



NOTICE OF PUBLIC MEETING

CODE COMPLIANCE MEETING OF SPECIAL MAGISTRATE

NOTICE IS HEREBY GIVEN that on Wednesday, July 9, 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 July 9th, 2025

LOCATION

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

TIME

6:00PM

SPECIAL MAGISTRATE

John R. Herin, Jr. Esq.

TOWN COUNSEL

Michael Pizzi, Esq.

CODE COMPLIANCE DEPARTMENT STAFF

Jose L. Guasch - Director

Suhail Rolón - Executive Assistant/SM Coordinator

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

1. **ECC2023-0010**

MITIGATIONS

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

OFFICER

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.

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.

2. **E2016-0181**

8720 NW 93 ST
AURELIO A LLERENA
ROMAN LLERENA
MARIA LLERENA EST OF

C. MEDIO

CODE SECTION:

SEC. 14-155; FAILING TO COMPLY WITH THE MINIMUM STANDARDS FOR A COMMERCIAL VEHICLE FACILITY

SEC.14-33(A)(B): FAILURE TO COMPLY WITH THE CERTIFICATE OF USE REQUIREMENTS BY NOT HAVING A STRUCTURE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, ADEQUATE WATER, SEWER, ELECTRIC, AS WELL AS ADEQUATE WATER AND DRAINAGE.

SEC. 14-152: FAILURE TO COMPLY WITH CONTROL REQUIREMENT OF SEDIMENTS AND POLLUTANTS

SEC. 41-32(B)(1): THE EXTERIOR OF THE PREMISES AND ANY AUXILIARY STRUCTURES THEREON, INCLUDING THE SWALE AREA IMMEDIATELY ABUTTING THE PREMISES, SHALL BE KEPT FREE OF ANY PUBLIC NUISANCE, LITTER, AND ANY HAZARDS TO THE SAFETY OF THE OCCUPANT, PEDESTRIANS AND OTHER PERSONS WHO MAY UTILIZE THE PREMISES, AND ANY OF THE FOREGOING SHALL BE PROMPTLY REMOVED AND ABATED BY THE OWNER, OPERATOR OR OCCUPANT. THE FOLLOWING CONDITIONS SHALL BE CONSIDERED EVIDENCE THAT A HAZARD EXISTS ON THE PREMISES BUT SHALL IN NO WAY LIMIT THE EXISTENCE OF OTHER HAZARDOUS CONDITIONS: ANY PUBLIC NUISANCE AS DEFINED IN SECTION 41-30.

3. **ECC2019-0010**

7332 NW 79 TER
FREWA & COMPANY LLC.

C. MEDIO

CODE SECTION:

SEC. 41-32(B): THE EXTERIOR OF THE PREMISES AND ANY AUXILIARY STRUCTURES THEREON, INCLUDING THE SWALE AREA IMMEDIATELY ABUTTING THE PREMISES, SHALL BE KEPT FREE OF ANY PUBLIC NUISANCE, LITTER, AND ANY HAZARDS TO THE SAFETY OF THE OCCUPANT, PEDESTRIANS AND OTHER PERSONS WHO MAY UTILIZE THE PREMISES, AND ANY OF THE FOREGOING SHALL BE PROMPTLY REMOVED AND ABATED BY THE OWNER, OPERATOR OR OCCUPANT.

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.

DEFAULTS

4. **ECC2024-0062**

FINES ACCRUED: \$64,500.00
CITATION: \$250.00
ADM. FEES: \$75.00
TOTAL DUE: \$64,825.00

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

C. MEDIO

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

5. **ECC2024-0045**

FINES ACCRUED: \$32,000.00
CITATION: \$250.00
ADM. FEES: \$75.00
TOTAL DUE: \$32,575.00

7851 NW 64TH ST
AMERICAN BUMPER CORP.

C. MEDIO

CODE SECTION:

SEC. 38-28: IT SHALL BE UNLAWFUL FOR ANY INDIVIDUAL, CORPORATION, BUSINESS, PARTNERSHIP, UNINCORPORATED ASSOCIATION OR ANY OTHER LEGAL OR COMMERCIAL ENTITY TO PLACE, ERECT, PARK OR OTHERWISE LOCATE A TRAILER ON PROPERTY ZONED FOR INDUSTRIAL OR COMMERCIAL USE WITHIN THE CORPORATE LIMITS OF THE TOWN

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.

6. **ECC2024-0071**

7540 NW 82ND ST

C. MEDIO

FINES ACCRUED : \$16,000.00

SIME MANAGEMENT CORP

CITATION : \$250.00

ADM. FEES: \$75.00

TOTAL DUE: \$16,325.00

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.

7. **ECC2024-0050**

6405 NW 82ND AVE

C. MEDIO

FINES ACCRUED: \$13,250.00

SCOTT K SIME & W BELINDA

CITATION: \$250.00

ADM. FEES: \$75.00

TOTAL DUE: \$13,575.00

CODE SECTION:

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 14-33: FAILING TO OBTAIN A CERTIFICATE OF USE FOR ANY AND ALL BUSINESSES LOCATED ON PROPERTY

8. **ECC2024-0051**
FINES ACCRUED: \$16,000.00
CITATION: \$250.00
ADM. FEES: \$75.00
TOTAL DUE: \$16,325.00

7775 NW 66TH ST
TWO AMIGOS INVESTMENT LLC.

C. MEDIO

CODE SECTION:

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 14-33: FAILING TO OBTAIN A CERTIFICATE OF USE FOR ANY AND ALL BUSINESSES LOCATED ON PROPERTY.

SEC. 47-2(C)(2): COMMERCIAL DISTRICT. ALL SOLID WASTE IN A COMMERCIAL DISTRICT SHALL BE PLACED IN SOLID WASTE CONTAINERS THAT ARE SUFFICIENT IN SIZE TO WITHHOLD THE AMOUNT OF SOLID WASTE BEING PLACED INSIDE, SHALL BE SEALED SO AS TO PREVENT ANY SOLID WASTE FROM VISIBILITY OR PLAIN SIGHT OR FROM BEING CARRIED OR DEPOSITED BY THE ELEMENTS ONTO ANY PREMISES WITHIN THE TOWN, AND SHALL BE MAINTAINED IN A CLEAN, PROPER, NEAT AND UPDATED MANNER. NO SOLID WASTE CONTAINER SHALL BE PERMITTED TO OVERFLOW WITH ANY SOLID WASTE.

SEC. 47-2(D)(2): ALL SOLID WASTE TO BE REMOVED BY A PRIVATE SERVICING COMPANY IN A COMMERCIAL DISTRICT SHALL BE PROPERLY PLACED OR DEPOSITED IN A SOLID WASTE CONTAINER, AS SET FORTH IN THIS SECTION, WHICH SHALL BE PLACED, STORED, KEPT OR MAINTAINED IN AN AREA ON THE OWNER'S PROPERTY THAT DOES NOT INTERFERE WITH OR OBSTRUCT PEDESTRIAN OR VEHICLE PASSAGE. IT IS A VIOLATION OF THIS SECTION TO PLACE, STORE, KEEP, OR MAINTAIN A SOLID WASTE CONTAINER ON ANY PUBLIC RIGHT-OF-WAY.

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.

NEXT MEETING DATE: August 13th, 2025
ADJOURNMENT