



NOTICE OF PUBLIC MEETING

CODE COMPLIANCE MEETING OF SPECIAL MAGISTRATE

NOTICE IS HEREBY GIVEN that on Wednesday, March 12, 2025 at 6:00 p.m. the Town of Medley Code Compliance Department will conduct previously noticed hearings on alleged violations. The meeting will take place at the Medley Municipal Services Facility Council Chambers located at 7777 NW 72nd Avenue, Medley, Miami-Dade County, Florida, 33166.

The meeting will be open to the public. Any person who wishes to obtain copies of the agenda items may request copies from the Town's Code Compliance Department, at the Medley Municipal Services Facility located at 7777 N.W. 72nd Avenue, Medley, Florida.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990 (ADA), DISABLED PERSONS WHO, BECAUSE OF THEIR DISABILITIES, NEED SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE RECEPTIONIST AT THE MEDLEY MUNICIPAL SERVICES FACILITY COUNCIL CHAMBERS AT 7777 NW 72 AVENUE, MEDLEY, FLORIDA 33166 OR TELEPHONE (305) 887-9541, EXTENSION 0, NOT LATER THAN THREE (3) BUSINESS DAYS PRIOR TO SUCH PROCEEDING.

VICTORIA MARTINEZ, FRP, CMC, TOWN CLERK



TOWN OF MEDLEY SPECIAL MAGISTRATE HEARING AGENDA

Agenda of March 12, 2025

LOCATION

Town of Medley
Council Chambers 2nd Floor
7777 N.W. 72nd Avenue
Medley, FL 33166

TIME

6:00PM

SPECIAL MAGISTRATE

Jose Smith, Esq.

TOWN COUNSEL

Michael Pizzi, Esq.

CODE COMPLIANCE DEPARTMENT STAFF

Jose L. Guasch - Director

Suhail Rolón - Executive Assistant

Carlos Medio - Code Compliance Officer

WELCOME

We are very glad you have joined us for today's meeting. The Special Magistrate Hearing is a quasi-judicial forum which hears testimony, determines whether sufficient evidence exists to find property owners in violation of Town codes, determines if any additional time is appropriate, and the fine that should be imposed for failing to comply with its orders. Any person desiring to appeal a recommended action of the Magistrate should observe the notice regarding appeals below.

GENERAL RULES OF ORDER

Any person wishing to speak at a Special Magistrate hearing must fill out an Appearance Request Form and give it to the Executive Assistant prior to that item being heard.

Inquiries regarding the item may be directed to the Code Compliance Department at 305-887-9541. Please refer to the Hearing/Item number when making an inquiry.

In accordance with the Americans with Disabilities Act, all people who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Town Clerk's Office at 305-887-9541 no later THAN **36 HOURS PRIOR TO THE PROCEEDING.**

APPEALS

If you wish to appeal the ruling of the Special Magistrate, you must file your appeal with the Circuit Court within 30 days of the date of this hearing (Ch. 162.11, Florida Statutes). If a person decides to appeal any decision made by the Special Magistrate with respect to any matter considered at a meeting or hearing, that person will 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 (Florida Statutes).

NOTICE TO PUBLIC

ANYONE WISHING TO OBTAIN A COPY OF AN AGENDA ITEM MAY CONTACT THE CODE COMPLIANCE DEPARTMENT AT 305-887-9541 OR VIEW THE AGENDA PACKET AT TOWN HALL 7777 N.W. 72 AVE. MEDLEY FLORIDA, 33166. DURING REGULAR BUSINESS HOURS (MONDAY-WEDNESDAY 7:00 A.M. - 5:00 P.M., THURSDAY 7:00- 4:30PM) FRIDAYS-WE ARE CLOSED.YOU MAY ALSO VISIT OUR TOWN WEBSITE AT: WWW.TOWNOFMEDLEY.COM

NOTE: IF YOU ARE NOT ABLE TO COMMUNICATE, OR ARE NOT COMFORTABLE EXPRESSING YOURSELF, IN THE ENGLISH LANGUAGE, IT IS YOUR RESPONSIBILITY TO BRING AN ENGLISH-SPEAKING INTERPRETER TO THE HEARING. THIS PERSON MAY BE A FRIEND, RELATIVE OR SOMEONE ELSE TO INTERPRET FOR YOU DURING YOUR APPEARANCE AT THE HEARING. A MINOR CHILD CANNOT SERVE AS A VALID INTERPRETER. THE TOWN OF MEDLEY DOES NOT PROVIDE INTERPRETATION SERVICES DURING ANY QUASI-JUDICIAL PROCEEDING.

NOTA: SI USTED NO ESTÁ EN CAPACIDAD DE COMUNICARSE, O NO SE SIENTE CÓMODO AL EXPRESARSE EN INGLÉS, ES DE SU RESPONSABILIDAD TRAER UN INTÉRPRETE DEL IDIOMA INGLÉS A LA AUDIENCIA. ESTA PERSONA PUEDE SER UN AMIGO, FAMILIAR O ALGUIEN QUE LE HAGA LA TRADUCCIÓN DURANTE SU COMPARECENCIA A LA AUDIENCIA. UN MENOR DE EDAD NO PUEDE SER INTÉRPRETE. LA CIUDAD DE MEDLEY NO SUMINISTRA SERVICIO DE TRADUCCIÓN DURANTE NINGÚN PROCEDIMIENTO DELANTE DE LOS MAGISTRADOS.

CASE

APPEALS

OFFICER

1. ECC2023-0023
CONTINUED 01/18/2025
CITATION: \$250.00
ADM. FEES: \$75.00
TOTAL DUE: \$325.00

7550 NW 69 AVE
BONOVEST, INC.

C. MEDIO

CODE SECTION:

FLORIDA BUILDING CODE-105.4.1. IF WORK HAS COMMENCED AND THE PERMIT IS REVOKED BECOMES NULL AND VOID OR EXPIRES BECAUSE OF LACK OF PROGRESS OR ABANDONMENT A NEW PERMIT COVERING THE PROPOSED CONSTRUCTION SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK.COMMERCIAL -

2. ECC2024-0062
CONTINUED 01/18/2025
CITATION: \$250.00
ADM. FEES: \$75.00
TOTAL DUE : \$325.00

11700 NW 101 RD. #19
FDG FLAGLER STATION PH 1 LLC.
C/O AEW CAPITAL MANAGEMENT LP

C. MEDIO

CODE SECTION :

FBC 105.1. ANY OWNER OR AUTHORIZED AGENT WHO INTENDS TO CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, DEMOLISH, OR CHANGE THE OCCUPANCY OF A BUILDING OR STRUCTURE, OR TO ERECT, INSTALL, ENLARGE, ALTER, REPAIR, REMOVE, CONVERT OR REPLACE ANY REQUIRED IMPACT-RESISTANT COVERINGS, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM, THE INSTALLATION OF WHICH IS REGULATED BY THIS CODE, OR TO CAUSE ANY SUCH WORK TO BE DONE, SHALL FIRTS MAKE APPLICATION TO THE BUILDING OFFICIAL AND OBTAIN THE REQUIRED PERMIT.

SEC. 11-54: NO PERSON SHALL ERECT OR CONSTRUCT OR PROCEED WITH THE ERECTION OR CONSTRUCTION OF ANY BUILDING OR STRUCTURE, NOR ADD TO, ENLARGE, MOVE, IMPROVE, ALTER, CONVERT OR DEMOLISH ANY BUILDING OR STRUCTURE, OR ANY GROUP OF BUILDINGS AND/OR STRUCTURES UNDER ONE OR JOINT OWNERSHIP WHETHER ON ONE OR MORE LOTS OR TRACT OF LAND; OR CAUSE THE SAME TO BE DONE, WHERE THE COST OF WORK IS \$25.00 OR MORE IN VALUE; AND ON ANY REMODELING OR ALTERATION JOB OF ANY VALUE, WITHOUT FIRST OBTAINING A BUILDING PERMIT THEREFOR FROM THE BUILDING DEPARTMENT OF THE TOWN.

DEFAULTS

3. ECC2023-0096 10900 NW S. RIVER DR. C. MEDIO
FINES ACCRUED: \$44,750.00
CITATION: \$250.00
ADM. FEES: \$75.00
TOTAL DUE: \$45,075.00

CODE SECTION:

SEC. 11-54: NO PERSON SHALL ERECT OR CONSTRUCT OR PROCEED WITH THE ERECTION OR CONSTRUCTION OF ANY BUILDING OR STRUCTURE, NOR ADD TO, ENLARGE, MOVE, IMPROVE, ALTER, CONVERT OR DEMOLISH ANY BUILDING OR STRUCTURE, OR ANY GROUP OF BUILDINGS AND/OR STRUCTURES UNDER ONE OR JOINT OWNERSHIP WHETHER ON ONE OR MORE LOTS OR TRACT OF LAND; OR CAUSE THE SAME TO BE DONE, WHERE THE COST OF WORK IS \$25.00 OR MORE IN VALUE; AND ON ANY REMODELING OR ALTERATION JOB OF ANY VALUE, WITHOUT FIRST OBTAINING A BUILDING PERMIT THEREFOR FROM THE BUILDING DEPARTMENT OF THE TOWN

FBC 105.1. ANY OWNER OR AUTHORIZED AGENT WHO INTENDS TO CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, DEMOLISH, OR CHANGE THE OCCUPANCY OF A BUILDING OR STRUCTURE, OR TO ERECT, INSTALL, ENLARGE, ALTER, REPAIR, REMOVE, CONVERT OR REPLACE ANY REQUIRED IMPACT-RESISTANT COVERINGS, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM, THE INSTALLATION OF WHICH IS REGULATED BY THIS CODE, OR TO CAUSE ANY SUCH WORK TO BE DONE, SHALL FIRST MAKE APPLICATION TO THE BUILDING OFFICIAL AND OBTAIN THE REQUIRED PERMIT.

4. ECC2024-0068 10763 NW 123 ST C. MEDIO
FINES ACCRUED: \$31,750.00
CITATION: \$250.00
ADM. FEES: \$75.00
TOTAL DUE: \$32,075.00
NW 123RD ST FL LLC & JANSTEEL USA INC.

CODE SECTION:

SEC. 14-26(C): ALL BUSINESS TAX RECEIPTS SHALL BE SOLD BY THE TOWN BEGINNING JULY 1 OF EACH YEAR, ARE DUE AND PAYABLE ON OR BEFORE SEPTEMBER 30 OF EACH YEAR AND EXPIRE ON SEPTEMBER 30 OF THE SUCCEEDING YEAR. IF SEPTEMBER 30 FALLS ON A WEEKEND OR HOLIDAY, THE TAX IS DUE AND PAYABLE ON OR BEFORE THE FIRST WORKING DAY FOLLOWING SEPTEMBER 30.

5. ECC2024-0081 7380 NW 77 CT C. MEDIO
FINES ACCRUED: \$12,000.00
CITATION: \$250.00
ADM. FEES: \$75.00
TOTAL DUE: \$12,325.00
7380 PROPERTIES LLC.

CODE SECTION:

IN ACCORDANCE WITH SECTION 8-11 (F) YOU MUST SUBMIT A WRITTEN RECERTIFICATION REPORT TO THE BUILDING OFFICIAL PREPARED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT, CERTIFYING EACH BUILDING OR STRUCTURE IS STRUCTURALLY AND ELECTRICALLY SAFE FOR THE SPECIFIC USE FOR CONTINUED OCCUPANCY.

6. **ECC2023-0039**
FINES ACCRUED: \$34,750.00
CITATION: \$250.00
ADM. FEES: \$75.00
TOTAL DUE: \$35,075.00

7150 NW 77 TER
ALBERTO RAMIREZ, OSCAR AGUILERA
ALEXANDER O AGUILERA

C. MEDIO

CODE SECTION:

SEC. 14-33(B): NO BUSINESS TAX RECEIPT SHALL BE ISSUED UNTIL A CERTIFICATE OF USE HAS BEEN ISSUED IN ACCORDANCE WITH THE TOWN CODE, UNLESS ITS BUSINESS DOES NOT REQUIRE A CERTIFICATE OF USE. THE CERTIFICATE OF USE SHALL BE ISSUED WHEN THE BUSINESS IS IN COMPLIANCE WITH THE TOWN CODE, INCLUDING THE REQUIREMENT OF SITE PLAN APPROVAL, A STRUCTURE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, AND ADEQUATE WATER, SEWER AND ELECTRIC, AS WELL AS ADEQUATE PARKING AND DRAINAGE.

SEC. 14-26(B): NO PERSON SHALL ENGAGE IN ANY BUSINESS THAT IS CARRIED ON WITHIN THE TOWN, AND NO BUSINESS TAX RECEIPT SHALL BE ISSUED, UNTIL A BUSINESS TAX FOR THE CURRENT YEAR, AND ALL PRIOR OUTSTANDING BUSINESS TAXES HAVE BEEN PAID FOR SUCH BUSINESS AND THE PROPER BUSINESS TAX RECEIPT OBTAINED.

7. **ECC2023-0038**
FINES ACCRUED: \$37,000.00
CITATION: \$250.00
ADM. FEES: \$75.00
TOTAL DUE: \$37,125.00

8148 NW 74 AVE
QAI HOLDINGS LLC.

C. MEDIO

CODE SECTION:

SEC. 62.88(A): ALL STORAGE OF MATERIALS AND PRODUCTS AND ALL OPERATIONS OF WORK OF EVERY CHARACTER SHALL BE CARRIED ON ENTIRELY WITHIN ENCLOSING WALLS OR UNDER THE ROOF OF A BUILDING AND/OR ENCLOSED BY A MASONRY WALL WITH A MINIMUM HEIGHT OF EIGHT FEET WHEN THE WORK IS OF A NATURE TO BE CARRIED ON, ON THE OUTSIDE OF THE BUILDING, AND PROVIDED FURTHER THAT NO BUILDING OR LAND SHALL BE USED AND NO BUILDING SHALL BE HEREAFTER ERECTED, CONSTRUCTED, RECONSTRUCTED OR STRUCTURALLY ALTERED

SEC. 47-1: IT SHALL BE UNLAWFUL FOR ANY OWNER OR OCCUPANT OF REAL PROPERTY WITHIN THE LIMITS OF THE TOWN TO DEPOSIT, STORE, KEEP OR MAINTAIN OR TO PERMIT TO BE DEPOSITED, STORED, KEPT OR MAINTAINED JUNK, TRASH, REFUSE, RUBBISH, GARBAGE OR ANY OTHER MATERIAL OFFENSIVE TO THE PUBLIC HEALTH, SAFETY OR WELFARE UPON HIS PROPERTY EXCEPT AS OTHERWISE PROVIDED HEREIN.

MITIGATION

8. ECC2023-0010

13700 NW 115TH AVE
FREEZESTORE MEDLEY LLC
C/O ACCOUNTING MANAGER

C. MEDIO

CITATION: \$250.00
ADM. FEES: \$75.00

CODE SECTION:

SEC. 14-33(B): NO BUSINESS TAX RECEIPT SHALL BE ISSUED UNTIL A CERTIFICATE OF USE HAS BEEN ISSUED IN ACCORDANCE WITH THE TOWN CODE, UNLESS ITS BUSINESS DOES NOT REQUIRE A CERTIFICATE OF USE. THE CERTIFICATE OF USE SHALL BE ISSUED WHEN THE BUSINESS IS IN COMPLIANCE WITH THE TOWN CODE, INCLUDING THE REQUIREMENT OF SITE PLAN APPROVAL, A STRUCTURE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, AND ADEQUATE WATER, SEWER AND ELECTRIC, AS WELL AS ADEQUATE PARKING AND DRAINAGE.

SEC. 14-26(B): NO PERSON SHALL ENGAGE IN ANY BUSINESS THAT IS CARRIED ON WITHIN THE TOWN, AND NO BUSINESS TAX RECEIPT SHALL BE ISSUED, UNTIL A BUSINESS TAX FOR THE CURRENT YEAR, AND ALL PRIOR OUTSTANDING BUSINESS TAXES HAVE BEEN PAID FOR SUCH BUSINESS AND THE PROPER BUSINESS TAX RECEIPT OBTAINED.
SEC. 14-26(B): NO PERSON SHALL ENGAGE IN ANY BUSINESS THAT IS CARRIED ON WITHIN THE TOWN, AND NO BUSINESS TAX RECEIPT SHALL BE ISSUED, UNTIL A BUSINESS TAX FOR THE CURRENT YEAR, AND ALL PRIOR OUTSTANDING BUSINESS TAXES HAVE BEEN PAID FOR SUCH BUSINESS AND THE PROPER BUSINESS TAX RECEIPT OBTAINED.

TO DISMISS

9. ECC2023-0028
PERMIT ISSUED

6858 NW 75 ST #2
MICHEAL G. KEENER

C. MEDIO

10. ECC2024-0078
CITATION VOIDED

6652 NW 77 CT
OLYMPIA DORAL PROPERTIES

C. MEDIO

NEXT MEETING DATE: April 9th, 2025
ADJOURNMENT