



## **NOTICE OF PUBLIC MEETING**

### **CODE COMPLIANCE MEETING OF SPECIAL MAGISTRATE**

NOTICE IS HEREBY GIVEN that on Wednesday, January 10, 2024 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 72<sup>nd</sup> 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. 72<sup>nd</sup> Avenue, Medley, Florida.

**IN ACCORDANCE WITH THE AMERICANS WITH DISAILITIES 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.**

This Notice is dated at Medley, Miami-Dade County, Florida this 27th day of December 2023.

VICTORIA MARTINEZ, FRP, CMC, TOWN CLERK



**TOWN OF MEDLEY  
SPECIAL MAGISTRATE HEARING  
AGENDA**

Agenda of January 10<sup>th</sup>, 2024

**LOCATION**

Town of Medley  
Council Chambers 2<sup>nd</sup> Floor  
7777 N.W. 72<sup>nd</sup> 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](http://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.

---

### DEFAULTS

1. **ECC2022-0007** **7675 NW 80 TER** C. MEDIO  
**FINES ACCRUED: \$15,000.00** TA PALMETTO LOGISTICS  
**CITATION: \$250.00**  
**ADM. FEES: \$75.00**  
**TOTAL DUE: \$15,325.00**

**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.

2. **ECC2022-0044** **8700 NW 93 TER** C. MEDIO  
**FINES ACCRUED: \$18,000.00** AV REALTY HOLDINGS LLC  
**CITATION: \$250.00**  
**ADM. FEES: \$75.00**  
**TOTAL DUE: \$18,325.00**

**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 FIRST 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.



- 
3. **ECC2023-0020** **8700 NW 93 TER** C. MEDIO  
**FINES ACCRUED: \$18,000.00** AV REALTY HOLDINGS LLC  
**CITATION: \$250.00**  
**ADM. FEES: \$75.00**  
**TOTAL DUE: \$18,325.00**

**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.

---

4. **ECC2022-0223** **8300 NW 93 ST** C. MEDIO  
**FINES ACCRUED: \$63,500.00** SOUTH RIVER INDUSTRIAL LLC  
**CITATION: \$250.00**  
**ADM. FEES: \$75.00**  
**TOTAL DUE: \$63,825.00**

**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 -

---

5. **ECC2023-0117** **7601 NW 72 AVE** C. MEDIO  
**CITATION: \$500.00** FIVE B LLC.  
**ADM. FEES: \$75.00**  
**TOTAL DUE: \$575.00**

**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. **ECC2022-0205** **7185 NW 77 TER** C. MEDIO  
**FINES ACCRUED: \$7,250.00** JOSE J PEREZ GILL TRS  
**CITATION: \$250**  
**ADM. FEES: \$75.00**  
**TOTAL DUE: \$7,575.00**

**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

---

---

7. **ECC2022-0206**  
FINES ACCRUED: \$7,250.00  
CITATION: \$250  
ADM. FEES: \$75.00  
TOTAL DUE: \$7,575.00

7291 NW 74TH ST  
IMAHOUSE LLC.

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

---

**NEXT MEETING DATE: February 14, 2024**  
**ADJOURNMENT**