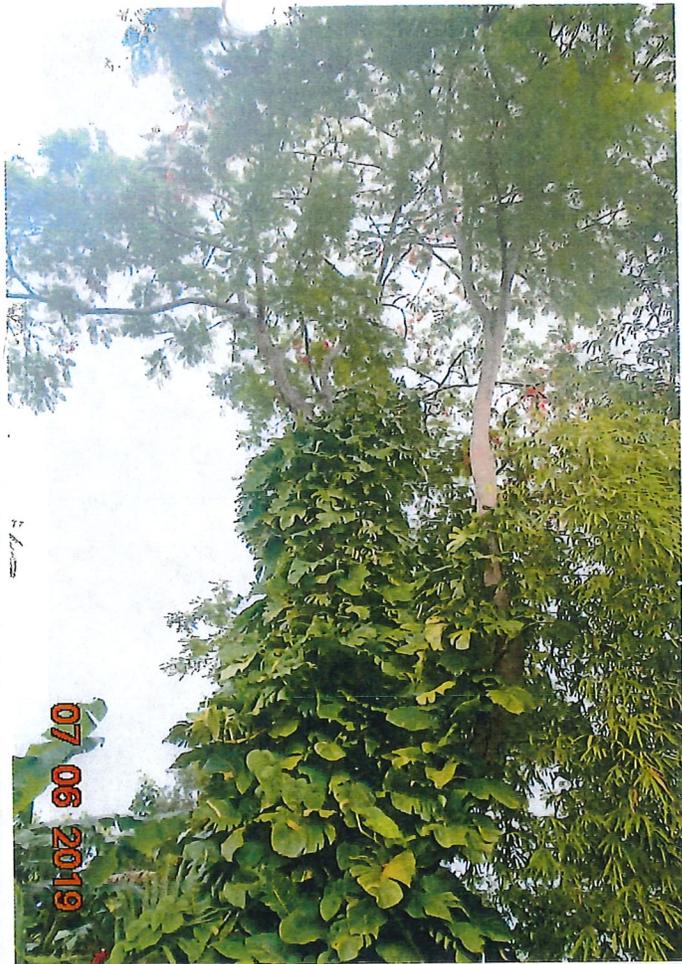
All code enforcement,
special masters note, complaints,
on property at 9055 SW 158 ST,
from 6-1-19 to present

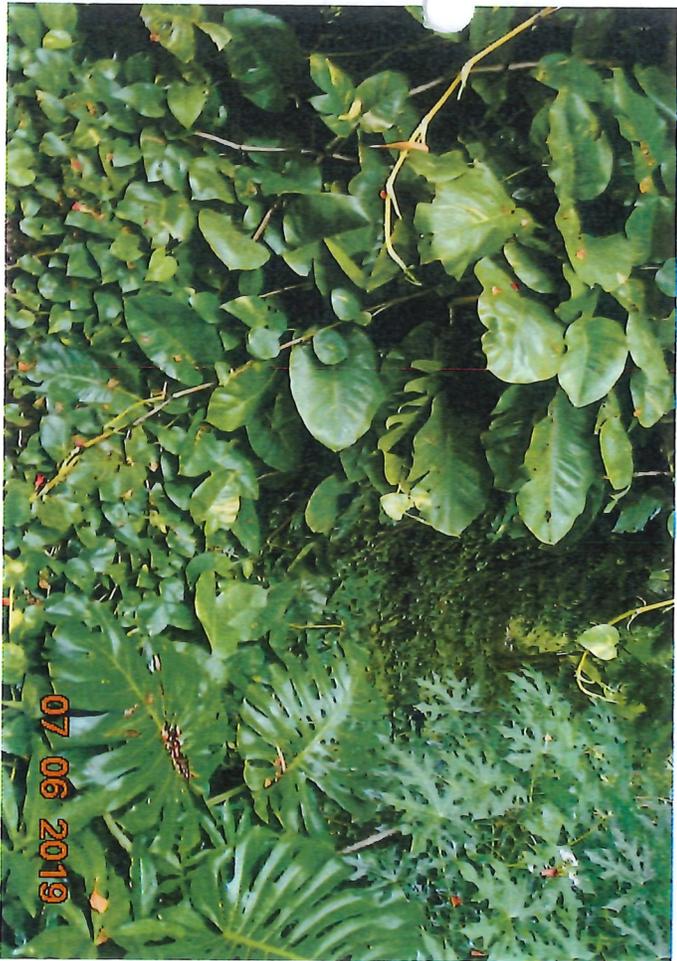
FOR USE BY VILLAGE STAFF ONLY TRACKING NO.: 2019-378
 DATE FORWARDED: 11-14-19 ASSIGNED DEPT: Building
 DATE REQUEST FILLED: _____ NUMBER OF COPIES: _____
 ESTIMATED TIME (IF APPLICABLE): _____ ESTIMATED COST: _____
 HOW WAS REQUEST FILLED? _____
 IF NOT FILLED, REASON: _____
 BY: _____

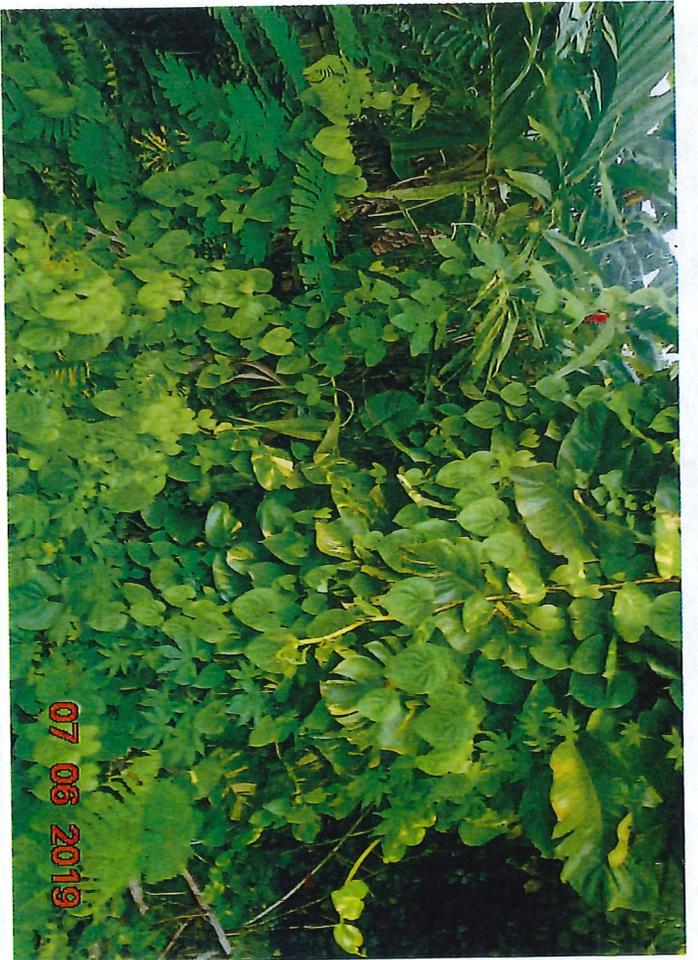
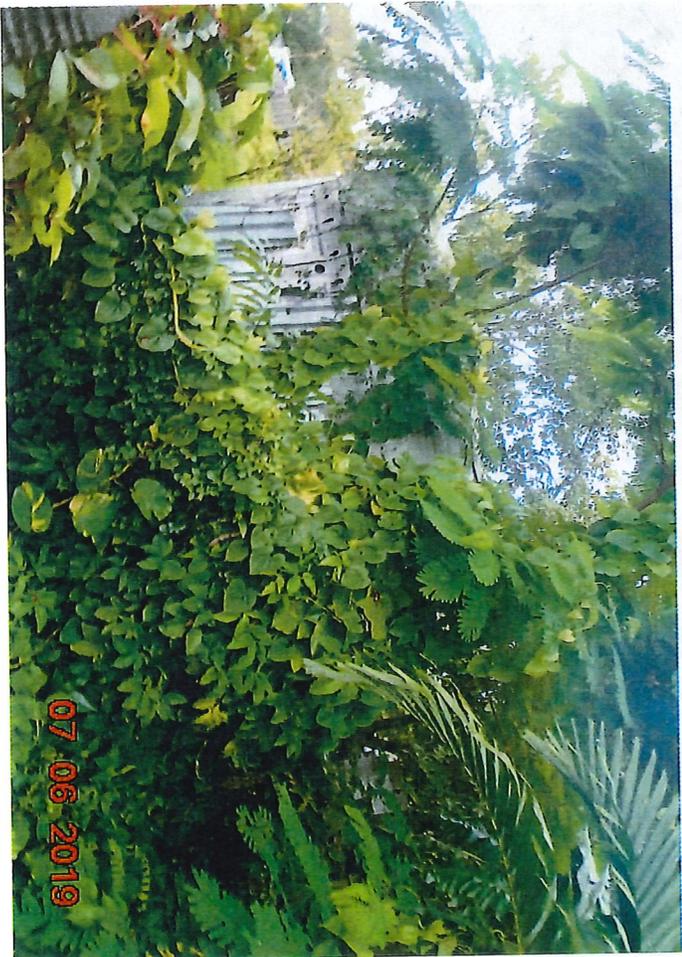
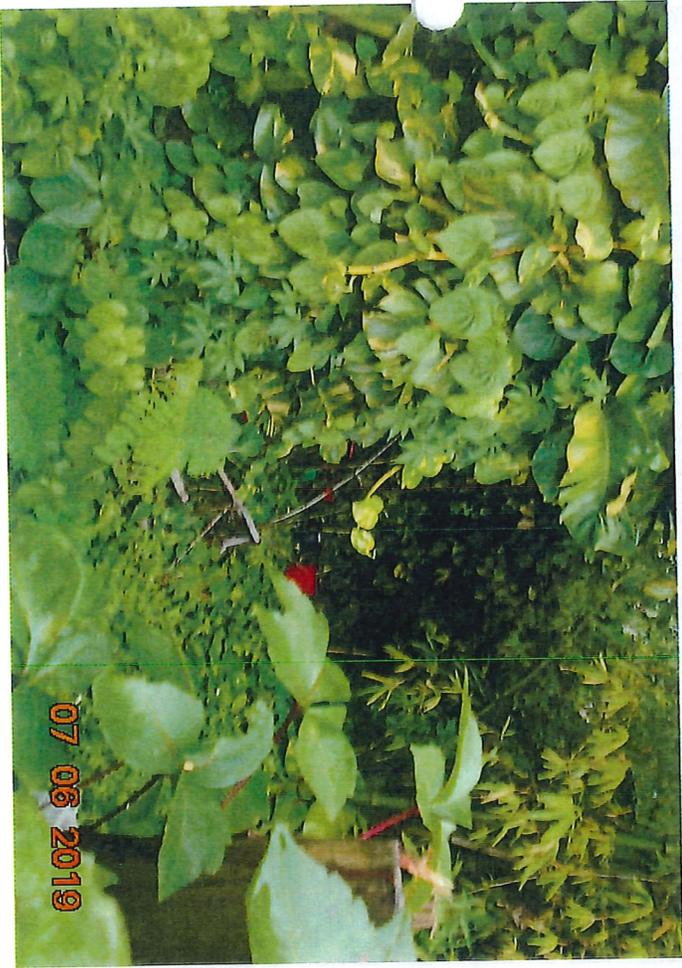
OK

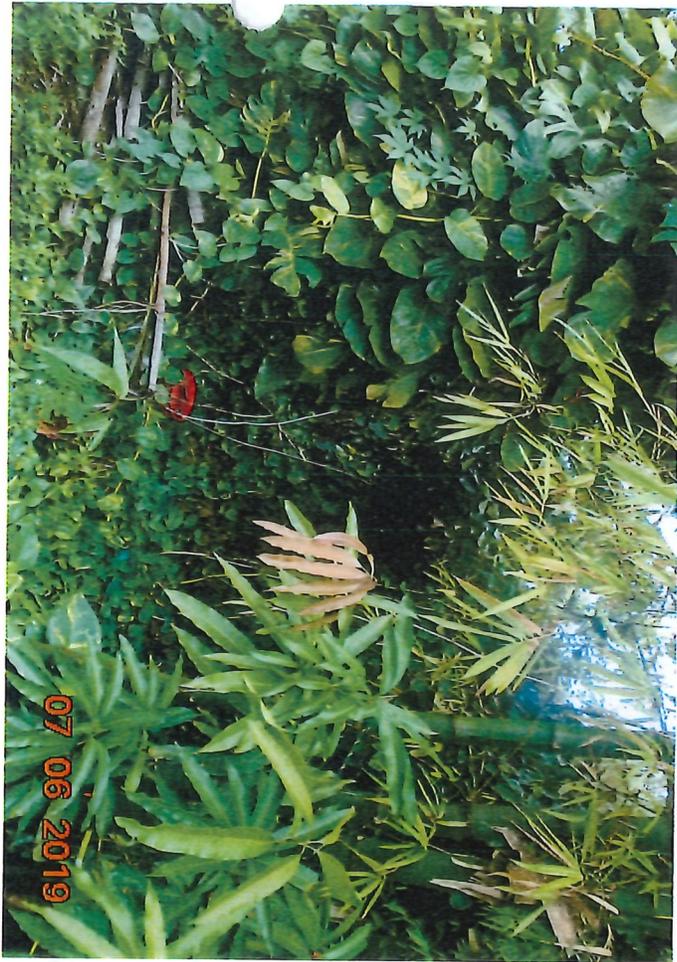
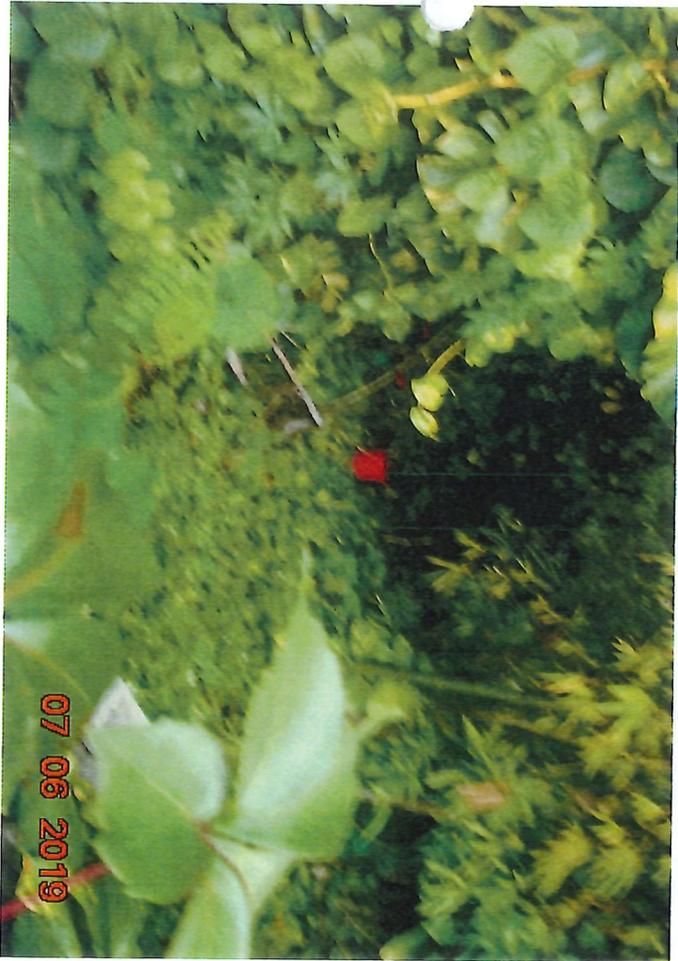


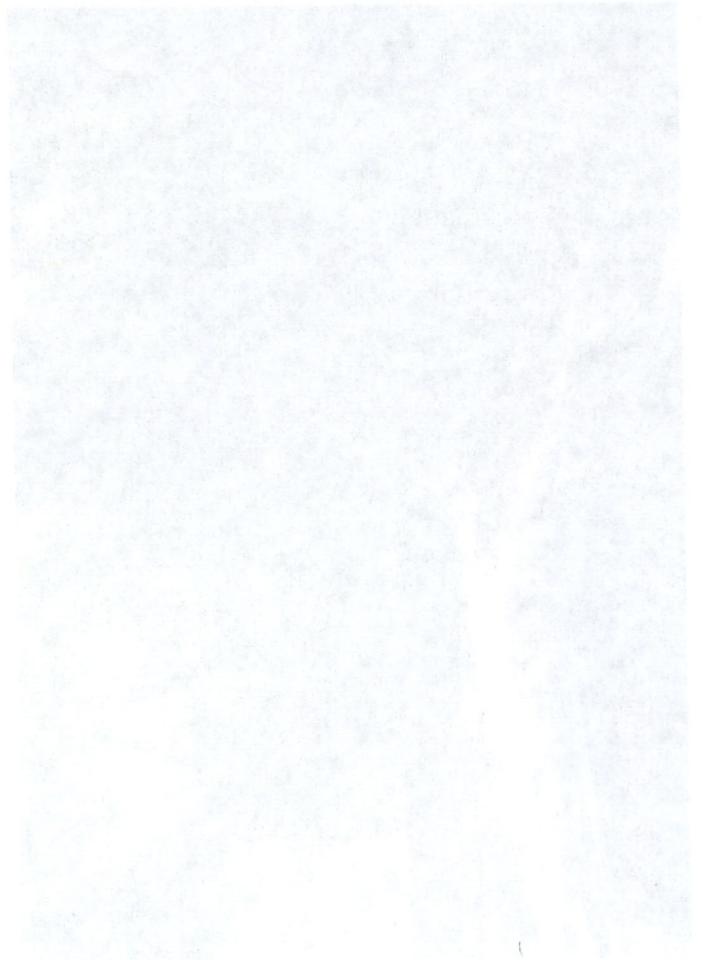
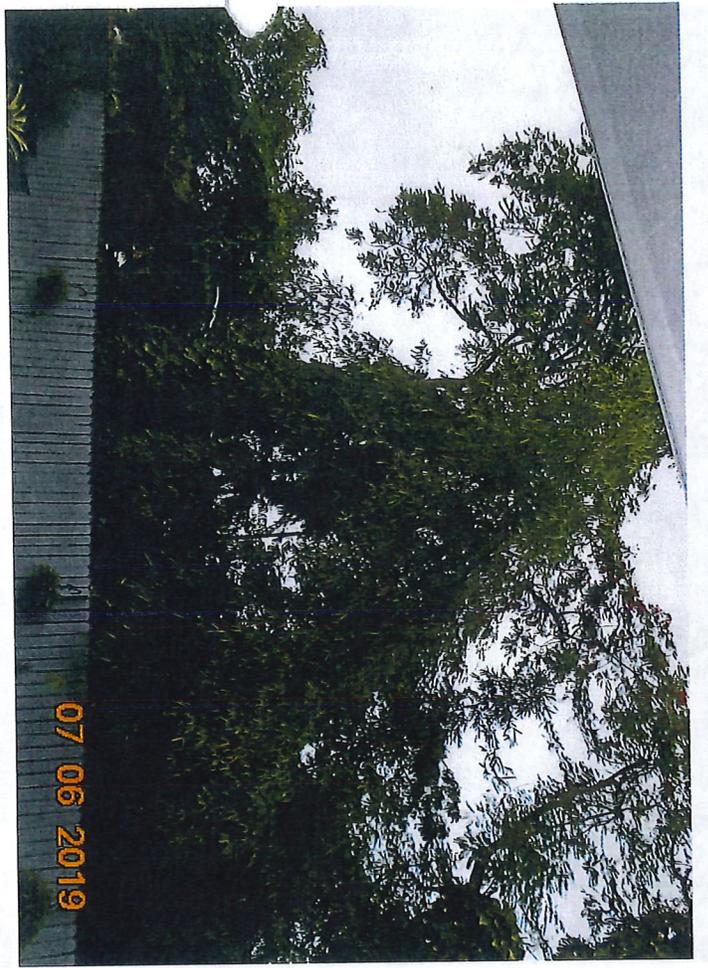


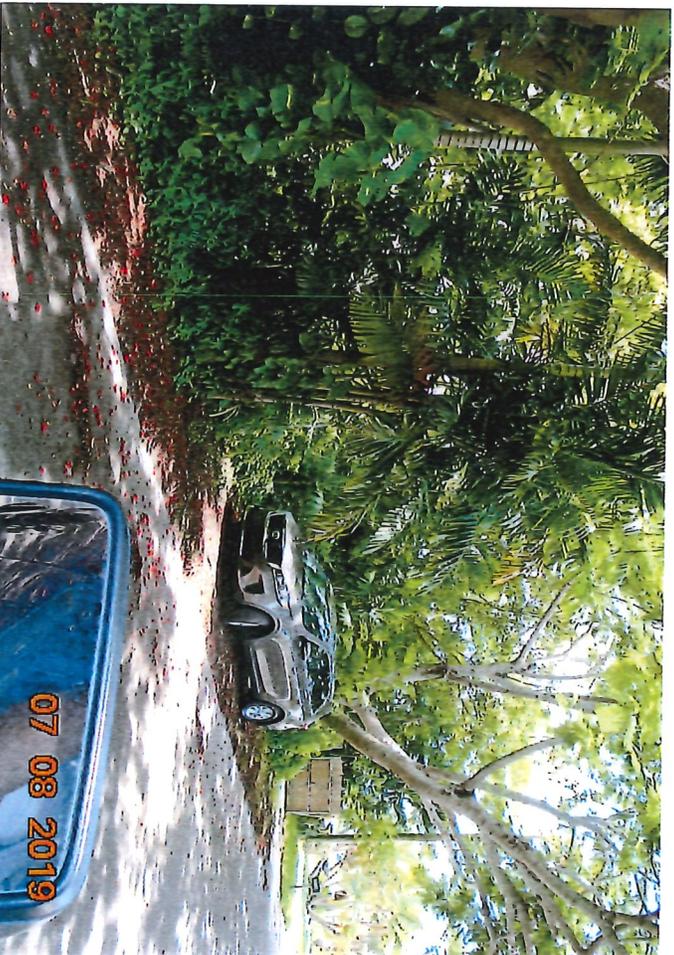
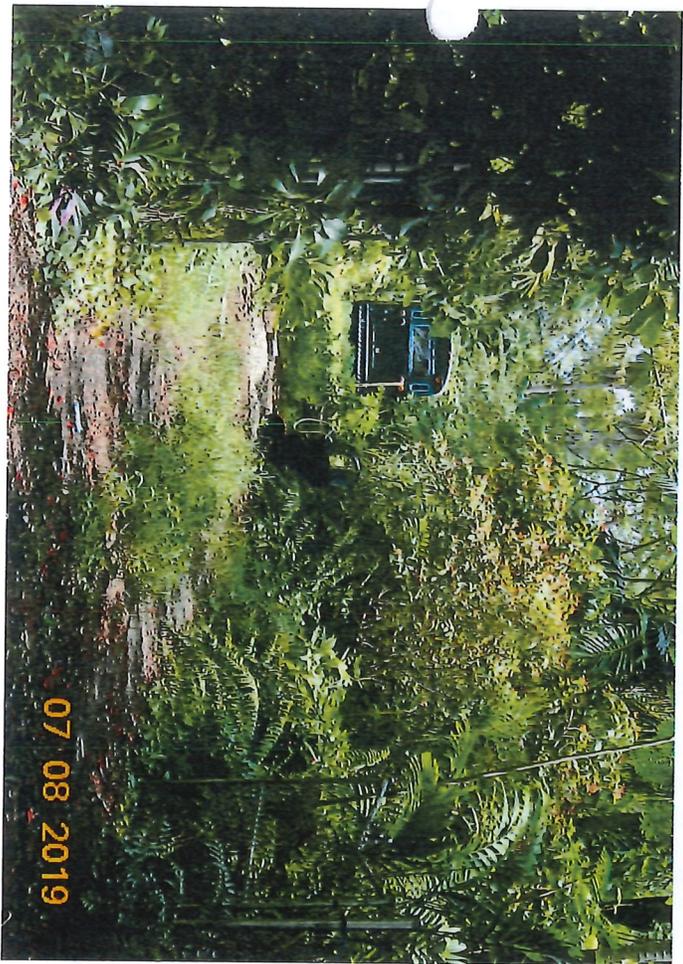
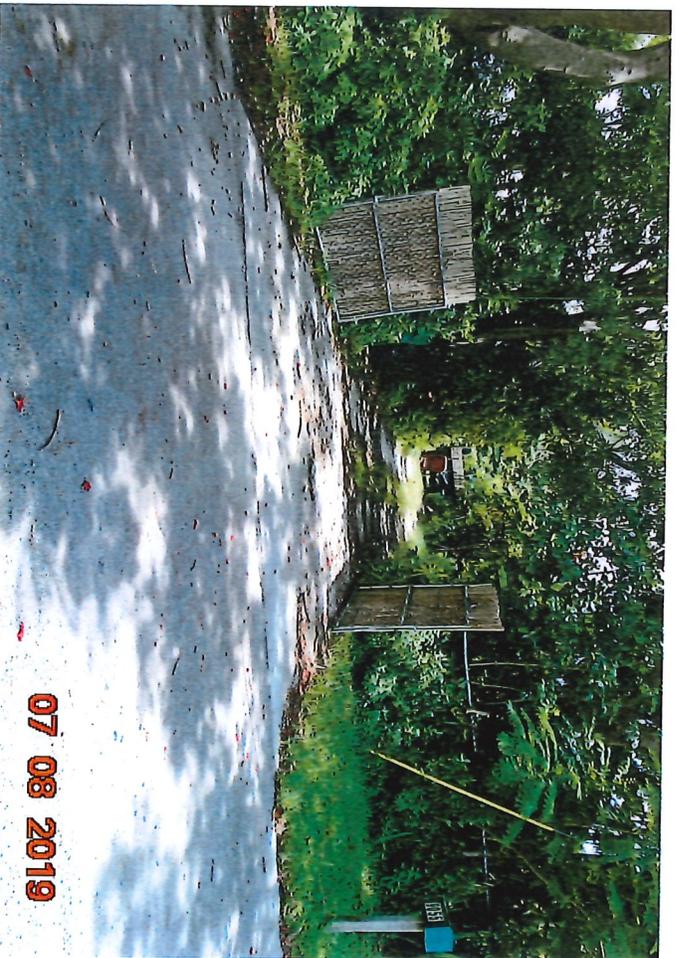












7016 1970 0000 0733 0763

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only **

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage
\$
Total Postage
\$
Sent To
Street and/
City, State.

JOHN ROGERS
9055 SW 158 ST
MIAMI, FL 33157-1945
CE-2019-0082
CITATION 4903

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JOHN ROGERS
9055 SW 158 ST
MIAMI, FL 33157-1945
CE-2019-0082
CITATION 4903



9590 9402 4666 8323 7877 41

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery

2. Article Number (Time for postage only)
7016 1970 0000 0733 0763



VILLAGE OF PALMETTO BAY
UNIFORM CIVIL VIOLATION NOTICE
CODE COMPLIANCE DIVISION

DATE ISSUED 7.09.19	TIME ISSUED 8:49 A	CODE INSPECTOR NAME White
NAME OF VIOLATOR(S) John Rogers		FOLIO # 3350280000760
		REPEAT VIOLATION <input type="checkbox"/> YES <input type="checkbox"/> NO
		CASE NUMBER 19.0087
MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip) 2055 SW 158 Street Palmetto Bay		
THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON 7.12.19 AT 10:00 DATE TIME		
YOU COMMITTED A VIOLATION OF SECTION(S) 27-51 Intent OF THE VILLAGE OF PALMETTO BAY CODE TO WIT: 27-81, 27-71.(9)(1)(2) a		
- failure to maintain property		
DESCRIPTION		
- Remove all vines from trees & shrubs		
- Remove all vegetation encroaching		
on spillage over onto neighboring property		
Clean up property.		
AT 2055 SW 158 St. Palmetto Bay FL 33187 LOCATION OF VIOLATION		

YOU SHALL:

PAY THE ONE-TIME FINE OF \$ _____ ON OR
BEFORE _____ AND CORRECT THE VIOLATION ON OR
BEFORE _____

PAY THE DAILY FINE OF \$ 350.00 ON OR
BEFORE 8.05.2019 AND CORRECT THE VIOLATION ON OR
BEFORE 7.22.2019

(SEE INSTRUCTIONS ON REVERSE SIDE)

IF YOU FAIL TO PAY THE CIVIL FINE WITHIN THE TIME LIMIT SPECIFIED ABOVE OR
TO FILE IN WRITING A REQUEST FOR AN ADMINISTRATIVE HEARING WITHIN 20
DAYS FROM RECEIPT OF THE CIVIL INFRACTION NOTICE, YOU SHALL BE DEEMED
TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AT A HEARING AND
SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF THE VIOLATION.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE. I UNDERSTAND
THAT ACCEPTANCE OF THIS VIOLATION NOTICE IS NOT AN ADMISSION OF GUILT.

SERVICE: PERSONAL

MAIL

POSTING

VIOLATOR

DATE

White

CODE COMPLIANCE OFFICER'S SIGNATURE

7.09.19

DATE

(CITATION #)

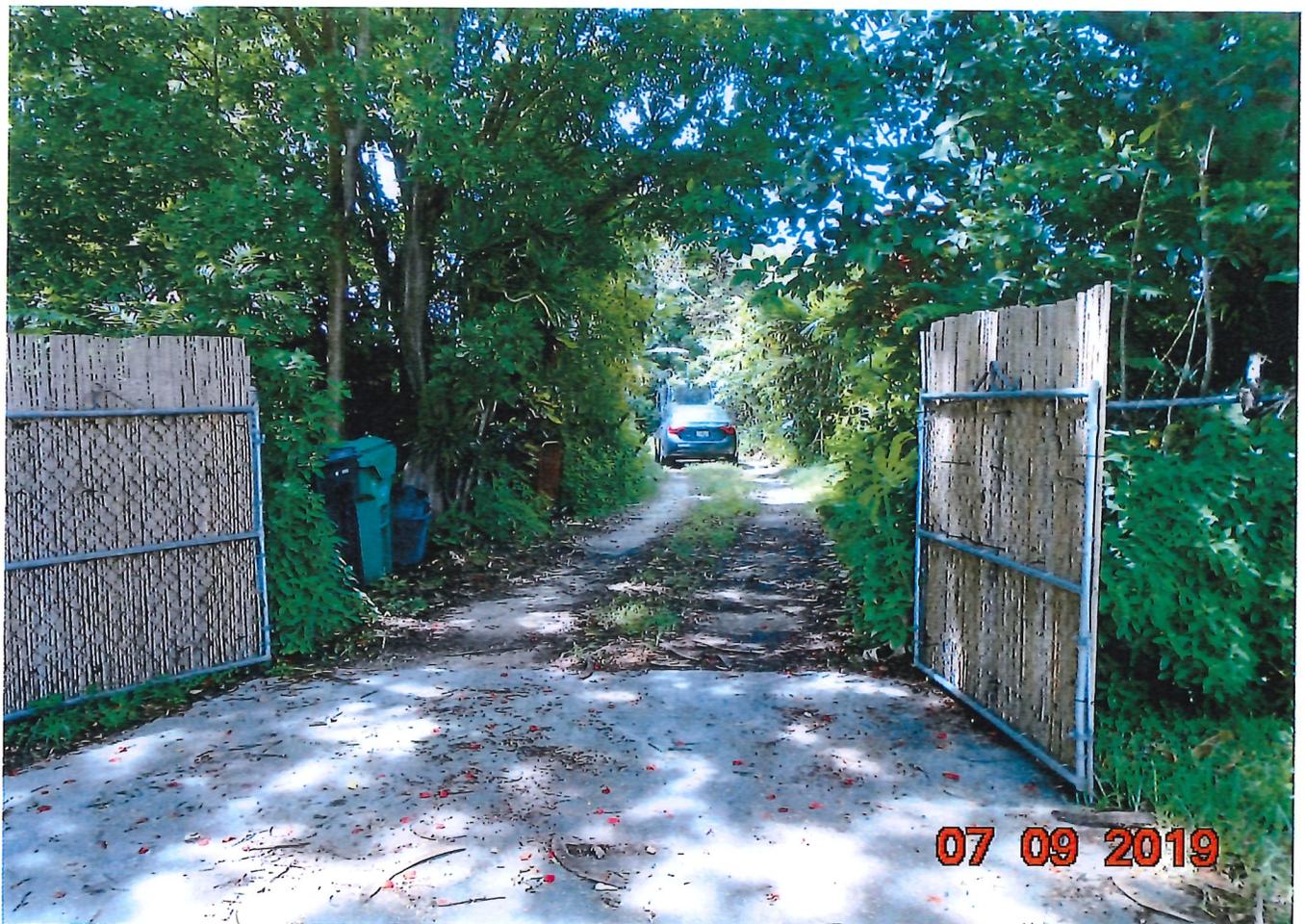
No 4903

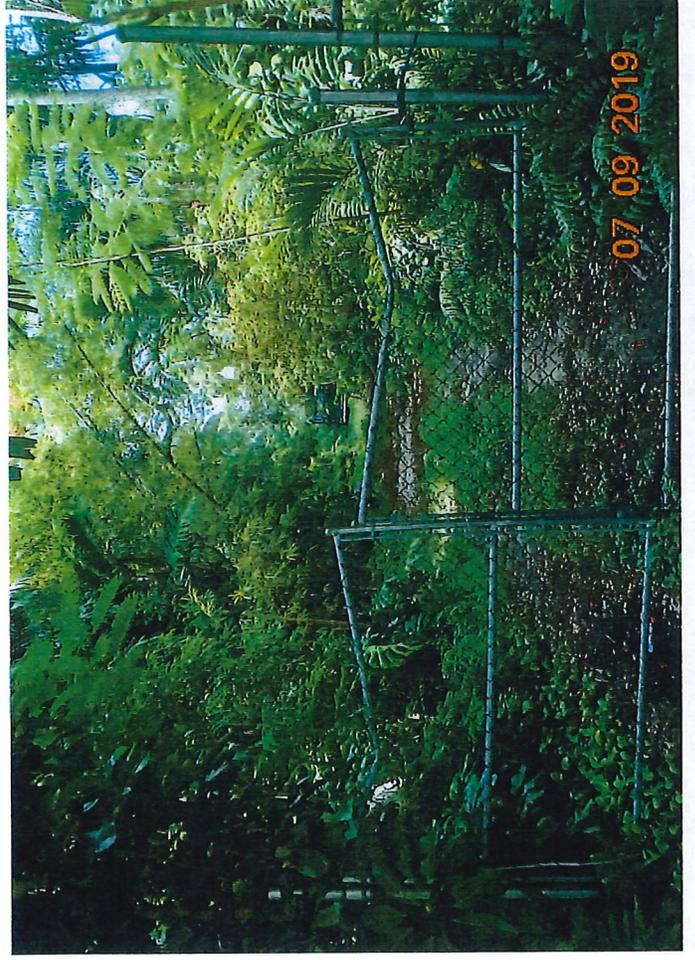
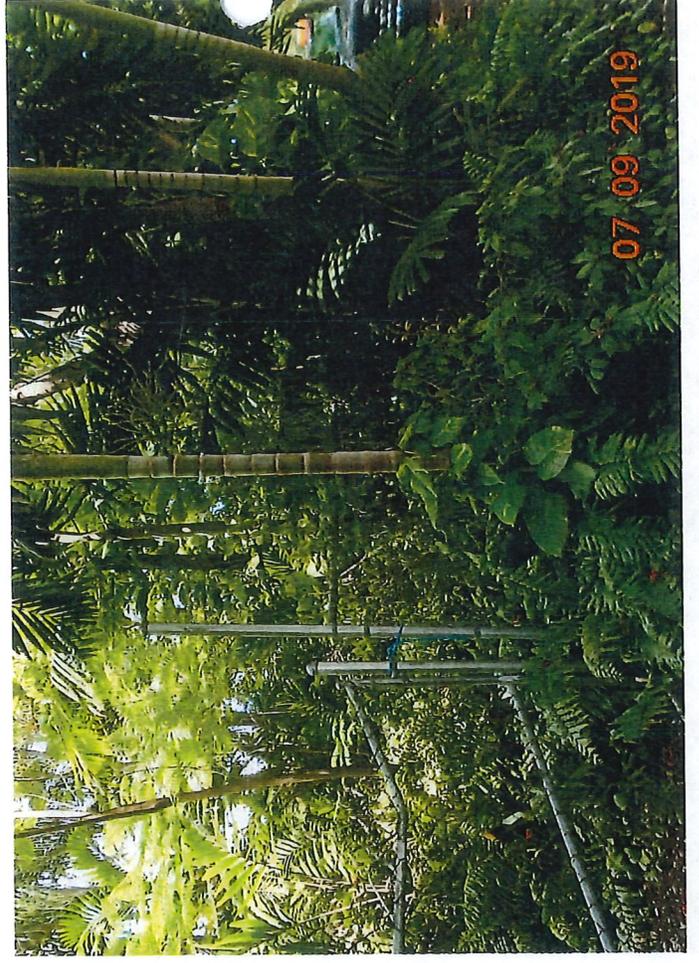
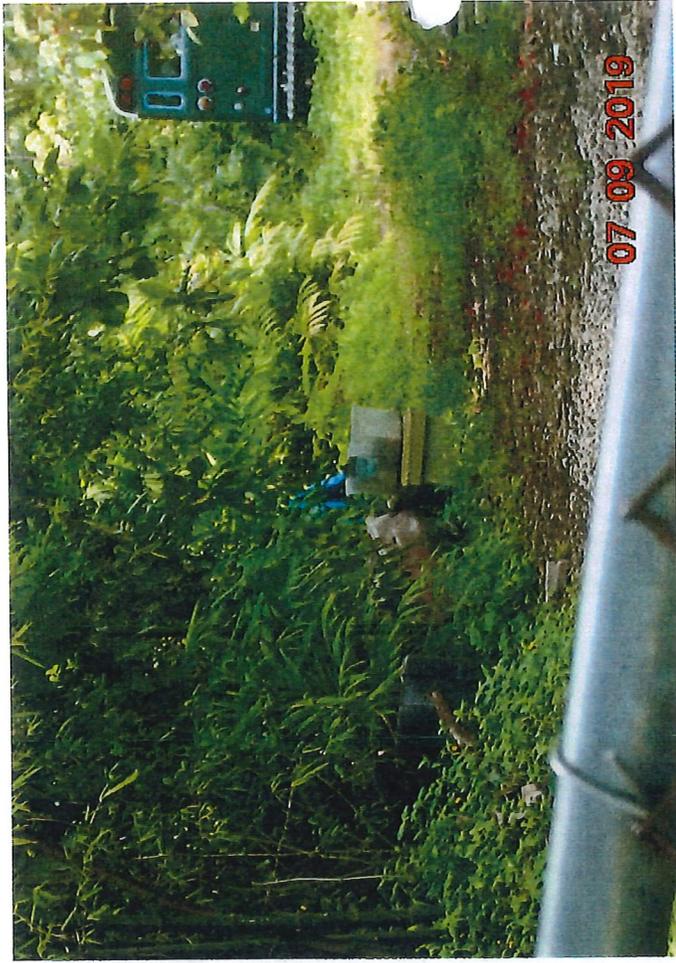
WHITE - VIOLATOR'S COPY / YELLOW - OFFICER / CARD - CASE FILE

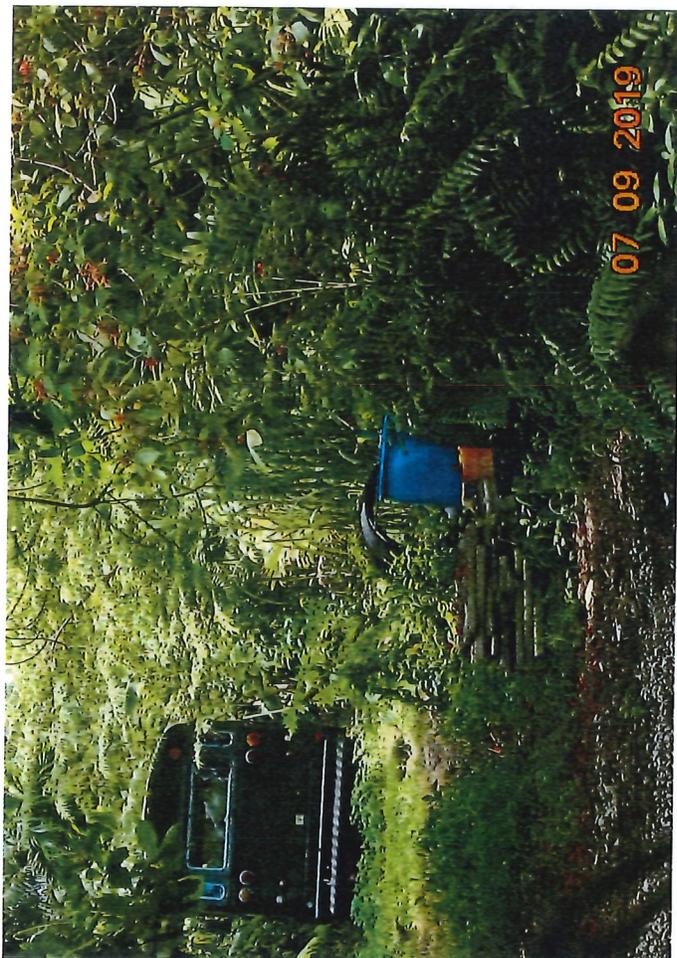
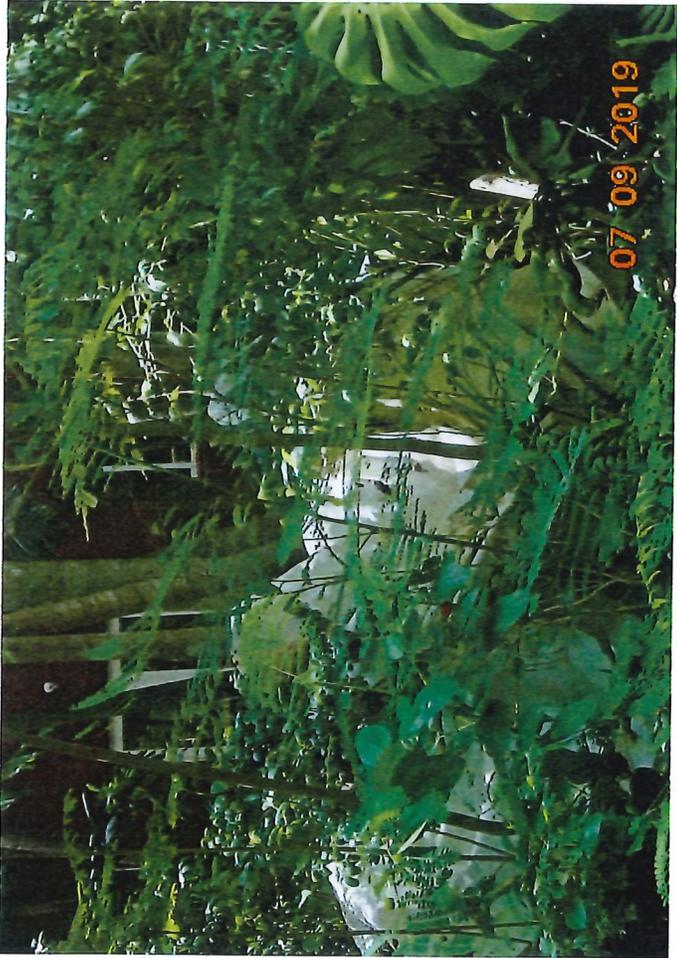
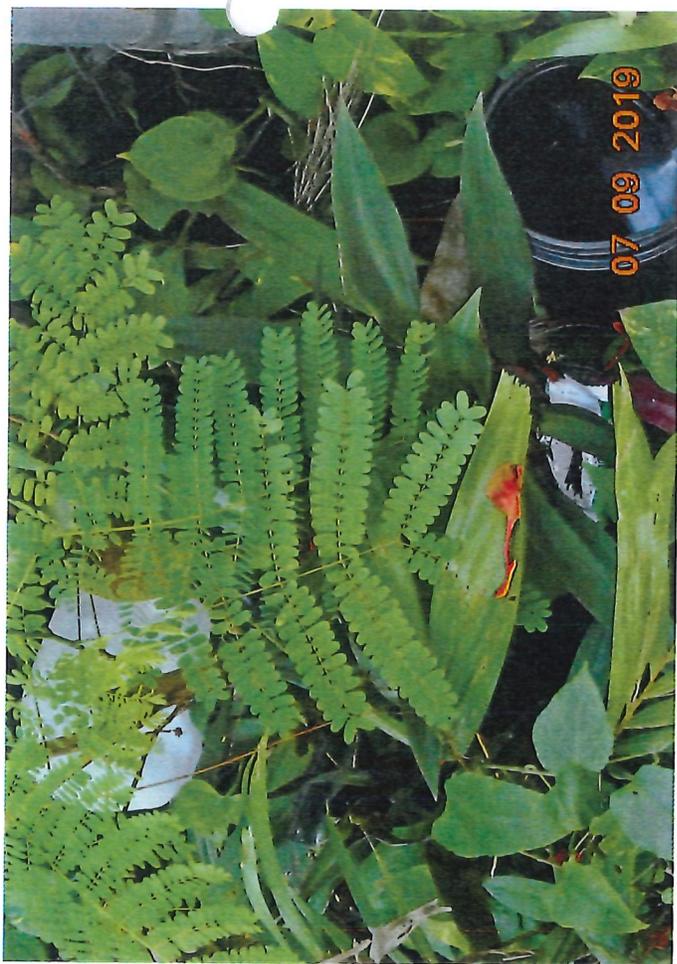
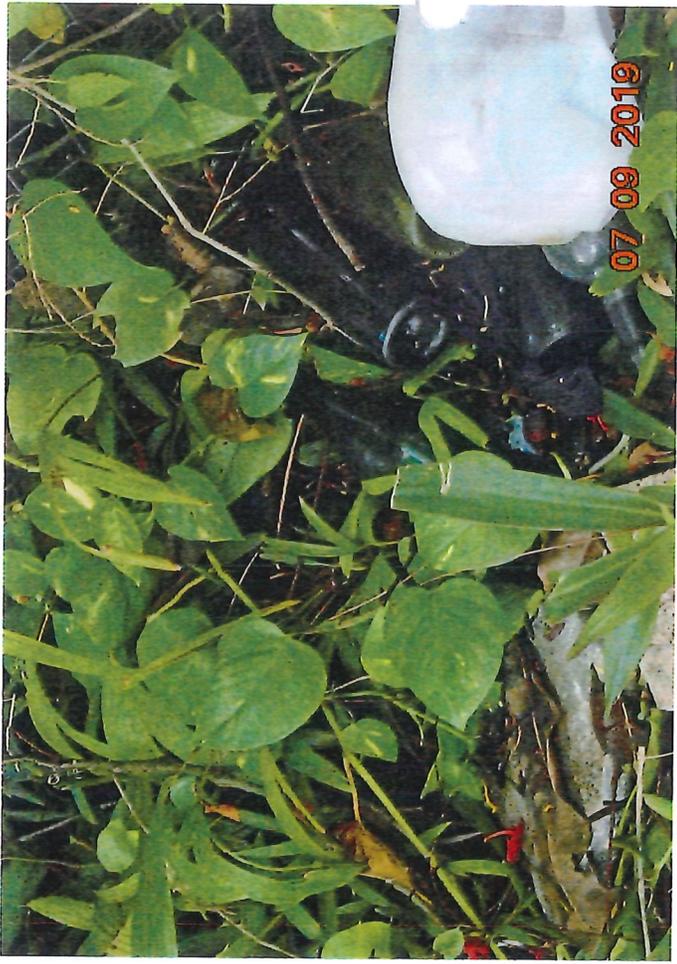
Vanessa Bencomo

From: Allen White
Sent: Tuesday, July 9, 2019 3:00 PM
To: Jose Deleon
Cc: Vanessa Bencomo
Subject: Rogers property

-Good afternoon Jose,
-I am at your house and would like to enter your property to photograph the Rogers property.
-Please advise.
-Respectfully,
-Allen









07 09 2019







REQUEST FOR HEARING

Date: 7-25-2019

Case Number: 4903

Code Compliance Department
Village of Palmetto Bay
9705 E. Hibiscus Street
Palmetto Bay, FL 33157

I am requesting an appearance in front of the Village of Palmetto Bay Special Master to appeal the decision of Allen White, a code compliance officer with the Village of Palmetto Bay in regards to the above mentioned case number.

I understand that in the event the Special Master finds me in violation of the above mentioned code section, a fine may be assessed by the Special Master in accordance with Section 8CC of the Metropolitan Code Book, as adopted by the Village of Palmetto Bay.

I understand I have the right to obtain an attorney, at my own expense to represent me at this hearing. I will also have the opportunity to present witness as well as question the code compliance officer or any other witness, before the Special Master makes a determination.

I certify that I am the legal owner or legal representative of the owner cited in the above mentioned case number and as such is making this request.

Please be advised that an administrative fee of \$75.00 may be assessed by the Special Master.

Sincerely,

John Rogers
Property Owner Name

[Signature]
Signature

9055 S.W. 158 St.
Address

786 210 5929
Phone Number

leantoo65@gmail.com
E-mail Address

9705 E. Hibiscus Street Palmetto Bay, FL 33157
Phone: 305-259-1272 Fax: 786-338-7432



NOTICE OF SPECIAL MASTER HEARING

Date: August 22, 2019

JOHN ROGERS
9055 SW 158 ST
MIAMI, FL 33157-1945

RE: Case no.: CE-2019-0082
Folio no: 33-5028-000-0260
Address: 9055 SW 158 ST

Dear JOHN ROGERS,

A Special Master hearing of the Village of Palmetto Bay Special Master has been scheduled for September 17, 2019. The hearing will commence at 2:00 P.M at 9705 E. Hibiscus Street. The hearing will be held regarding the following code violations on the above addressed property:

Table with 3 columns: Date, Code Section, Description of Violation. Row 1: 7/9/2019, 27-51; 27-81; 27-71(a)(1)(2)a(b) VPBC, Failure to maintain property

You are hereby directed to appear before the Village of Palmetto Bay Special Master on the above stated hearing date to address the above stated code violations. Failure to appear may result in sustaining the citation and the recording of a lien upon the property pursuant to 162.09 (3), Florida Statute.

You have the right to obtain an attorney, at your own expense to represent you at the Special Master hearing. You will also have the opportunity to present witnesses as well as question the code compliance officer or any other witnesses, before the Special Master makes a determination.

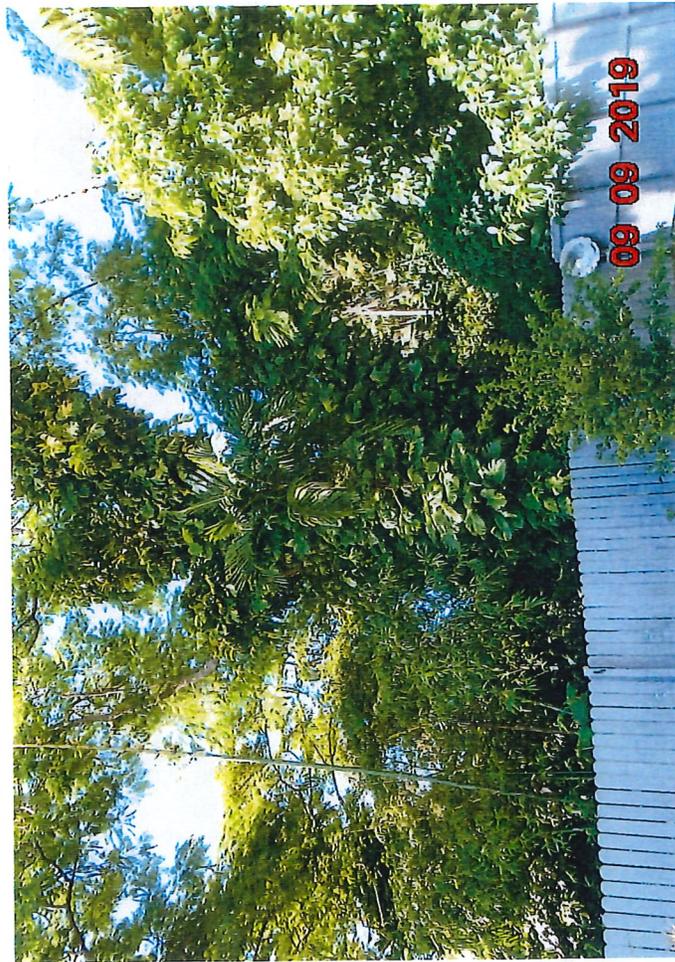
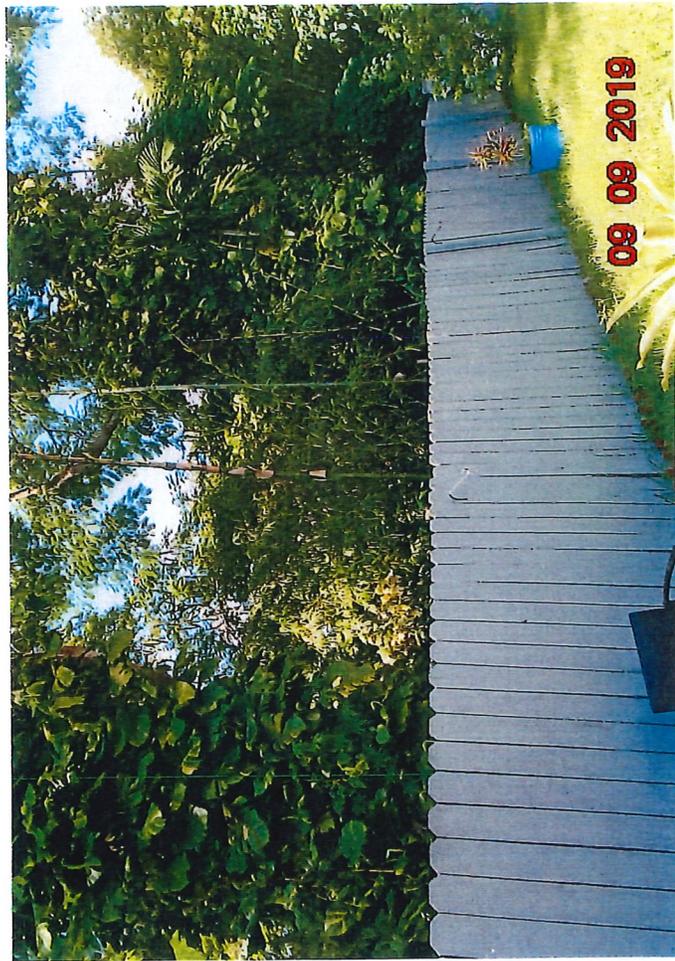
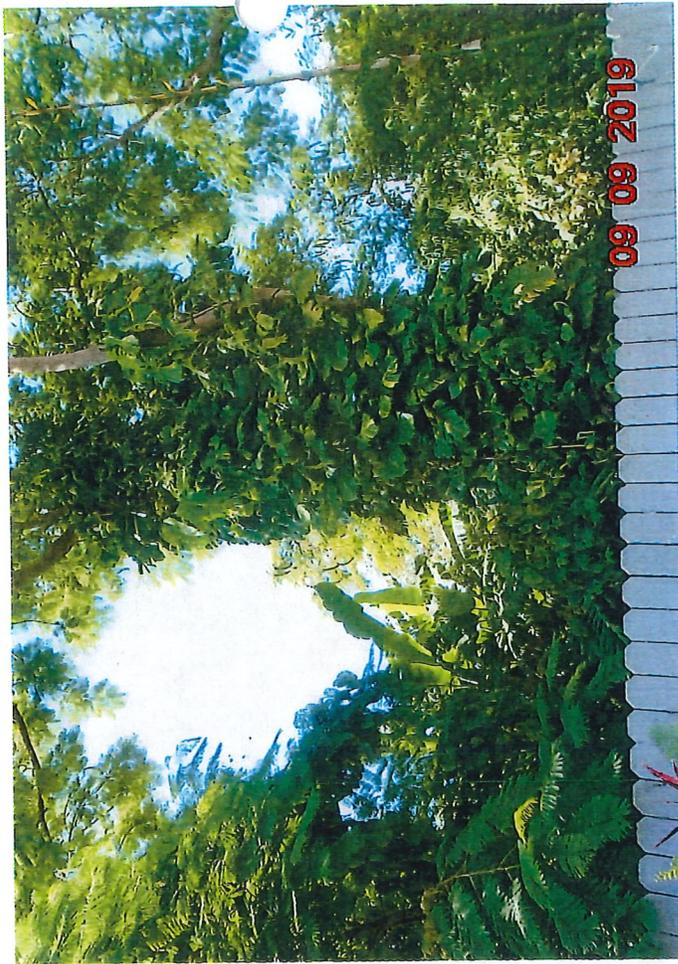
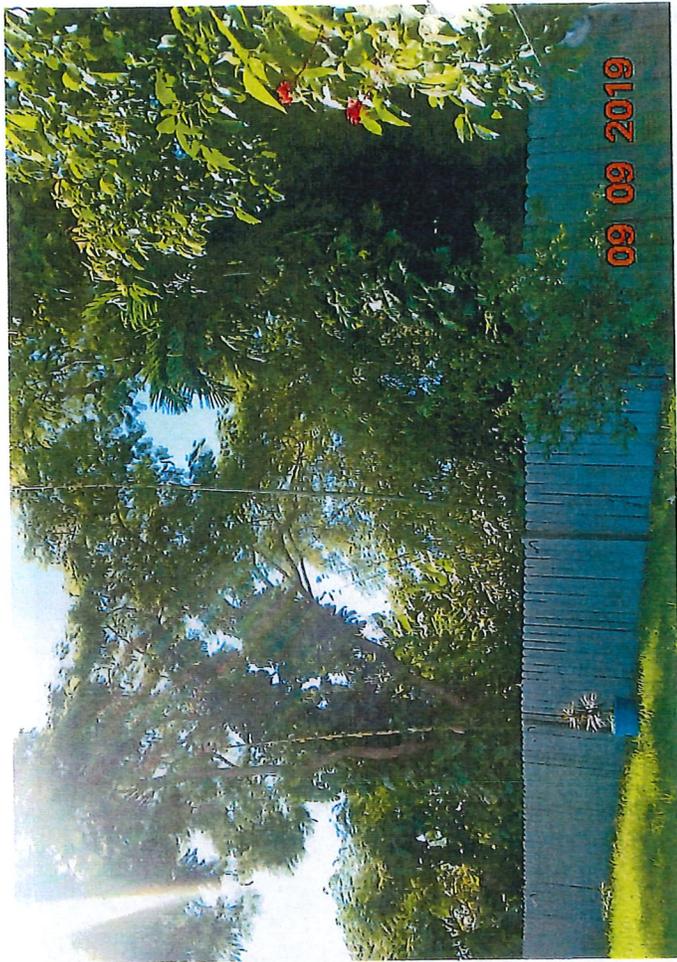
Certificate of Service

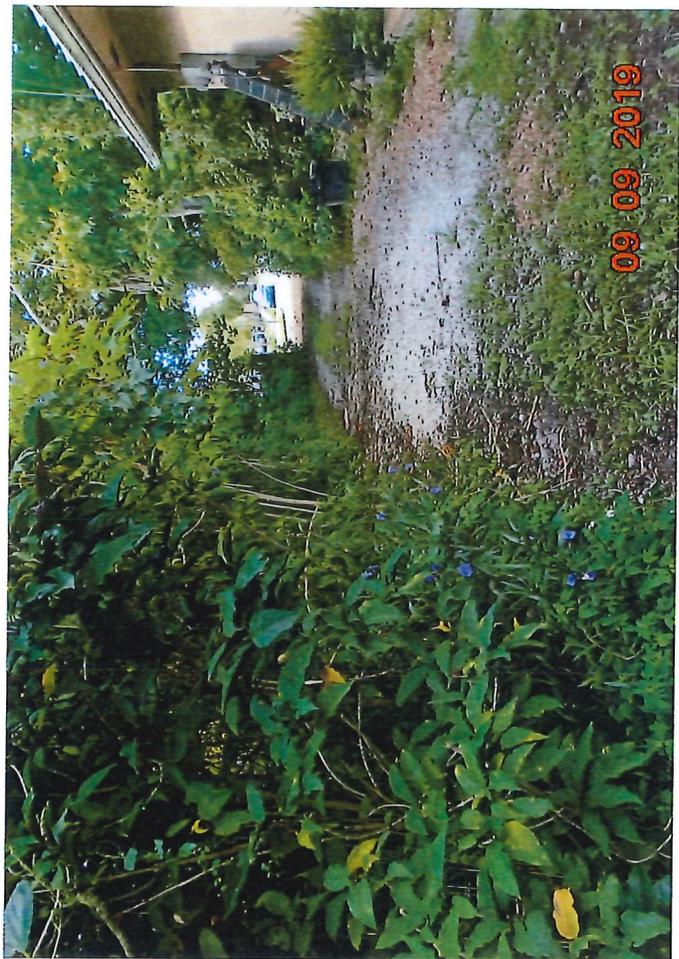
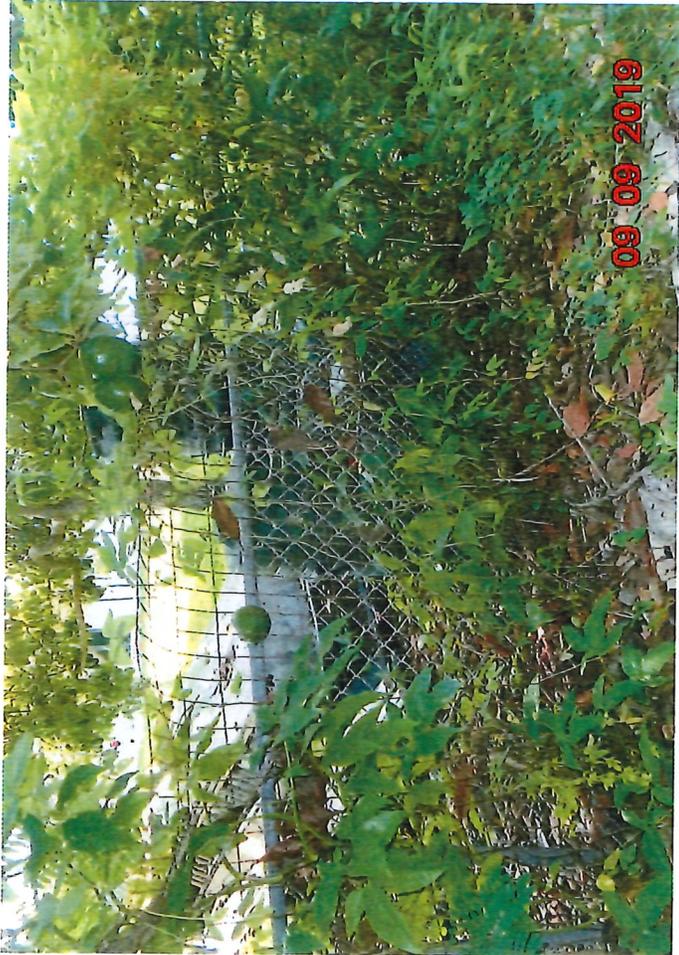
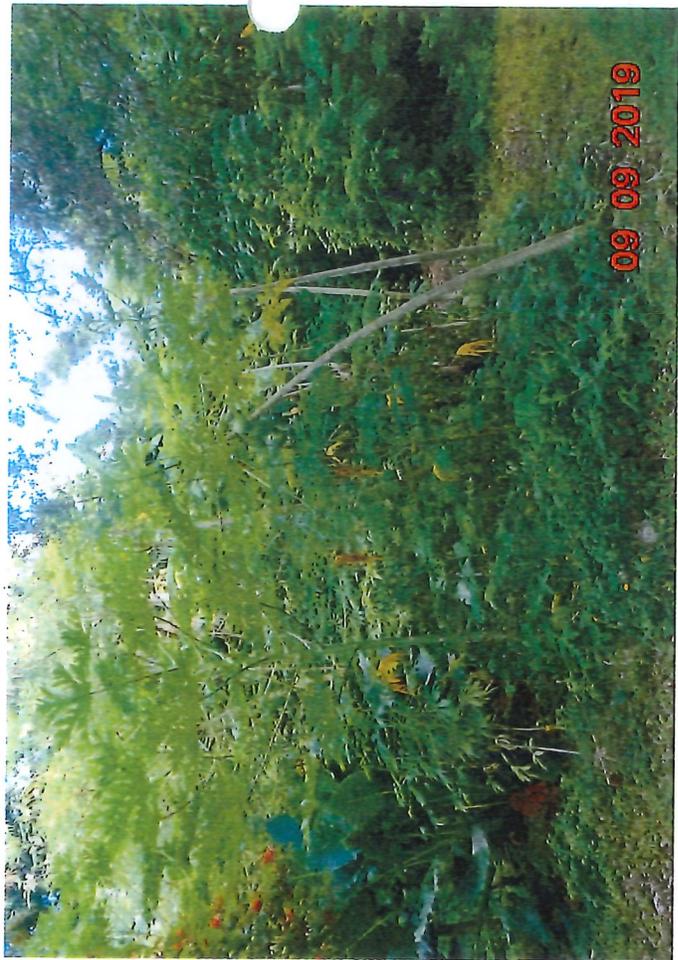
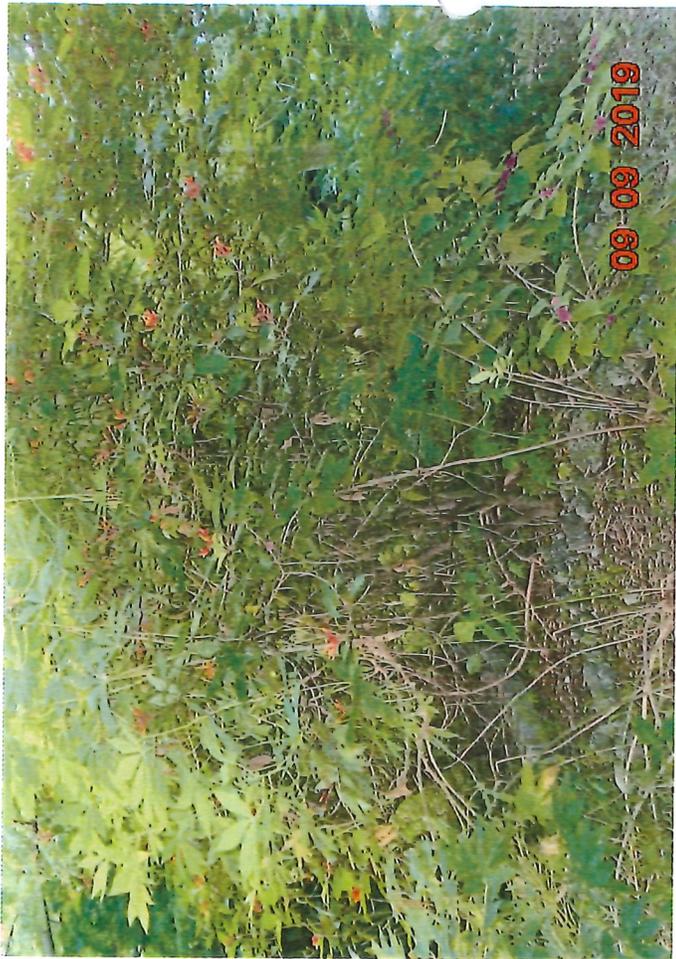
I hereby certify that a true and correct copy of this notice was sent via certified mail, return receipt 7016 1970 0000 0733 2156 to above mentioned person at the above-mentioned address.

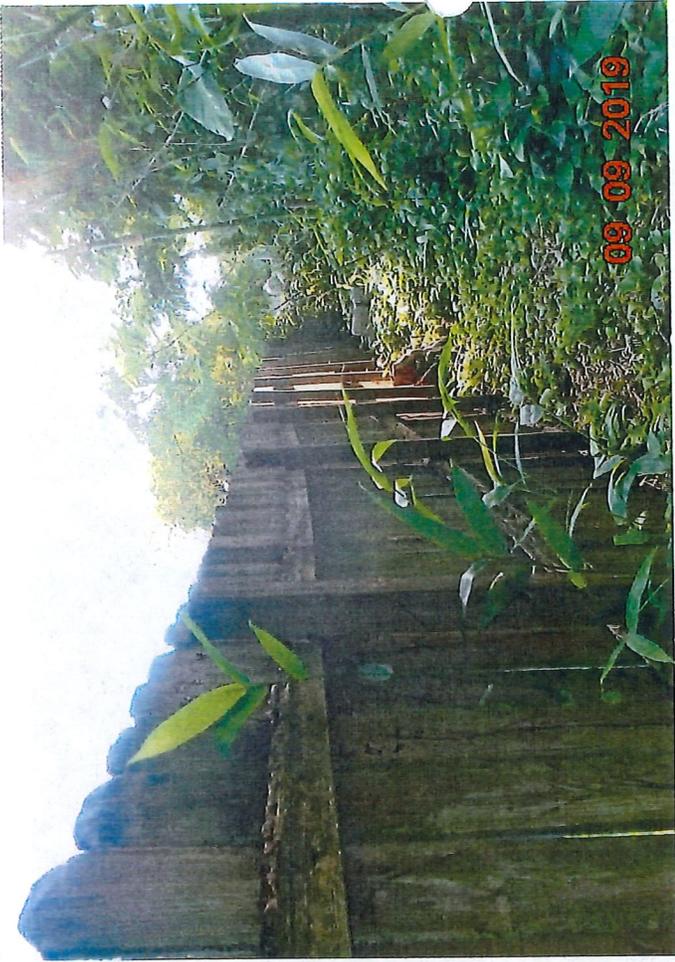
Vanessa Bencomo
Vanessa Bencomo
CODE COMPLIANCE/SE...

Pursuant to Section 162.11, Florida Statute, the administrative order of the Special Master, with respect to any matter purpose, such person may need to evidence upon which the appeal is transcript of hiring of the court report Act. Individuals with disabilities...

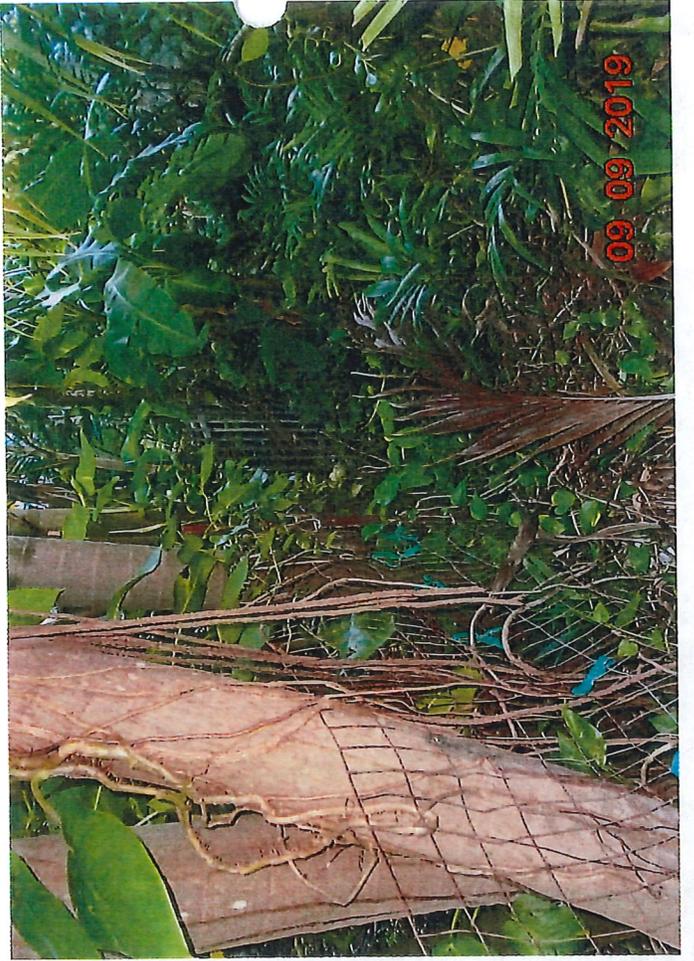
U.S. Postal Service CERTIFIED MAIL RECEIPT form with fields for sender, recipient (JOHN ROGERS), address, and postage. Includes a barcode and tracking number 7016 1970 0000 0733 2156.



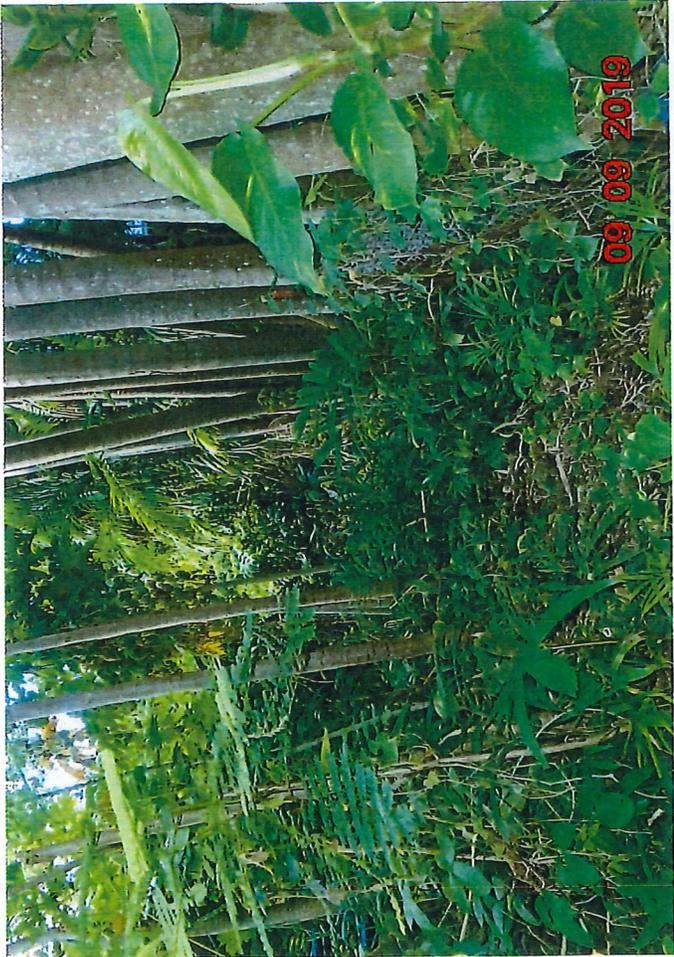




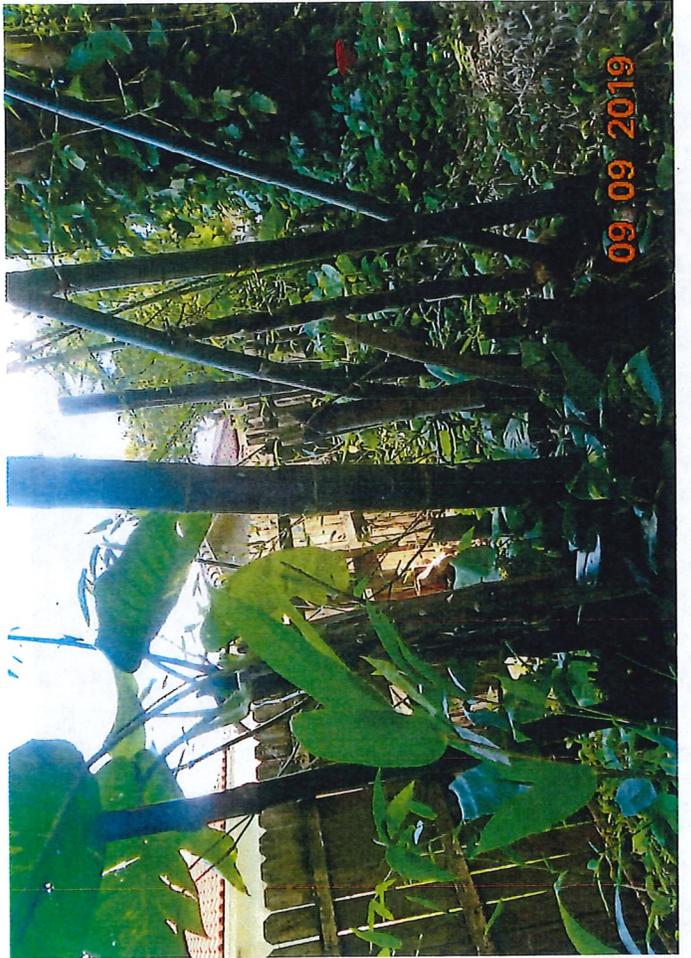
09 09 2019



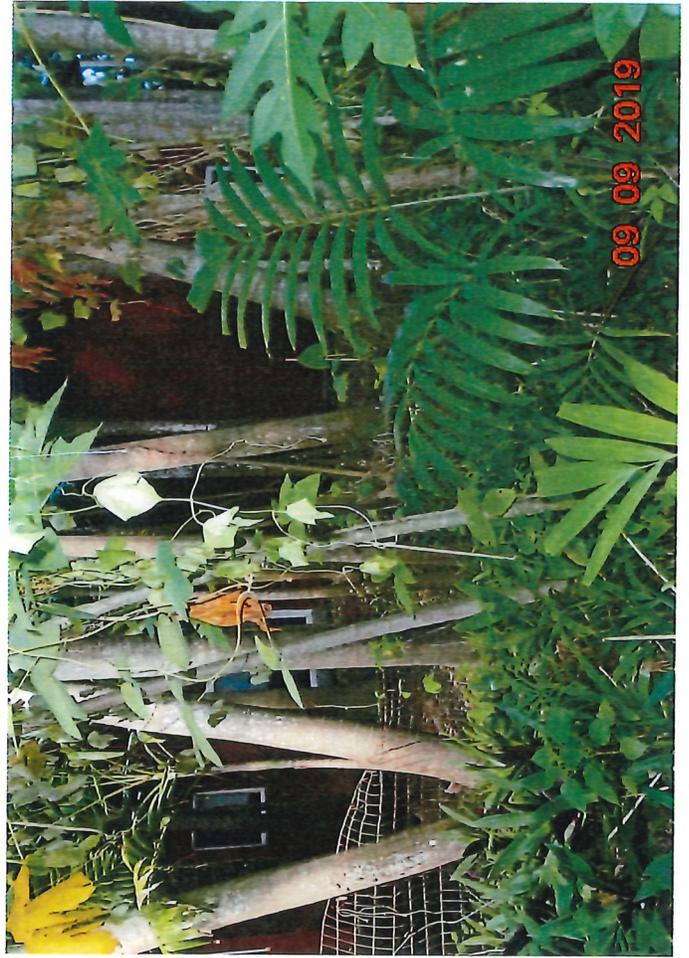
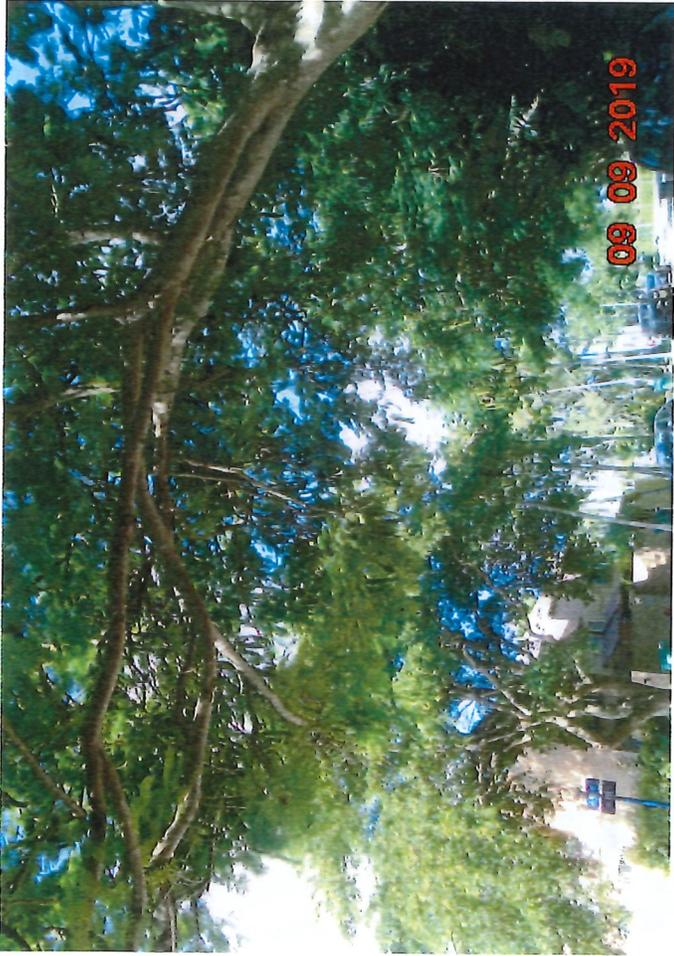
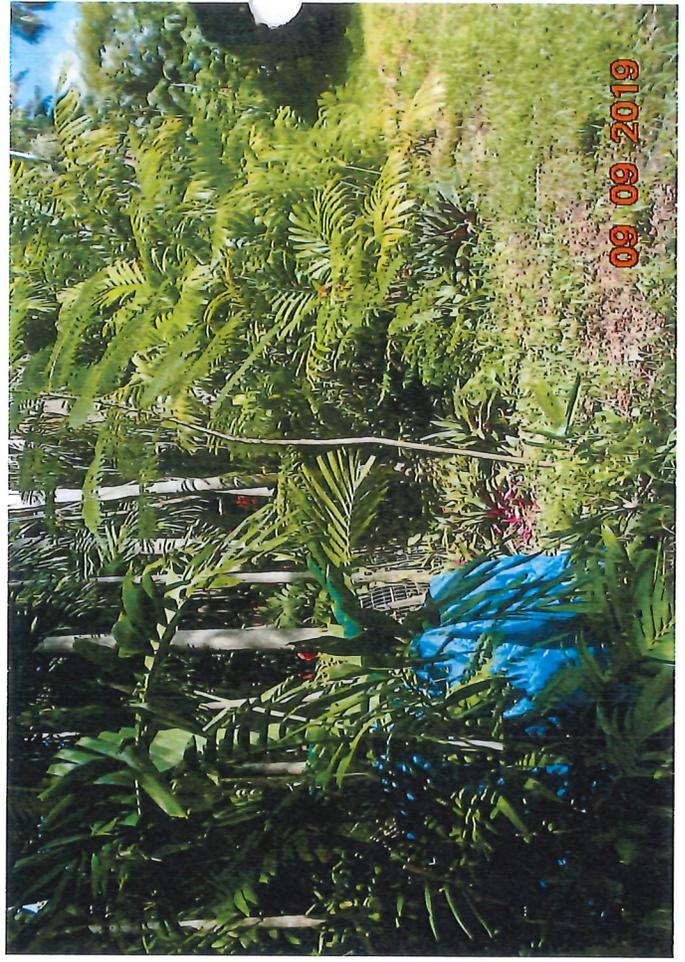
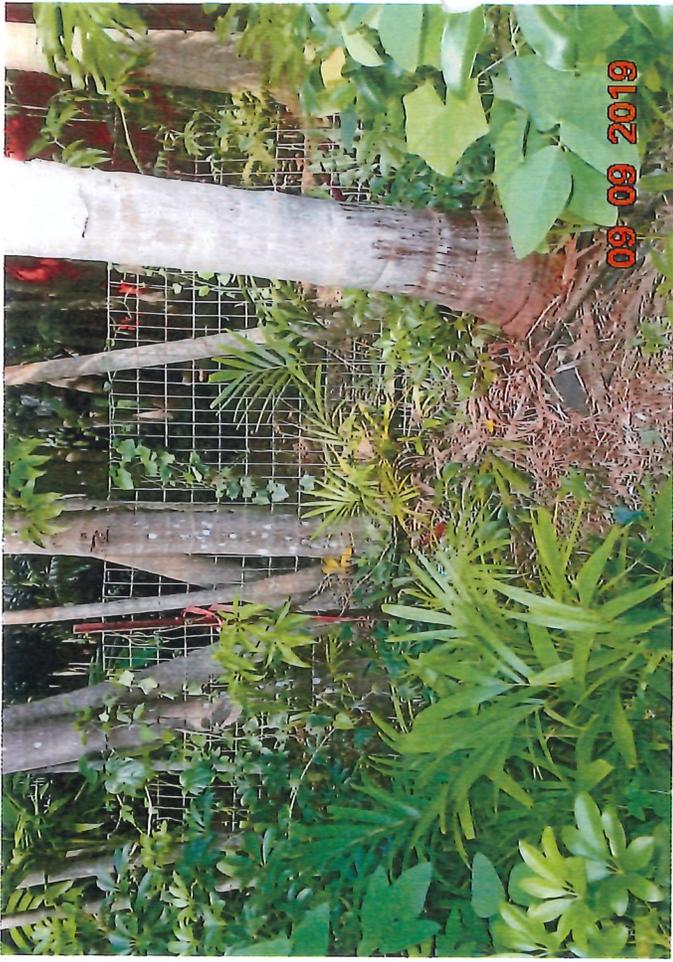
09 09 2019

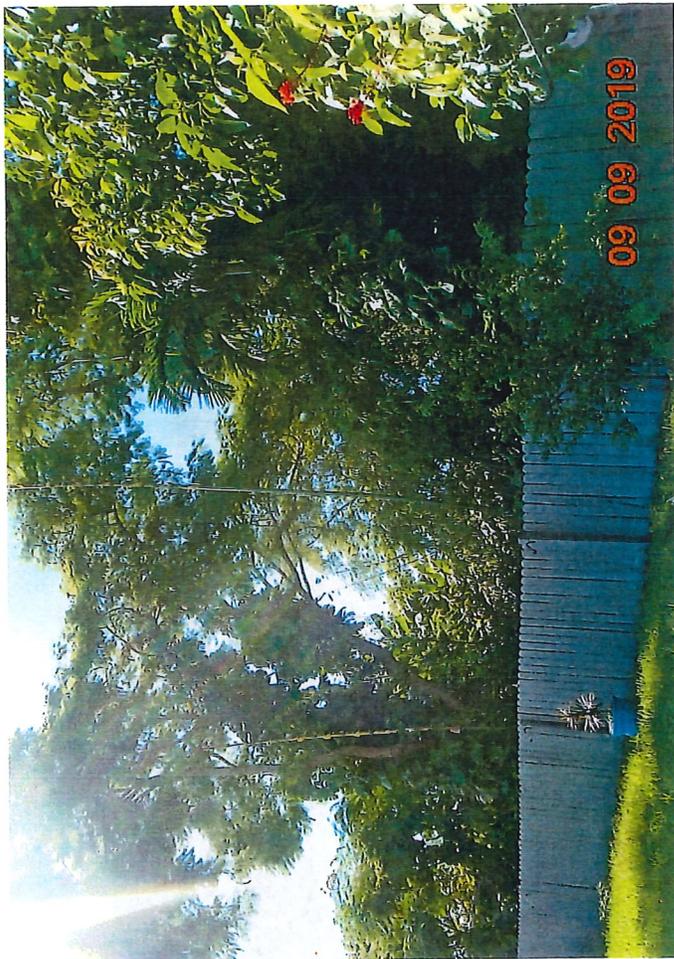


09 09 2019



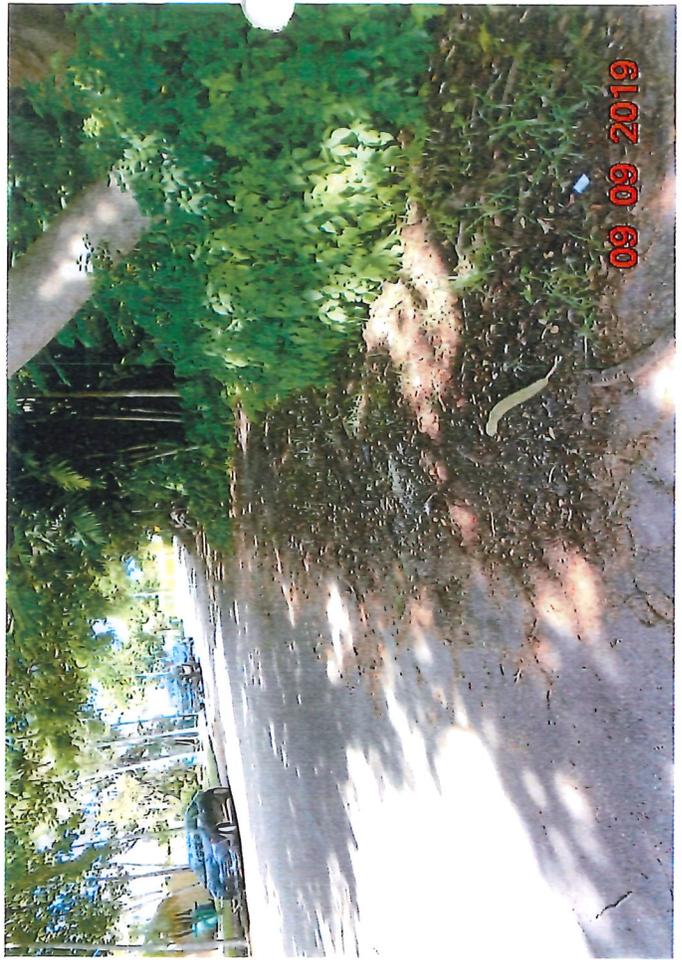
09 09 2019







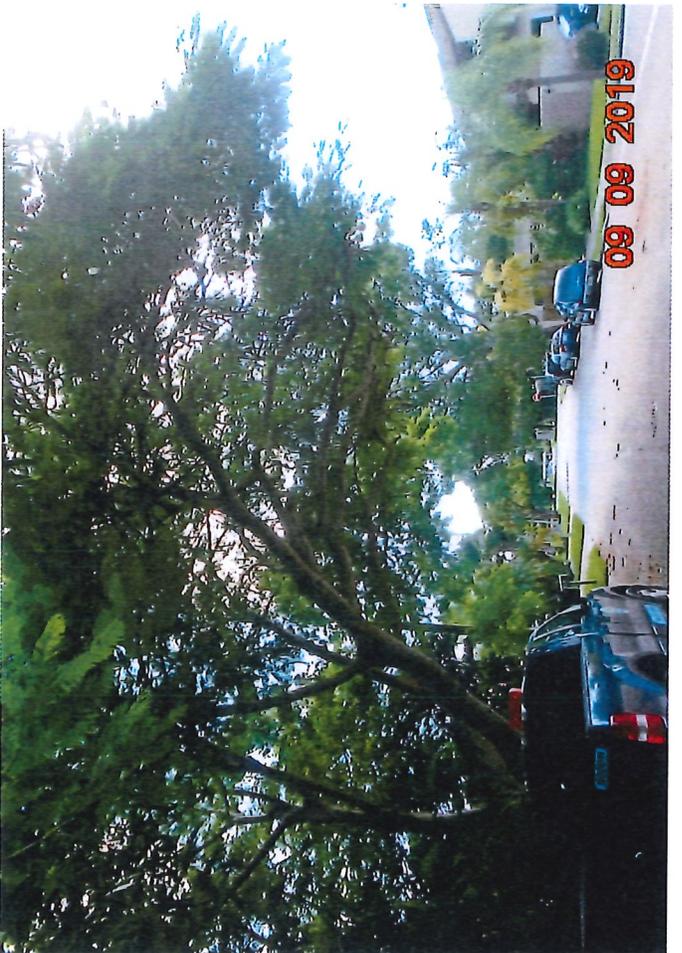
09 09 2019



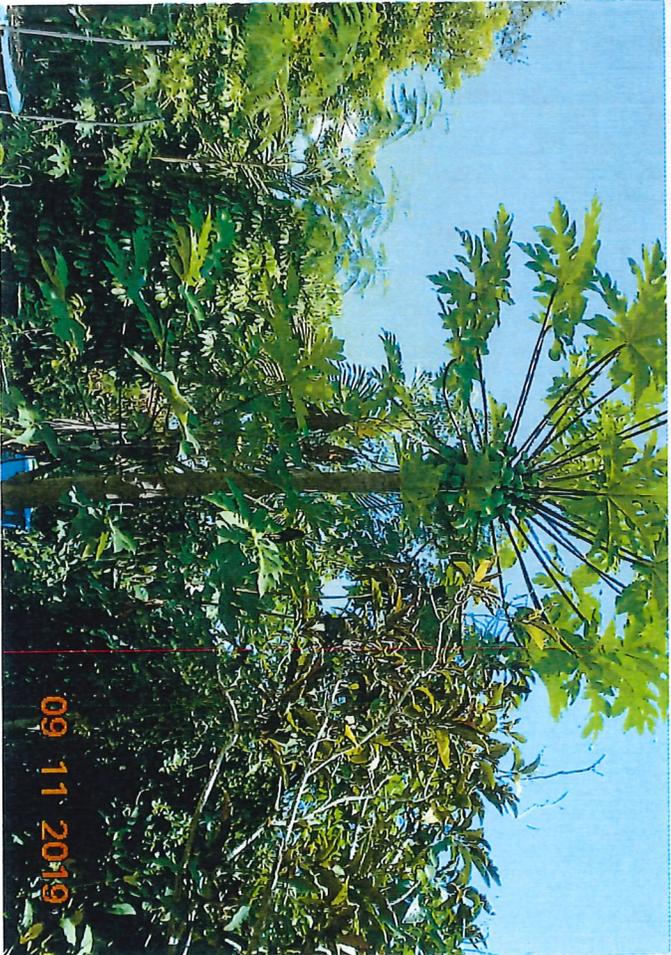
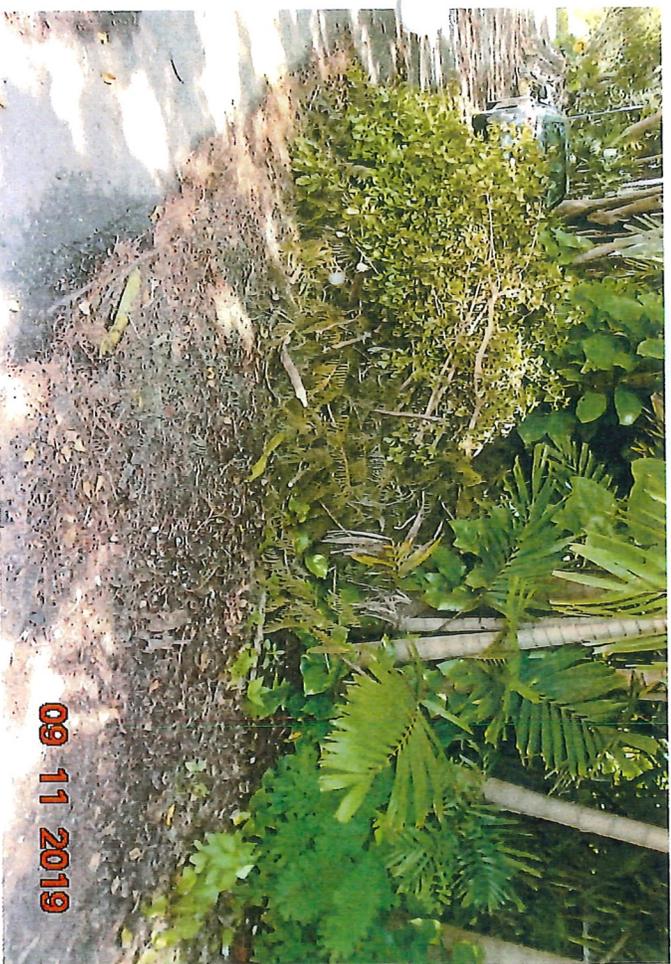
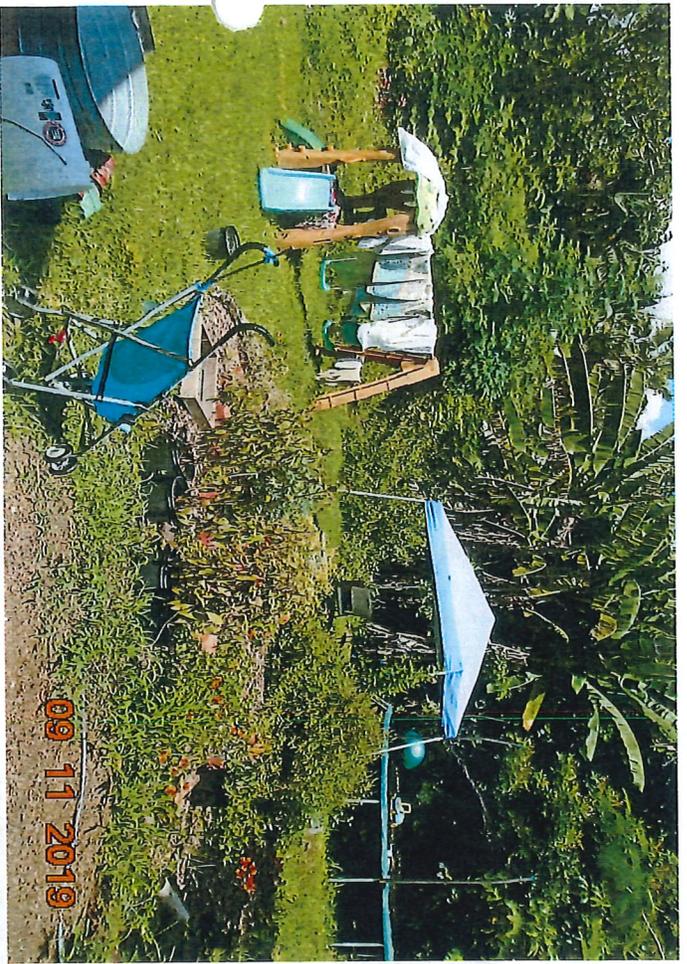
09 09 2019



09 09 2019



09 09 2019







7019 0160 0000 4796 0525

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Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage	\$
Sent To	
Street and A	
City, State, Z...	

JOHN ROGERS
9055 SW 158 ST
MIAMI, FL 33157-1945
CE-2019-0082
FINAL ORDER

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



SENDER: COMPLETE

CERTIFIED MAIL®

DELIVERY

- Complete items 1, 2, & 3 so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JOHN ROGERS
9055 SW 158 ST
MIAMI, FL 33157-1945
CE-2019-0082
FINAL ORDER



9590 9402 4666 8323 7849 62

2. Article Number (Transfer from service label)

7019 0160 0000 4796 0525

B. Received by (Printed Name)

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

C. Date of Delivery

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

Handwritten signature and red circular postmark: MIAMI FL 8666-7619 JUN 19 2019

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

VILLAGE OF PALMETTO BAY, FLORIDA
9705 EAST HIBISCUS STREET
SPECIAL MAGISTRATE HEARING

VILLAGE OF PALMETTO BAY

Appellee,

v.

IN RE: CASE NO. CE-2019-0082

Property Address: 9055 SW 158 ST, PALMETTO
BAY, FLORIDA 33157

JOHN ROGERS

Appellant.

FINAL ORDER

An administrative hearing was held before the undersigned Special Magistrate on September 17, 2019 in Palmetto Bay, Florida. Set out below are the findings of facts and conclusions of law and Final Order for the subject hearing:

STATEMENT OF FACTS

The record indicates that the APPELLANT received, and was properly served with a Notice of Violation alleging a failure to maintain APPELLANT'S property located within the Village of Palmetto Bay at **9055 SW 158 ST, PALMETTO BAY, FLORIDA 33157**. This case was initiated by the issuance of a Village of Palmetto Bay Notice of Violation which alleged the following violation(s): **VILLAGE CODE 27-51; 27-81; 27-71(a)(1)(2)(a)(b)**.

At the hearing held on this matter on September 17, 2019, the APPELLEE Village was present and APPELLANT appeared with additional members of his family who reside at the property. The APPELLANT acknowledged the existence of the violation(s) as it relates to the vegetation overgrowth on the northwest and southeast corners of the property. APPELLANT disputed that the elephant ear type vine growing on one of the trees on his property was a violation of the Village Code.

CONCLUSIONS OF LAW

Accordingly, based on the testimony and evidence presented at the hearing, the APPELLEE Village met its burden of proving, by substantial competent evidence, that a violation did exist on the subject property.





POSTING NOTICE

Date of Posting 10/2/2019

Case Number CE-2019-0082

THIS PROPERTY IS IN VIOLATION OF THE CODE OF THE VILLAGE OF PALMETTO BAY. ATTEMPTS TO SERVE THE ATTACHED NOTICE VIA CERTIFIED MAIL AND/OR REGULAR MAIL AND/OR HAND DELIVERY WERE MADE PRIOR TO OR CONCURRENTLY WITH POSTINGS OF THIS NOTICE ACCORDINGLY. THIS CASE HAS BEEN ISSUED A FINAL ORDER BY THE SPECIAL MAGISTRY OF THE VILLAGE OF PALMETTO BAY. SHOULD YOU REQUIRE ANY ADDITIONAL INFORMATION PLEASE CALL THE DIVISION OF CODE COMPLIANCE AT THE NUMBER CAPTIONED HEREIN.

Code Compliance

9705 E. Hibiscus Street
Palmetto Bay, Florida 33157
Phone (305) 259-1272
Fax (786)338-7432

FINAL ORDER

BASED UPON THE FOREGOING FINDINGS OF FACT AND CONCLUSIONS OF LAW, AND AFTER TAKING TESTIMONY, HEARING ARGUMENT, AND CONSIDERING THE APPLICABLE LAW, IT IS ORDERED:

APPELLANT MUST PROPERLY MAINTAIN THE OVERGROWTH OF VEGETATION ON THE NORTHWEST AND SOUTHEAST CORNERS OF APPELLANT'S PROPERTY. BASED ON THE UNDERSIGNED FINDING THAT THERE IS AMBIGUITY IN THE VILLAGE CODE AS TO WHETHER THE ELEPHANT EAR TYPE VINE IS A VIOLATION OF THE VILLAGE CODE, THE UNDERSIGNED IS NOT ORDERING THE APPELLANT TO REMOVE SAME.

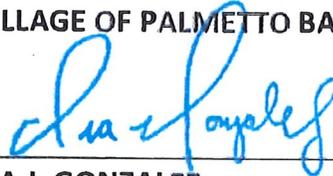
THE APPELLANT HAS **THIRTY (30) CALENDAR DAYS UNTIL OCTOBER 18, 2019** TO BRING THE SUBJECT PROPERTY INTO COMPLIANCE. FAILURE TO DO SO WILL SUBJECT THE SUBJECT PROPERTY TO A DAILY FINE OF **ONE HUNDRED DOLLARS AND 00/100 (\$100.00)** PER DAY UNTIL APPELLANT COMPLIES WITH THE VILLAGE CODE.

FURTHER, THE APPELLANT MUST PAY APPELLEE VILLAGE'S ADMINISTRATIVE FEE OF **SEVENTY FIVE DOLLARS AND 00/100 (\$75.00)**. THE APPELLANT SHALL HAVE THIRTY (30) DAYS UNTIL **OCTOBER 18, 2019** TO PAY THIS FEE TO THE VILLAGE.

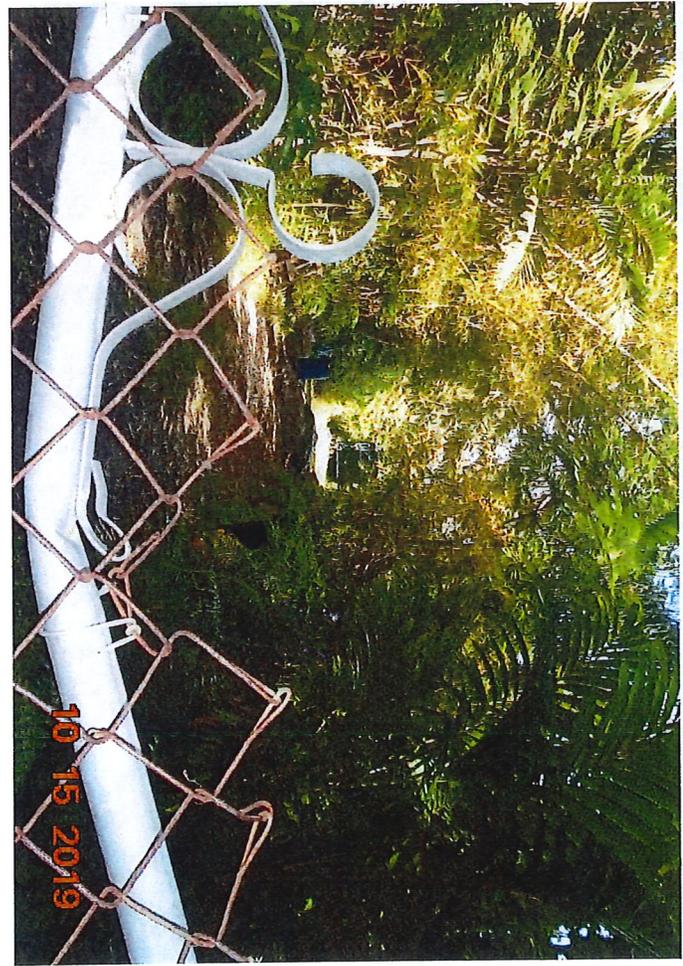
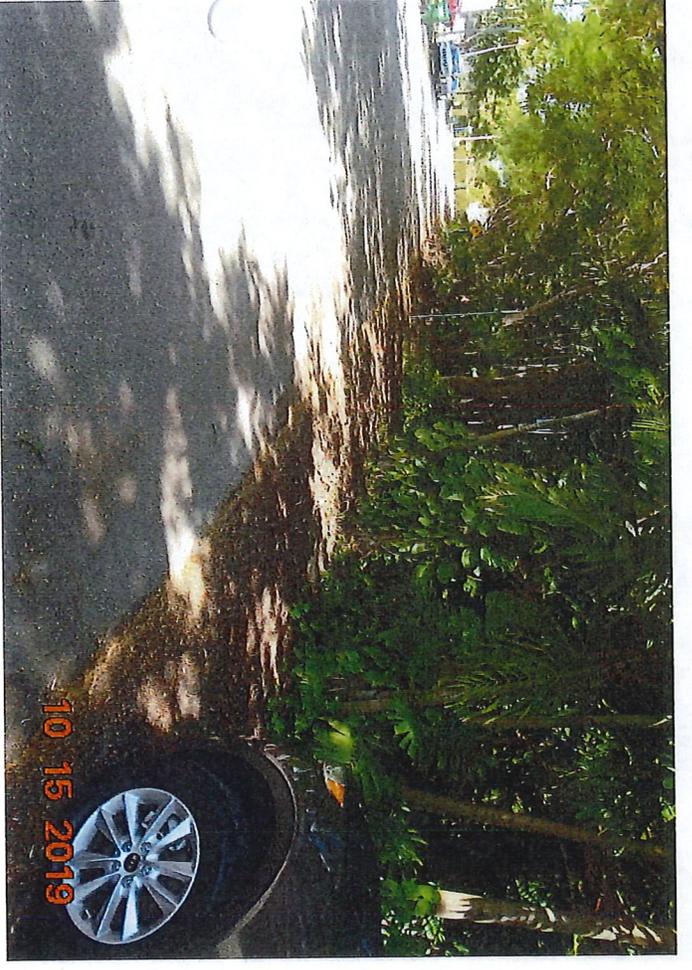
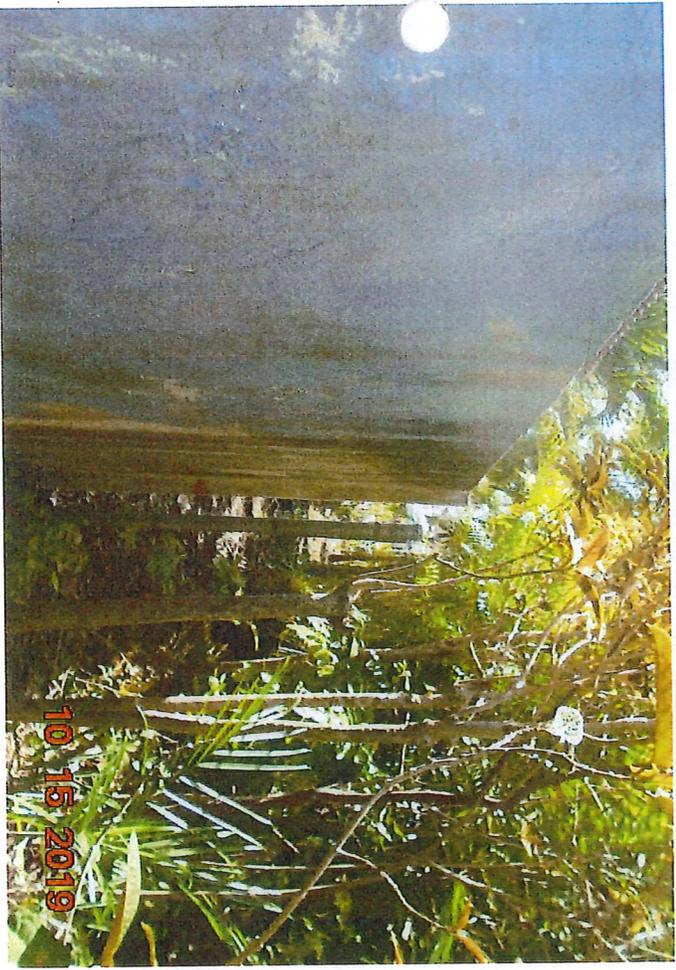
THE APPELLANT IS PUT ON NOTICE THAT IF THE APPELLANT REPEATS THIS SAME VIOLATION WITHIN FIVE (5) YEARS OF THE DATE OF THIS ORDER, THE APPELLANT SHALL BE TREATED AS A REPEAT VIOLATOR AND BE SUBJECT TO THE GREATER FINE AMOUNTS AUTHORIZED BY LAW IN THE INSTANCE OF A REPEAT VIOLATION.

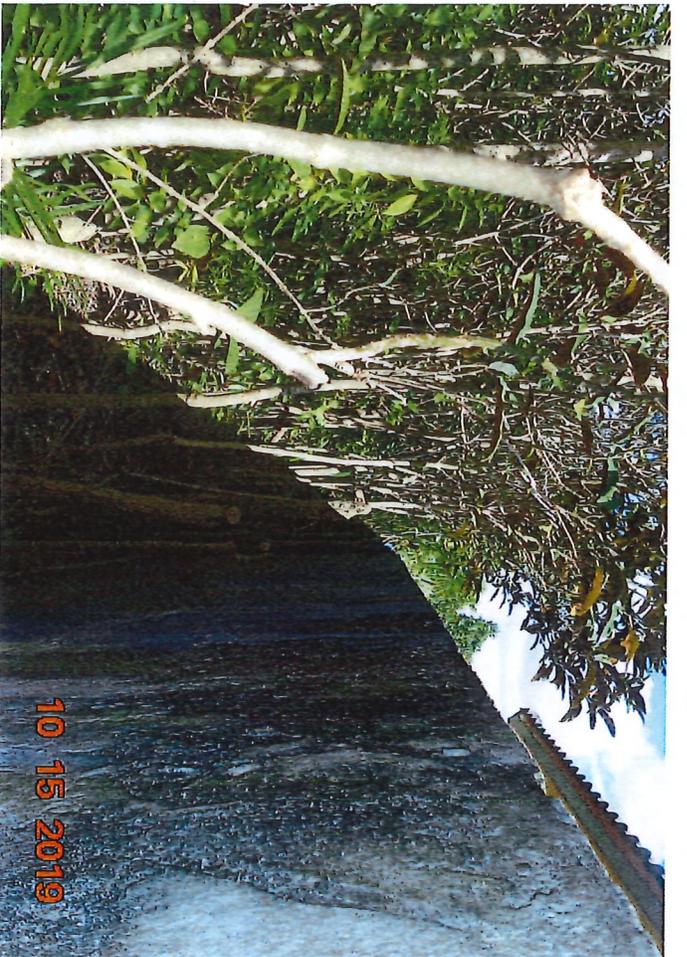
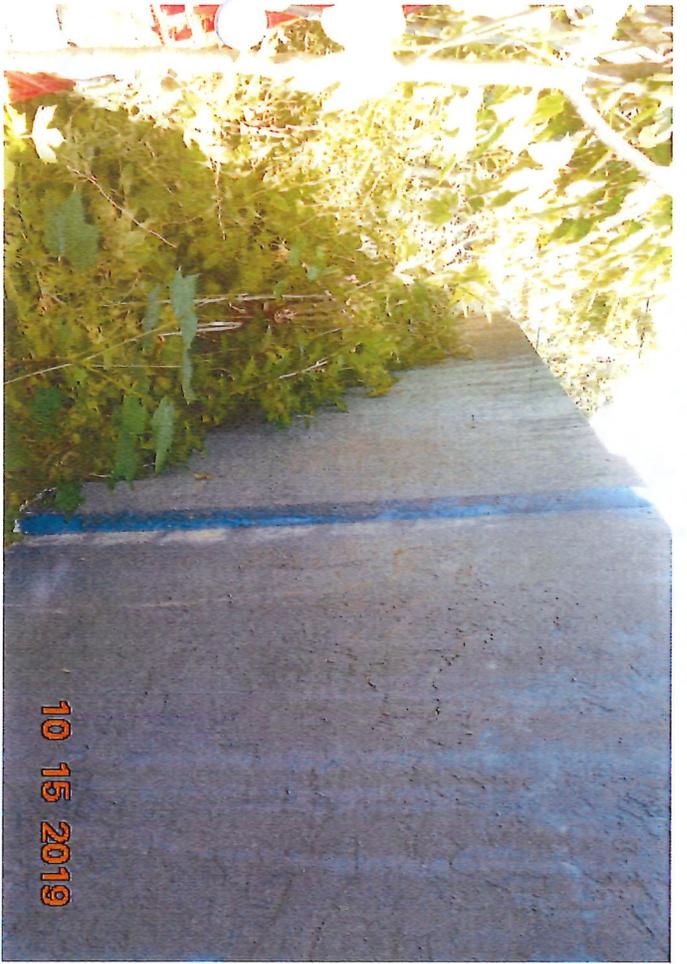
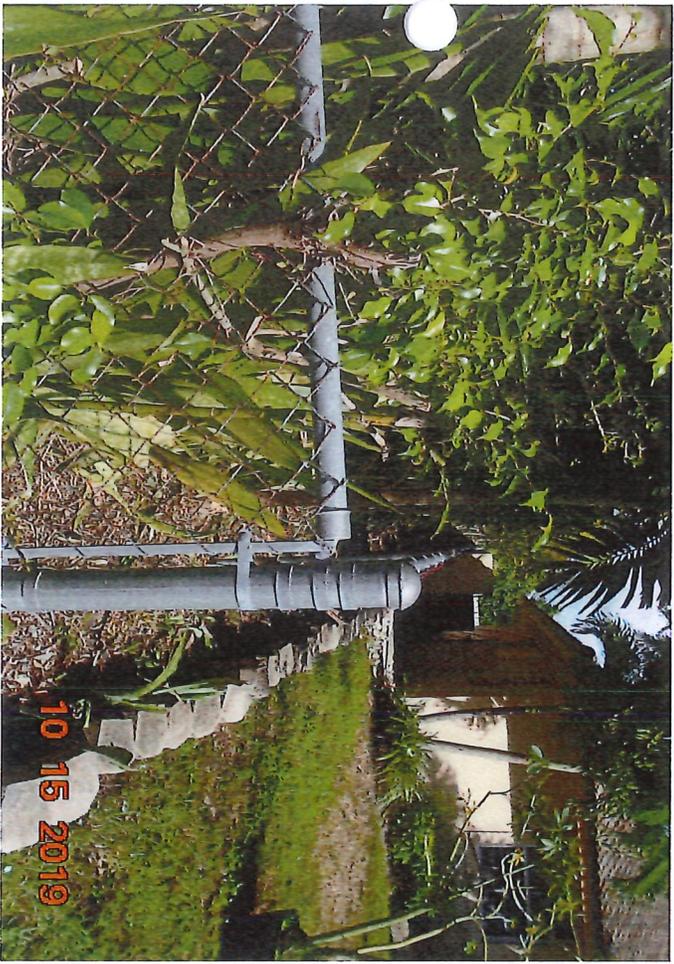
Done and Ordered this 17th day of September, 2019, in the Village of Palmetto Bay, Miami-Dade County, Florida.

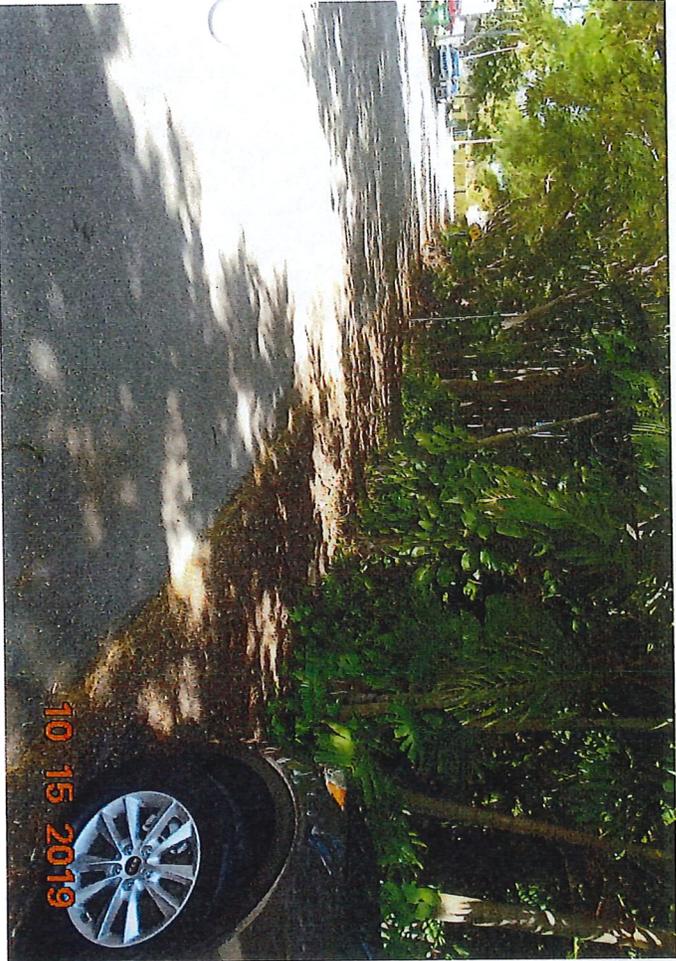
VILLAGE OF PALMETTO BAY, FLORIDA

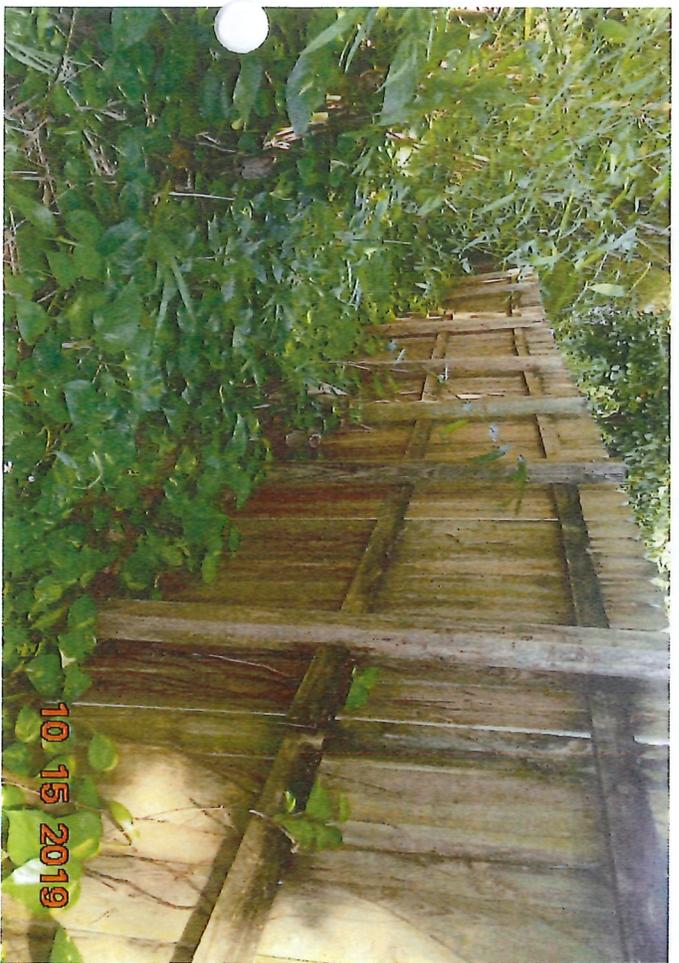


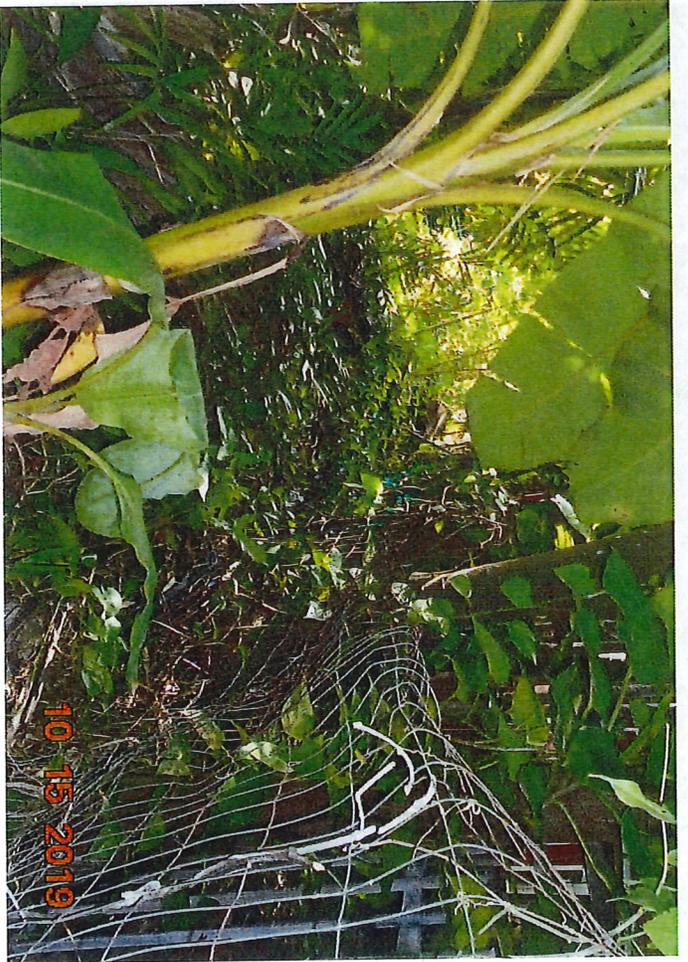
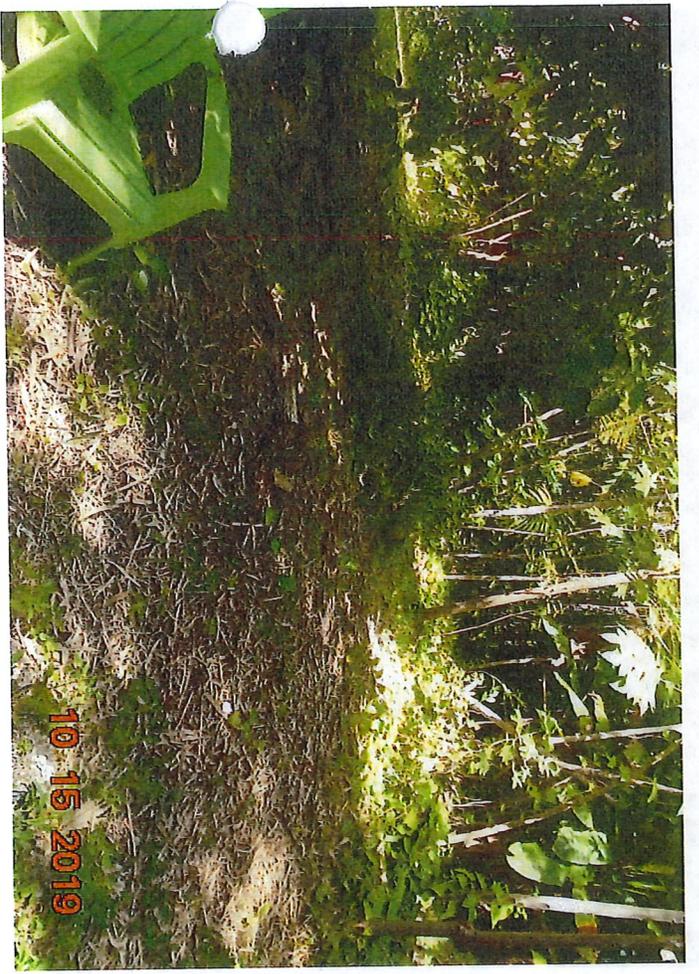
IRA J. GONZALEZ
Special Magistrate

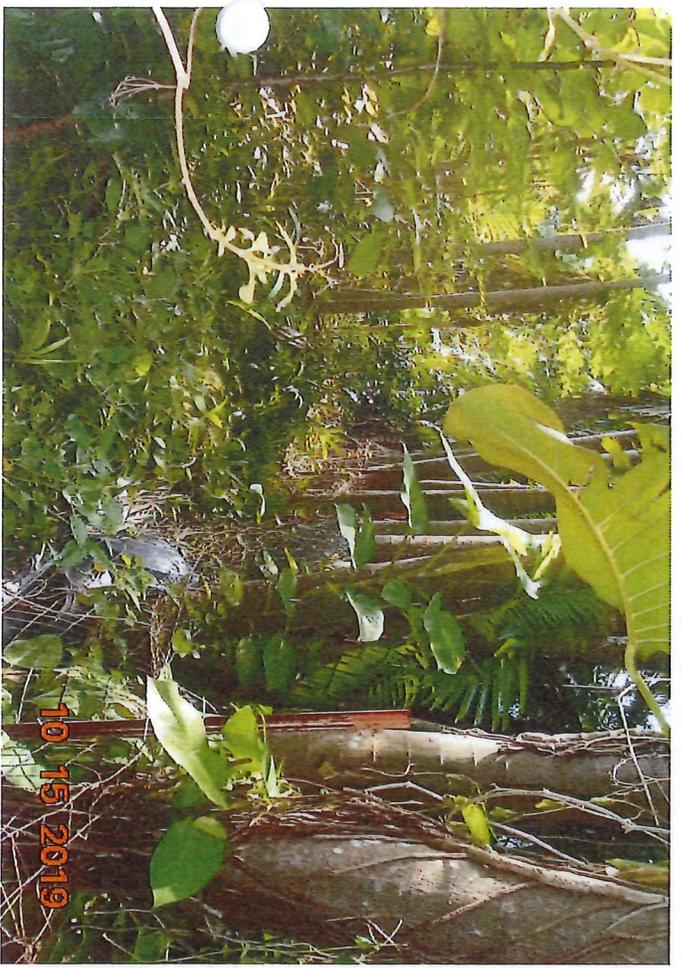












10 15 2019



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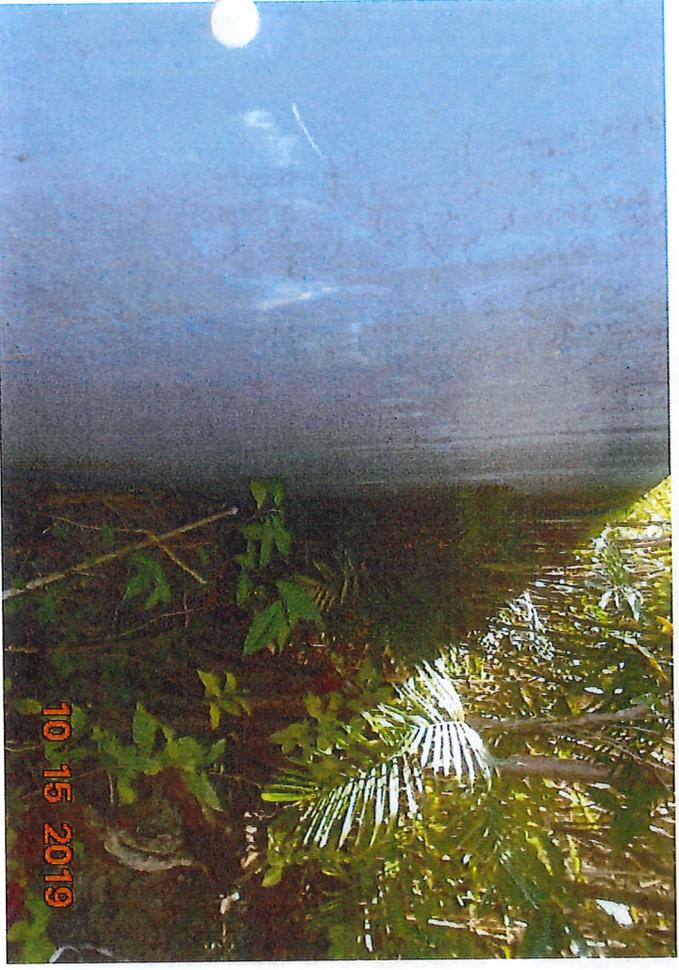
10 15 2019



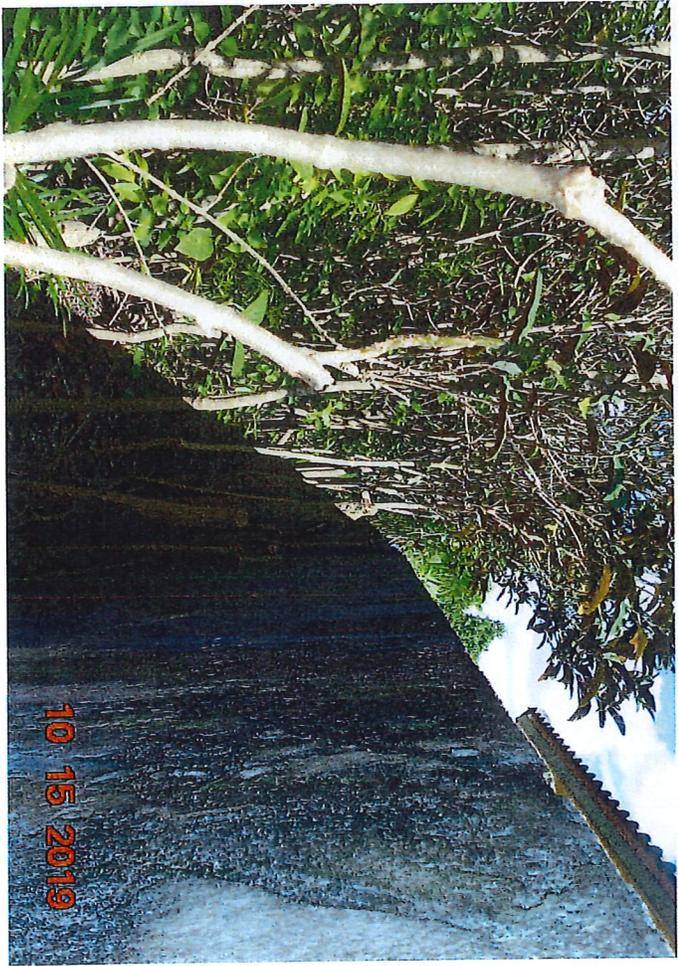
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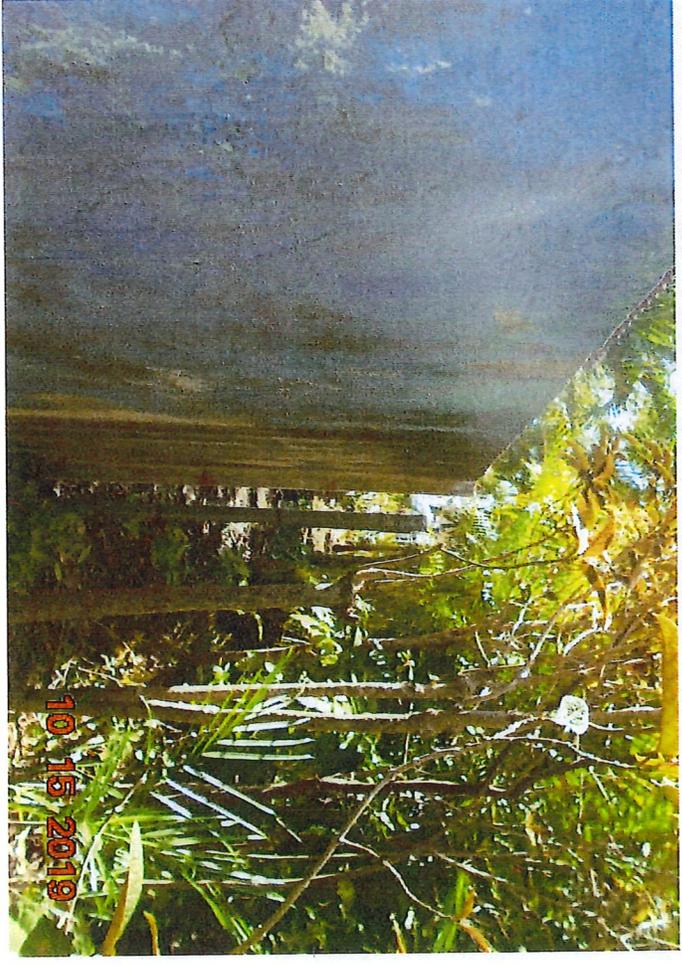
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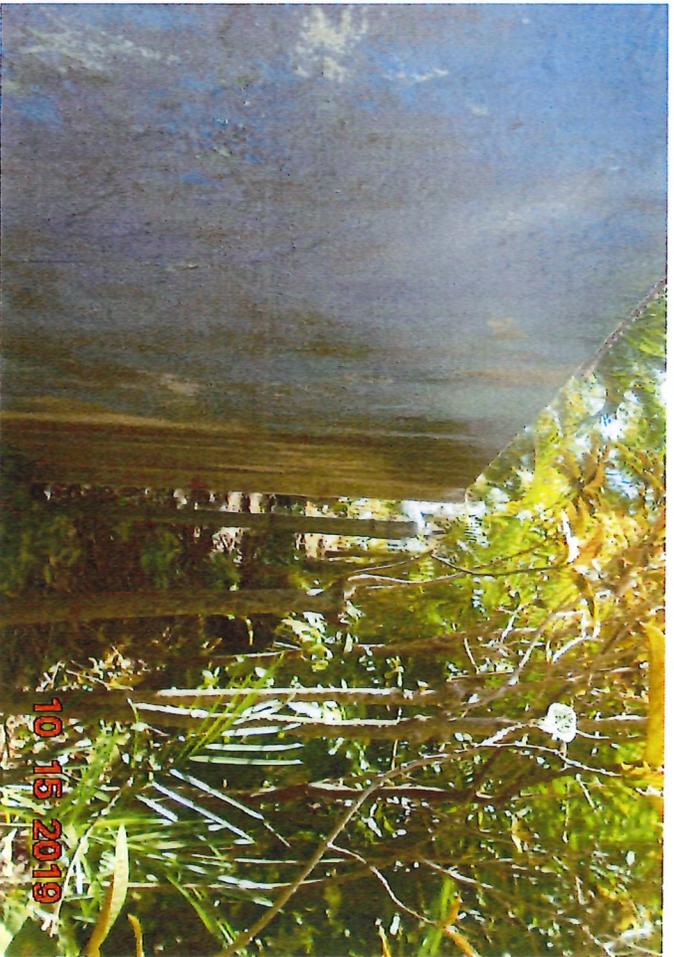
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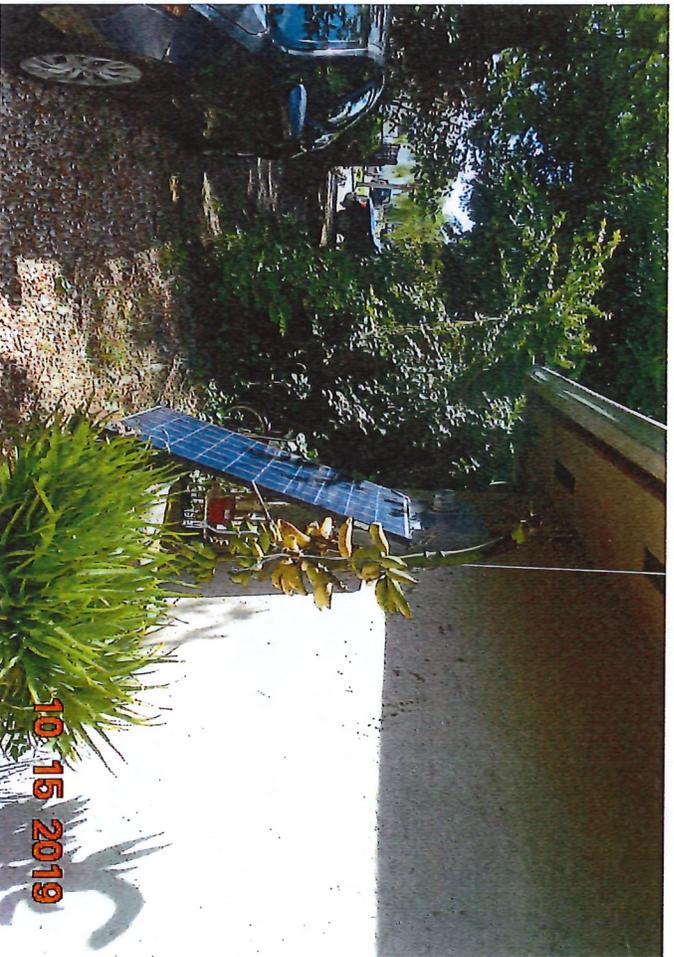
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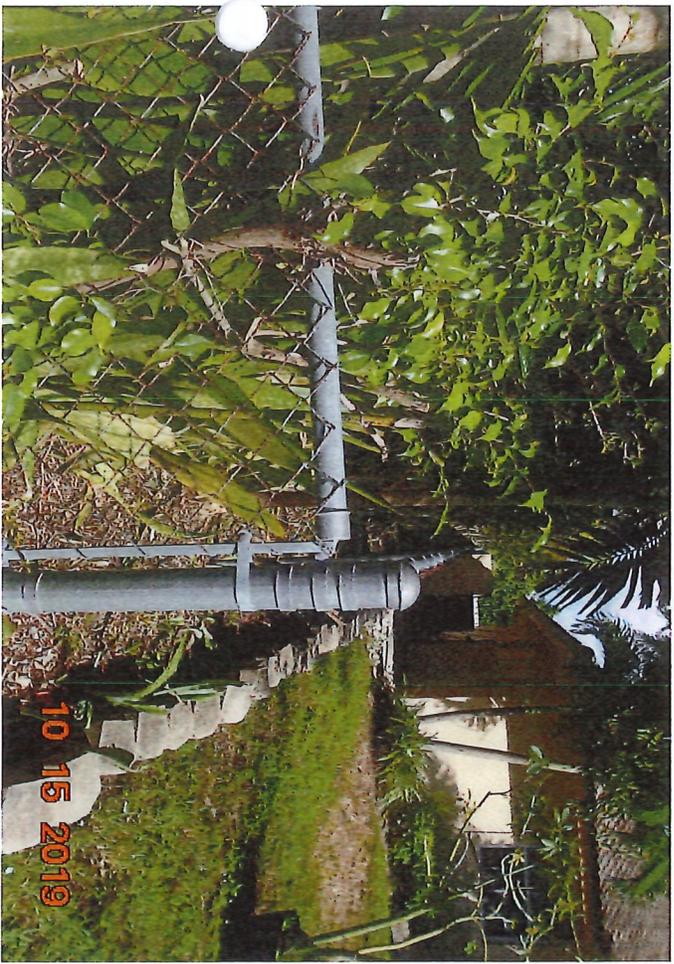


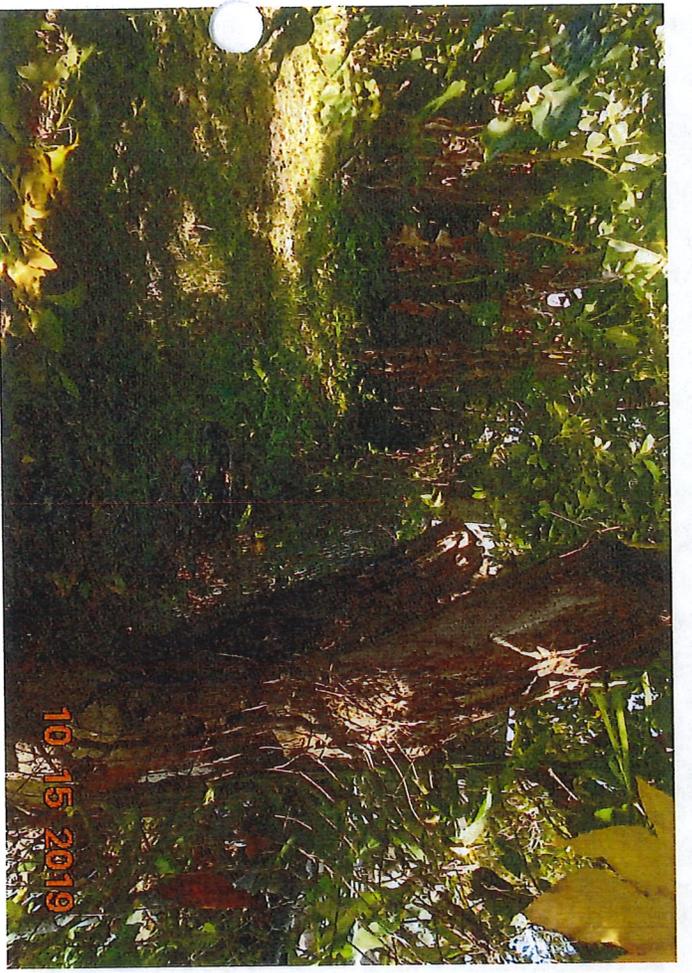
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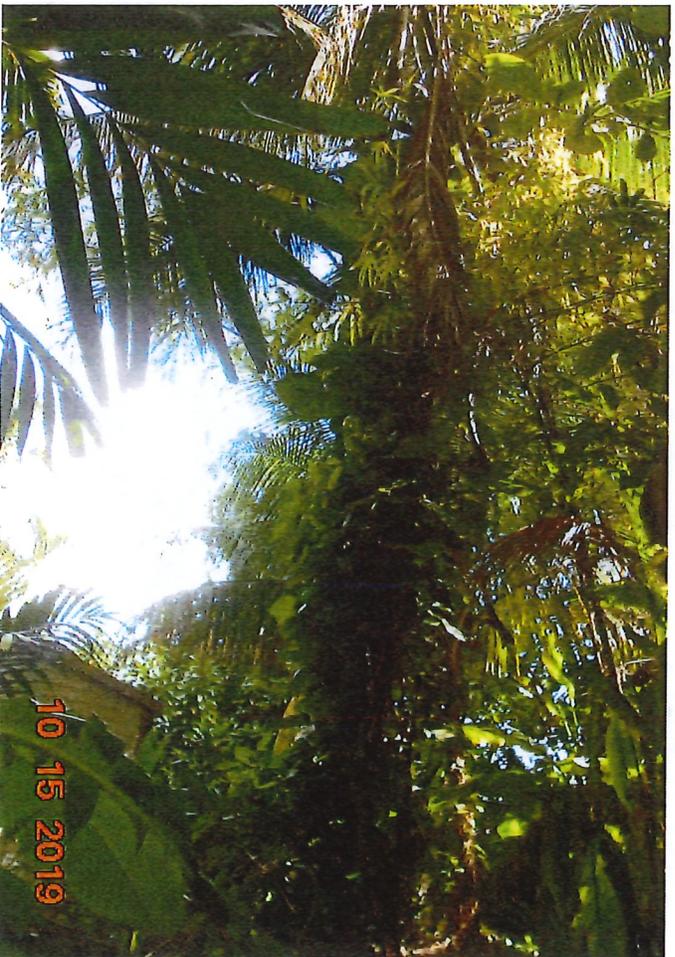
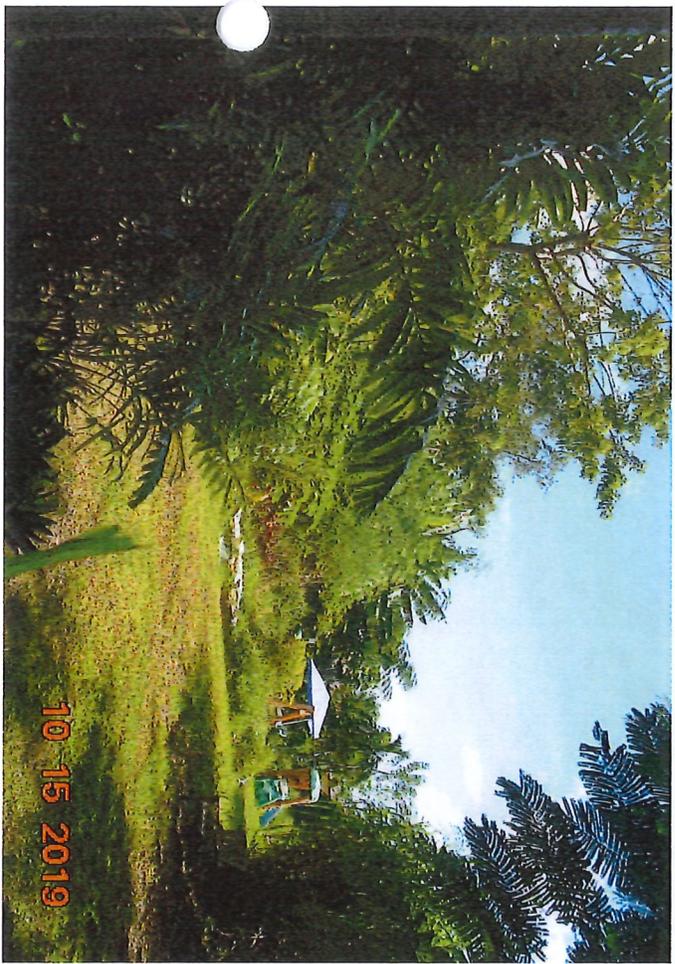
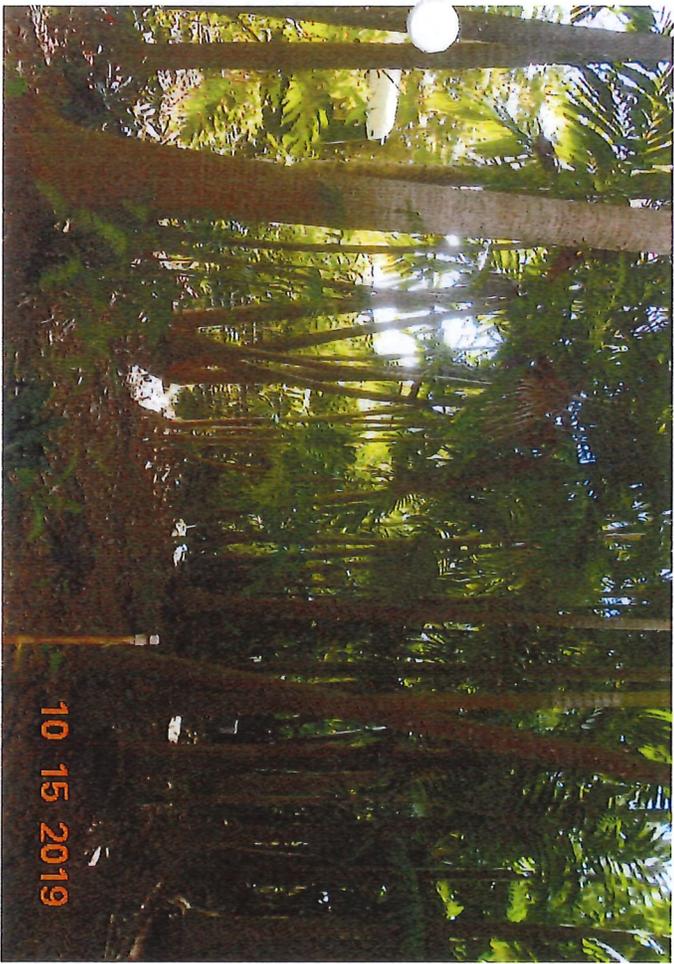


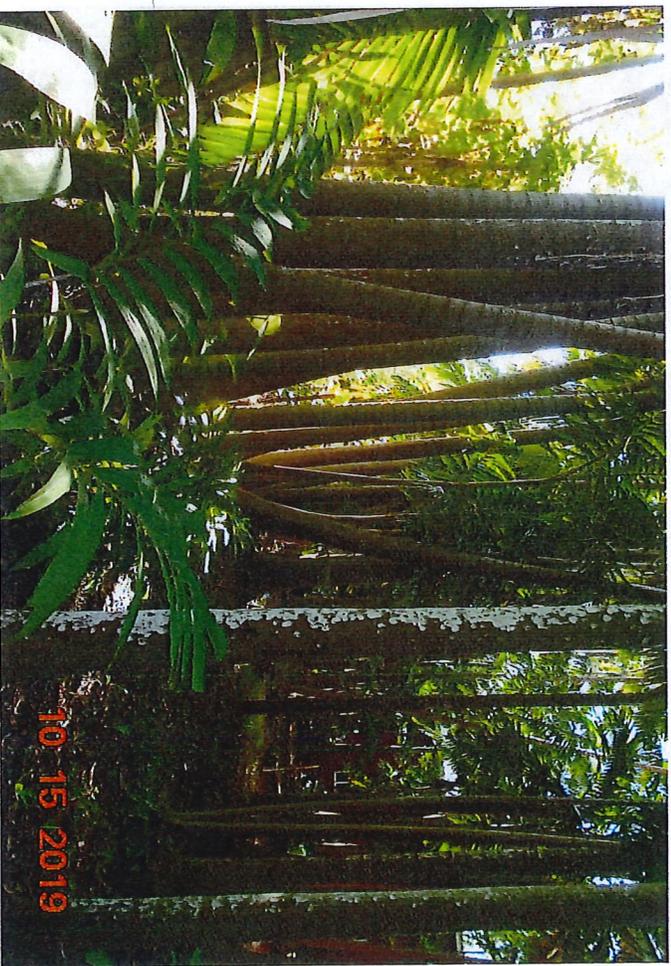
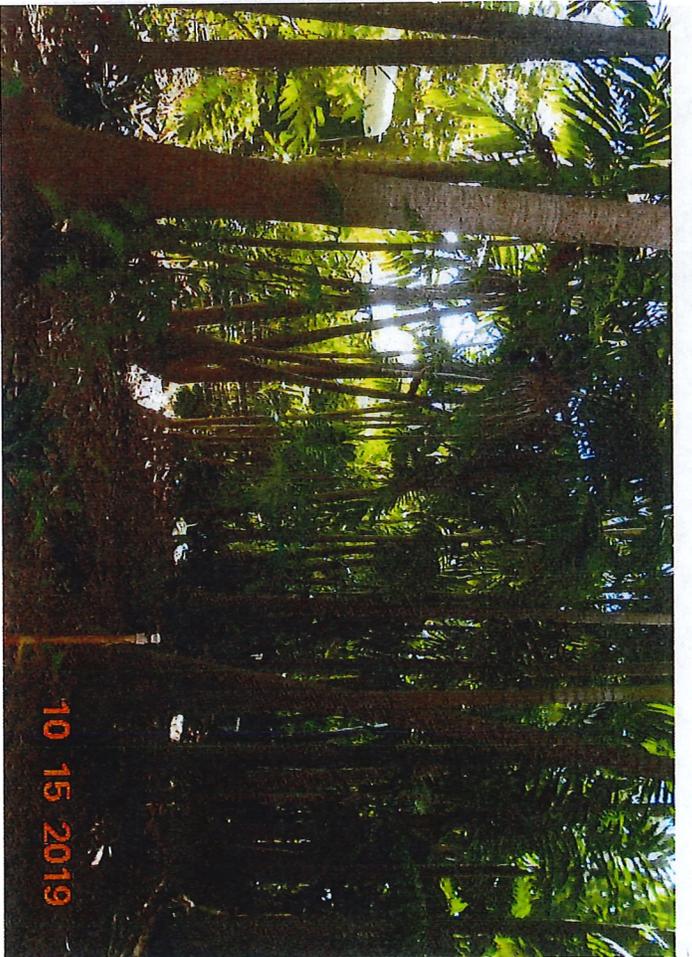
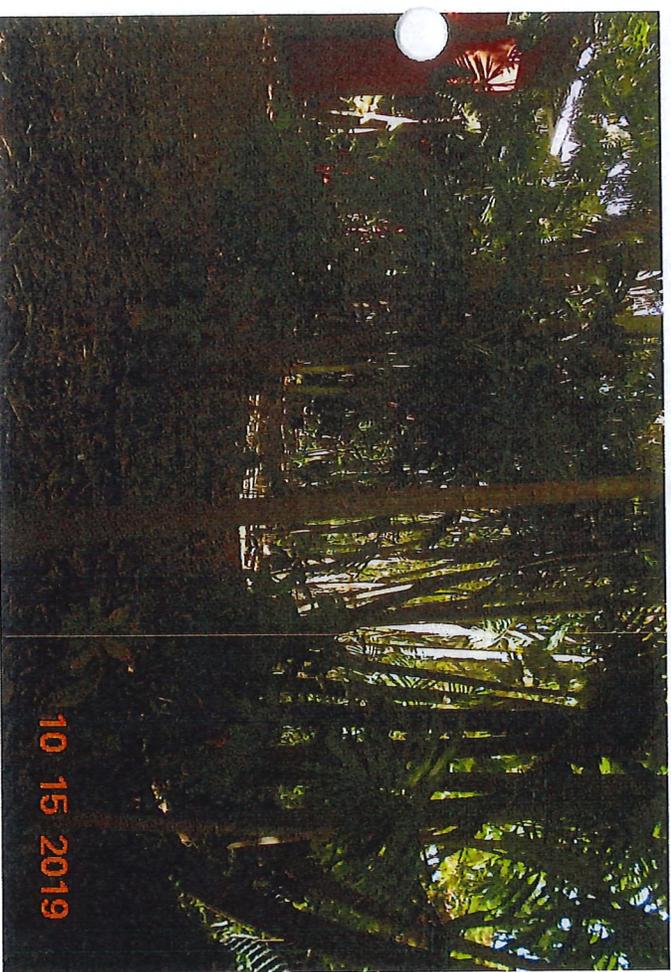
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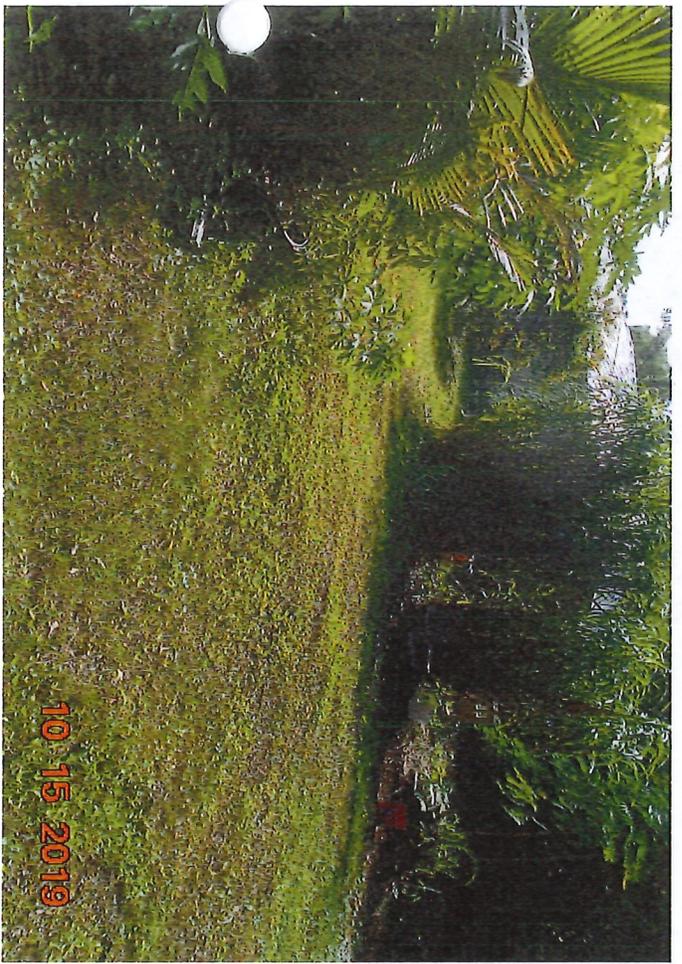












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