

3  
CITY OF HALLANDALE BEACH, FL  
400 SOUTH FEDERAL HIGHWAY  
SPECIAL MAGISTRATE HEARING

INSTR # 106932321  
OR BK 43784 Pages 904 - 905  
RECORDED 03/22/07 09:47:35  
BROWARD COUNTY COMMISSION  
DEPUTY CLERK 2000  
#3, 2 Pages

CITY OF HALLANDALE BEACH, FL  
Petitioner

vs.

IN RE:  
DOCKET NO. 06-01362

W. & GWENDOLYN T. SINGLETON  
621 NW 10<sup>TH</sup> STREET  
HALLANDALE BEACH, FL 33009  
Respondent

Fine amount /  
Payoff: \$632,400.00

**ORDER CERTIFYING CODE ENFORCEMENT FINE AND LIEN**

**THIS CAUSE FIRST CAME**, by administrative hearing, before the undersigned Special Magistrate on June 1, 2006, after due notice to the Respondent, at which time the Special Magistrate heard testimony under oath, received evidence, determined findings of Fact and Conclusions of Law and thereupon issued a Final Order which was reduced to writing and furnished to the Respondent. (Exhibit "A") The Final Order found the Respondents property to contain the following violations: INOPERABLE VEHICLES, BROKEN WINDOWS, EXTERIOR OF STRUCTURE NEEDS CLEANING, PAINTING, ACCUMULATION OF JUNK AND DEBRIS, OUTSIDE STORAGE OF MATERIALS, RESEAL, RE-STRIPE, DRIVEWAY AND PAINT WHEEL STOPS, RE-SOD PARKING AREA, OBTAIN NECESSARY PERMITS, / CITY CODE SEC. 13-41(A)(B), SEC. 14-6(1), SEC. 14-11(1)(A)(B)(C), SEC. 32-633(F), SEC. 13-36(A)(B), SEC. 13-65(A)(B)(C), SEC. 32-159(B)(C), SEC. 32-382, SEC. 32-383, SEC. 32-452, SEC. 32-453. The subject violations occurred at the Respondents real property located at 719 Foster Road within the City of Hallandale Beach and more particularly described as follows:

Property Id No. 5142 21 27 0010

GIBSONS ADDITION 25-7 B BLK A W 50

The Final Order required the Respondent to take corrective action to remedy the violations by a set compliance date. Under oath the Code Compliance Officer testified to the Special Magistrate on November 16, 2006, that all required corrective action had not been taken by the compliance date set out in the Final Order in this case and that in fact the RESPONDENT'S property remained in a state of violation. Further the City stated that as of the November 16, 2006, the fine amount for this property under this case had reached an accumulated amount of FOURTEEN THOUSAND DOLLARS (\$14,000.00). The record indicated that the RESPONDENT had been provided proper notice of the hearing. The RESPONDENT was not present at the hearing.

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**CITY OF HALLANDALE BEACH, FL  
400 SOUTH FEDERAL HIGHWAY  
SPECIAL MAGISTRATE HEARING**

CITY OF HALLANDALE BEACH, FL

**Petitioner**

vs.

**IN RE:  
DOCKET NO. 06-1362**

W. SINGLETON & T GWENDOLYN  
621 NW 10<sup>th</sup> STREET  
HALLANDALE BEACH, FL 33009

**Respondent**

**FINAL ORDER**

HEARING DATE: JUNE 1, 2006

**VIOLATION:** REMOVE INOPERABLE VEHICLES, REPAIR BROKEN WINDOWS, CLEAN AND PAINT EXTERIOR OF BUILDING, REMOVE JUNK AND DEBRIS, DISCONTINUE IMPROPER OUTSIDE STORAGE OF MATERIALS, RESEAL AND RE-STRIPE DRIVEWAY AND DRIVEWAY WHEEL STOPS, RE-SOD AND LANDSCAPE PARKING AREA, OBTAIN BUILDING PERMITS, CITY CODE SECTION, SECTION 13-41 (A)(B), SEC. 14-6 (1), SEC. 14-11 (1)(A)(B)( C), SEC 32-633 (F), SEC. 13-36 (A)(B), SEC. 13-65 (A) (B)( C), SEC. 32-159 (B)( C), SEC. 32-382, SEC. 32-383, SEC. 32-452, SEC. 32-453

An administrative hearing was held before the undersigned Special Magistrate on the date referenced above. Set out below are the Findings of Fact, Conclusions of Law and Final Order for the subject hearing.

**FINDINGS OF FACT:**

The record indicates that the RESPONDENT owns real property within the City of Hallandale Beach, Florida located at 719 Foster Road and more particularly described as follows:

Folio No. 5142 21 27 0010

GIBSONS ADDITION 25-7 B BLJ

At the hearing held on this matter, the PETITIONER Compliance Officer regarding the Officer's personal k and entered into the record photographs of the subject the RESPONDENT notice of these proceedings. The and the sworn testimony of the City was not contested.

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Case # 06-1362

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark  
Here

W. Singleton & T. Gwendolyn  
621 NW 10 St.  
Hallandale Beach, Fl. 33009

CITY OF HALLANDALE BEACH, FLORIDA  
400 SOUTH FEDERAL HIGHWAY  
SPECIAL MAGISTRATE HEARING

INSTR # 112296796  
OR BK 50789 Pages 1615 - 1617  
RECORDED 05/19/14 03:48:05 PM  
BROWARD COUNTY COMMISSION  
DEPUTY CLERK 1037  
#1, 3 Pages

CITY OF HALLANDALE BEACH,  
FLORIDA,

CASE NO. 13-1146

Petitioner,

vs.

*Fine Amount / Payoff:*  
*\$197,500.00*

ELLA III LLC  
PO BOX 100736  
ATLANTA, GA 30384

Respondent.

**FINAL ORDER CERTIFYING CODE ENFORCEMENT FINE AND LIEN**

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 3, 2014 as to an administrative hearing certifying code enforcement fine and lien. This cause first came on to be heard before the Special Magistrate by an administrative hearing on February 6, 2014 after due service and notice to Respondent, where the Special Magistrate heard testimony under oath, considered evidence, made findings of fact and conclusions of law, and thereupon issued a Final Order which was reduced to writing and furnished to Respondent. A copy of that Final Order is attached hereto as Exhibit "A". The Final Order found that the Respondent(s) property contained the following violation(s):

FAILURE TO MAKE ALL NECESSARY REPAIRS TO GUTTERING AROUND PROPERTY. CITY CODE SECTION 14-6.

FAILURE TO PRESSURE CLEAN AND PAINT EXTERIOR BRICK WALLS THROUGHOUT PROPERTY AND PAINT EXTERIOR WALL TO REAR. CITY CODE SECTION 14-11 (1)(a)(b)(c).

FAILURE TO KEEP FOUNDATIONS, FLOORS, WALLS, CEILINGS, ROOFS, WINDOWS, ETC., WEATHERPROOF, WATERTIGHT, AND RODENTPROOF, AND IN A GOOD STATE OF REPAIR. FAILURE TO KEEP ROOF SURFACES WATERTIGHT WHERE WATER IS PERMITTED TO STAND ON A ROOF FOR COOLING PURPOSES. FAILURE TO KEEP ROOF DESIGNED TO PREVENT BREEDING OF MOSQUITOES AND OTHER SIMILAR INSECTS. FAILURE TO MAKE ALL NECESSARY REPAIRS TO ROOFING SYSTEM, SOFFITS, AND FACIAS AROUND PROPERTY BY OBTAINING ALL NECESSARY PERMITS

AND PASSING FINAL INSPECTION FROM BUILDING DEPARTMENT. CITY  
CODE SECTIO CHAPTER 14.

The subject violation(s) occurred at the Respondent's property located at 719 Foster Road. The subject real property is more particularly described as follows: GIBSONS ADDITION 25-7 B BLK A W 50. Folio number is 1221-27-0010.

The Final Order required the Respondent to take corrective action to remedy the violation(s) by a set compliance date. Under oath the Code Compliance Officer testified to the Special Magistrate on April 3, 2014 that all required corrective action has not been taken by Respondent by the compliance date set out in the Final Order in this case, and that in fact Respondent's property remains in violation of the CITY'S code. Petitioner stated that as of the date of the hearing, the fine issued in this case reached an accumulated amount of \$7,250.00. The record indicates that the Respondent has been provided with proper service and notice of the proceeding.

**ACCORDINGLY, IT IS HEREBY ORDERED** as follows:

1. A fine in the amount of \$7,250.00 is hereby imposed and shall continue to accrue at the rate of \$250.00 per diem commencing on the date of this order, and it shall run until such time as the Respondent shall bring the subject property into compliance.
2. The fine set forth above shall pursuant to Chapter 162, *Florida Statutes*, constitute a lien against the real property of Respondent located in Broward County, and Petitioner may record a true copy of this order in the public records of Broward County.

**DONE AND ORDERED** at Hallandale Beach, Florida, Broward County, this 1 day of April, 2014.

CITY OF HALLANDALE BEACH, FLORIDA.

  
\_\_\_\_\_  
Special Magistrate

  
\_\_\_\_\_  
Code Compliance Official

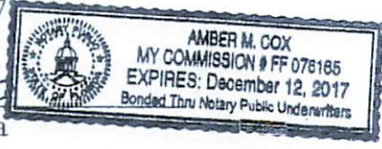
STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Kimberly Bruce, Code Compliance Official, respectively, to me known

to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

7, April  
WITNESS my hand and official in the County and State aforesaid this date: 2014.

*Amber M. Cox*  
Notary Public, state of Florida  
Clerk to the Special Magistrate



Filed with the Secretary of the Code Enforcement Special Magistrate this 9 day of April, 2014.

*Amber M. Cox*  
Amber Cox, Secretary  
Code Enforcement Special Magistrate

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

COMMUNICATION  
I hereby certify this to be a true and correct copy of the record in my office.  
WITNESS my hand and official seal of the City of Jacksonville, Florida, this 14 May 2014.

12

OCT 14 '13 AM 10:10

\$250 daily

**CITY OF HALLANDALE BEACH, FLORIDA  
400 SOUTH FEDERAL HIGHWAY  
SPECIAL MAGISTRATE HEARING**

CITY OF HALLANDALE BEACH,  
FLORIDA,

CASE NO. 13-222

Petitioner,

vs.

Fine amount / \$151,750.00  
Payoff

ELLA III LLC  
PO BOX 100736  
ATLANTA, GA 30384

Respondent.

**FINAL ORDER CERTIFYING CODE ENFORCEMENT FINE AND LIEN**

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 3, 2013 as to an administrative hearing certifying code enforcement fine and lien. This cause first came on to be heard before the Special Magistrate by an administrative hearing on August 1, 2013 after due service and notice to Respondent, where the Special Magistrate heard testimony under oath, considered evidence, made findings of fact and conclusions of law, and thereupon issued a Final Order which was reduced to writing and furnished to Respondent. A copy of that Final Order is attached hereto as Exhibit "A". The Final Order found that the Respondent(s) property contained the following violation: FAILURE TO REPLACE BROKEN WINDOW GLASS ABOVE FRONT DOOR OR BOARD UP. CITY CODE SECTION 14-6 (1).

The subject violation occurred at the Respondent's property located at 719 Foster Road, and legally described as follows: GIBSONS ADDITION 25-7 B BLK A W 50. Folio number is 1221-27-0010.

The Final Order required the Respondent to take corrective action to remedy the violations by a set compliance date. Under oath the Code Compliance Officer testified to the Special Magistrate on October 3, 2013 that all required corrective action has not been taken by Respondent by the compliance date set out in the Final Order in this case, and that in fact Respondent's property remains in violation of the CITY'S code. Petitioner stated that as of the date of the hearing, the fine issued in this case reached an accumulated amount of \$7,000.00. The record indicates that the Respondent has been provided with proper service and notice of the proceeding.



**ACCORDINGLY, IT IS HEREBY ORDERED** as follows:

1. A fine in the amount of \$7,000.00 is hereby imposed and shall continue to accrue at the rate of \$250.00 per diem commencing on the date of this order, and it shall run until such time as the Respondent shall bring the subject property into compliance.

2. The fine set forth above shall pursuant to Chapter 162, Florida Statutes, constitute a lien against the real property of Respondent located in Broward County, and Petitioner may record a true copy of this order in the public records of Broward County.

**DONE AND ORDERED** at Hallandale Beach, Florida, Broward County, this 7 day of October, 2013.

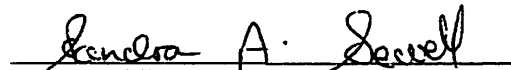
CITY OF HALLANDALE BEACH, FLORIDA

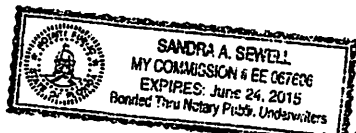
  
\_\_\_\_\_  
Special Magistrate  
  
\_\_\_\_\_  
Code Compliance Official

STATE OF FLORIDA  
COUNTY OF BROWARD

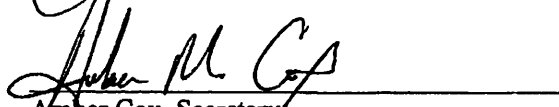
I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and \_\_\_\_\_, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

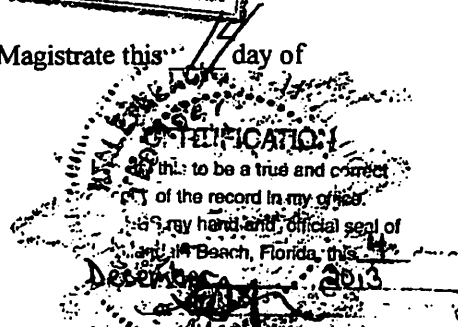
WITNESS my hand and official in the County and State aforesaid this date: Oct. 14, 2013.

  
\_\_\_\_\_  
Notary Public, state of Florida  
Clerk to the Special Magistrate



Filed with the Secretary of the Code Enforcement Special Magistrate this 14 day of October, 2013.

  
\_\_\_\_\_  
Amber Cox, Secretary  
Code Enforcement Special Magistrate



Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

**CITY OF HALLANDALE BEACH, FLORIDA  
400 SOUTH FEDERAL HIGHWAY  
SPECIAL MAGISTRATE HEARING**

CITY OF HALLANDALE BEACH,  
FLORIDA,

CASE NO. 08-5352

Petitioner,

vs.

*Fine amount/ Payoff  
\$469,000.00*

SINGLETON, W & GWENDOLYN T  
621 NW 10<sup>th</sup> ST  
HALLANDALE BEACH, FL 33009

Respondent.

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**FINAL ORDER CERTIFYING CODE ENFORCEMENT, FINE AND LIEN**

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 4, 2010 as to an administrative hearing certifying code enforcement fine and lien. This cause first came on to be heard before the Special Magistrate by an administrative hearing on October 2, 2008 after due notice to Respondent, where the Special Magistrate heard testimony under oath, considered evidence, made findings of fact and conclusions of law, and thereupon issued a Final Order which was reduced to writing and furnished to Respondent. A copy of that Final Order is attached hereto as Exhibit "A".

The Final Order found that the Respondents property contained the following violations: UNLAWFUL STORAGE OF INOPERABLE VEHICLES, OVERGROWN LANDSCAPING, WEEDS, ACCUMULATION OF JUNK, AND DEBRIS, TRASH AND LITTER. CITY CODE SECTIONS 28-6 (B)(3)(4), 13-41 (A)(B), 13-37 (B), 13-36(A)(B), 13-65 (A). The subject violations occurred at the Respondent's property located at 719 Foster Road, Hallandale Beach, Florida, and legally described as follows: GIBBONS ADDITION 25-7 B BLK A W 50. Folio number 1221-27-0010.

The Final Order required the Respondent to take corrective action to remedy the violations by a set compliance date. Under oath the Code Compliance Officer testified to the Special Magistrate on March 4, 2010 that all required corrective action has not been taken by Respondent by the compliance date set out in the Final Order in this case, and that in fact Respondent's property remains in violation of the CITY'S code. Petitioner stated that as of the date of the hearing, the fine issued in this case reached an

*(P)*



accumulated amount of \$91,400.00. The record indicates that the Respondent has been provided with proper notice of the hearing.

**ACCORDINGLY, IT IS HEREBY ORDERED** as follows:

1. A fine in the amount of \$91,400.00 is hereby imposed and shall continue to accrue at the rate of \$100.00 per diem commencing on the date of this order, and it shall run until such time as the Respondent shall bring the subject property into compliance.

2. The fine set forth above shall pursuant to Chapter 162, *Florida Statutes*, constitute a lien against the real property of Respondent located in Broward County, and Petitioner may record a true copy of this order in the public records of Broward County.

8 **DONE AND ORDERED** at Hallandale Beach, Florida, Broward County, this day of March, 2010.

CITY OF HALLANDALE BEACH, FLORIDA

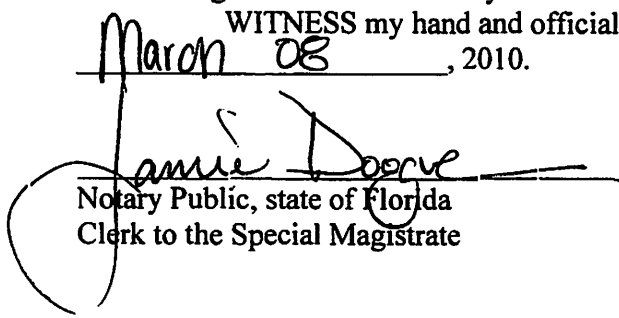
  
Special Magistrate

  
Code Compliance Official

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Kimberly Bruce, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:  
March 08, 2010.

  
Notary Public, state of Florida  
Clerk to the Special Magistrate

