

IN THE CIRCUIT COURT OF THE 11TH JUDICIAL CIRCUIT,
IN AND FOR MIAMI-DADE COUNTY, FLORIDA

ADRI MARC S.A. TRS.,

CIVIL NOTICE NO.: 2025-B286251

Appellant

vs.

DEPARTMENT OF ENVIRONMENTAL
RESOURCE MANAGMENT,

Appellee.

_____ /

NOTICE OF APPEAL

NOTICE IS GIVEN that ADRI MARC S.A. TRS., Appellant appeals to the Circuit Court of the Eleventh Judicial Circuit, the Hearing Officer's Findings of Fact and Conclusions of Law rendered September 17, 2025. This Order is an appealable Final Order pursuant to Fla. R. App. P. 9.110; the nature of the Order is an Order Determining that the violation of code section 24-29 was issued in accordance with the provisions of Chapter 8CC of the code of Miami-Dade County.

CERTIFICATE OF SERVICE

I **HEREBY CERTIFY** that this pleading was filed and served on all parties of record via the E-Portal System on this 16th day of October, 2025.

FORREST SYGMAN, P.A.
The Tate Building, Suite 203
7300 N. Kendall Drive
Miami, Florida 33156
(305) 661-8955

/s/ Forrest Sygman

By: _____
FORREST SYGMAN, ESQ.
Florida Bar Number: 748020
LILLY J. REAL, ESQ.
Florida Bar Number: 77682

DEPT OF ENVIRONMENTAL RESOURCE MGMT - DERM - (305)372-6902
MIAMI-DADE COUNTY, FLORIDA

FIRST NOTICE FOLLOWING ADMINISTRATIVE HEARING

SEPTEMBER 18, 2025

ADRI MARC SA TRS
8901 SW 157 AVE 16 167
MIAMI, FL

33196

RE: CIVIL VIOLATION NOTICE NO 2025- B286251
VIOLATOR : ADRI MARC SA TRS
DEPT. NO.: 04 DEPT OF ENVIRONMENTAL RESOURCE MGMT - DERM
BADGE NO.: 808A MCKIERNAN, ELIZABETH
VIOLATION ADDR.: FOLIO NO. 30.5815.000.07

AT THE ADMINISTRATIVE HEARING HELD ON SEPTEMBER 17, 2025 THE HEARING OFFICER HAS DETERMINED THAT THE VIOLATION OF CODE SECTION 24-29 WAS ISSUED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 8CC OF THE CODE OF MIAMI-DADE COUNTY.

AS A RESULT, THE HEARING OFFICER HAS FOUND YOU GUILTY OF THE ABOVE VIOLATION AND HAS ORDERED YOU TO CORRECT THE VIOLATION (IF APPLICABLE) AND PAY THE FOLLOWING:

1. ORIGINAL CIVIL PENALTY	\$	500.00
2. HEARING ADMINISTRATIVE COST		75.00
3. SURCHARGE PER ORDINANCE 99-55		10.00
4. DEPT ADMINISTRATIVE COST		145.00
PAYMENTS & ADJUSTMENTS		.00
TOTAL AMOUNT DUE	\$	730.00

IF PAYMENT IS NOT RECEIVED WITHIN THIRTY (30) DAYS FROM THE DATE THE DECISION WAS RENDERED, SEPTEMBER 17, 2025 AND/OR THE VIOLATION OF CODE SECTION 24-29 NOT CORRECTED, YOU WILL BE REQUIRED TO PAY ACCUMULATIVE PENALTIES OF UP TO TWENTY (20) TIMES THE ORIGINAL CIVIL PENALTY INDICATED ABOVE.

MAIL YOUR CHECK PAYABLE TO:

FINANCE CODE COMPLIANCE ADMINISTRATION
STEPHEN P. CLARK CENTER
111 N.W. 1ST STREET - 26TH FLOOR
MIAMI, FLORIDA 33128

IF YOU WISH TO APPEAL THE HEARING OFFICER'S DECISION, YOU MUST APPEAL TO THE CIRCUIT COURT APPELLATE DIVISION NO LATER THAN THIRTY (30) DAYS FROM THE DATE THE DECISION WAS RENDERED.

IF YOU HAVE ANY QUESTIONS CONCERNING THE CIVIL VIOLATION NOTICE, PLEASE CALL THE ISSUING DEPARTMENT AT (305)372-6902.

J527060 /CEFB062 /NT2G / 09-17-2025

MIAMI-DADE COUNTY, FLORIDA CODE ENFORCEMENT
111 N.W. 1ST STREET, SUITE 1750, MIAMI, FL 33128-1981 (305)375-2333

HEARING OFFICER'S FINDINGS
OF FACT AND CONCLUSIONS
OF LAW

HEARING DATE
09/17/2025

ADRI MARC SA TRS
8901 SW 157 AVE 16 167
MIAMI, FL 33196

COPY MAILED TO
VIOLATOR(S)
ON: 9/19/2025

DEPUTY CLERK

CITATION # 2025- B286251

FINDINGS OF FACTS

- I. THE FOLLOWING ARE APPLICABLE TO THIS HEARING (CHECK APPROPRIATE BOXES)
- | | | |
|---|--|--|
| ☒ VIOLATOR(S) PRESENT | ☒ VIOLATOR'S AGENT PRESENT | ☐ NO SHOW |
| ☐ NON-COMPLIANCE | ☐ NON-PAYMENT OF CIVIL PENALTY | ☐ REPEAT VIOLATION |
| ☐ CONTINUING VIOLATION | ☐ HEARING CONTINUED (DATE): | |
| ☐ HEARING RESCHEDULED | ☐ APPEAL WITHDRAWN | ☐ VIOLATION DISMISSED BY DEPARTMENT |
| ☐ DECISION DEFERRED | | |
- II. THE FOLLOWING DEMONSTRATIVE EVIDENCE WAS OFFERED: (CHECK APPROPRIATE BOXES)
- | | | |
|---|--|---|
| ☒ INSPECTOR'S AFFIDAVIT | ☐ OTHER AFFIDAVIT(S) | ☒ FIELD REPORT(S) |
| ☐ PLAN(S) | ☒ MAP(S) | ☒ INVOICE(S) |
| ☐ INDEPENDENT APPRAISAL(S) | ☒ BUILDING AND/OR AERIAL PHOTO(S) | ☒ CORRESPONDENCE |
| ☒ PHOTOGRAPH(S) | ☒ PROOF OF OWNERSHIP (REAL AND/OR PERSONAL PROPERTY) | |
- III. SUMMARY OF EVIDENCE PRESENTED:
- A. BY DEPARTMENT: ☒ VIOLATION WAS ISSUED IN ACCORDANCE WITH THE PENALTY AND THE CODE OF MIAMI-DADE COUNTY, FLORIDA.
☐ OTHER
- B. BY VIOLATORS: ☐ TESTIMONY (UNDER OATH) ☒ NO TESTIMONY OFFERED
OTHER
- AFFIDAVIT SUBMITTED BY VIOLATOR
- IV. BASIC AND UNDERLYING FACTS: DEPARTMENT ☒ IS ☐ IS NOT CORRECT IN ITS ASSESSMENTS OF THE SUBJECT VIOLATION. (FURTHER EXPLANATION, IF ANY)

CONCLUSIONS OF LAW

- V. FUNDAMENTAL ISSUE: WHETHER THE DEPARTMENT PRESENTED A PREPONDERANCE OF EVIDENCE TO INDICATE THAT THE VIOLATOR(S) IS/ARE RESPONSIBLE FOR THE SUBJECT VIOLATION?
☒ YES ☐ NO
- VI. ULTIMATE FINDINGS:
- A. IT IS THE DETERMINATION OF THIS HEARING OFFICER THAT THE SUBJECT VIOLATION ☒ WAS... WAS NOT... ISSUED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 8CC OF THE CODE OF MIAMI-DADE COUNTY AND IN ACCORDANCE WITH CHAPTER 24.
- B. BASED ON THE FOREGOING, THIS HEARING OFFICER ☒ AFFIRMS... ☐ REVERSES... THE CODE INSPECTOR'S DECISION.
- C. IT IS HEREBY ORDERED THAT THE FOLLOWING ACTIONS BE TAKEN:
1. VIOLATOR(S) SHALL PAY TO THE CLERK \$500.00 (CIVIL PENALTY) & \$10.00 (SURCHARGE) \$75.00 (ADMIN. COST) & \$145.00 (DEPT. COST) & \$0.00 (DEPT. SURCHARGE)
TOTALING \$730.00 PAYMENTS & ADJUSTMENTS 0.00 TOTAL DUE \$730.00
(NOTE: IF THE FULL AMOUNT OF THE CIVIL PENALTY INCURRED AND ADMINISTRATIVE COST ASSESSED REMAINS UNPAID AFTER THE EXECUTION OF THIS ORDER, A CERTIFIED COPY OF SAID ORDER MAY BE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY WHICH SHALL CONSTITUTE A LIEN AGAINST THE VIOLATOR'S PROPERTY, REAL OR PERSONAL. MIAMI-DADE COUNTY MAY FORECLOSE ON ANY SUCH LIEN WHICH REMAINS UNPAID AFTER ONE YEAR FROM THE TIME THE LIEN IS FILED.)
2. DEADLINE FOR COMPLIANCE.....
☒ SHALL BE EXTENDED TO (DATE): 10/17/2025 ☐ SHALL NOT BE EXTENDED.
(NOTE: IF THE VIOLATION SUBJECT TO THIS ACTION REMAINS UNCORRECTED AFTER THE DEADLINE FOR COMPLIANCE INDICATED HEREIN ABOVE, AN ADDITIONAL CIVIL PENALTY IN THE SAME AMOUNT SPECIFIED IN THIS ORDER SHALL BEGIN TO ACCRUE FOR EACH DAY FOLLOWING THE DEADLINE FOR COMPLIANCE AND SHALL CONTINUE TO RUN UNTIL THE VIOLATION IS CORRECTED.)

DATE DECISION RENDERED: 09/17/2025

HEARING OFFICER: LOUIS D. HUSS

NOTE: IF YOU WISH TO APPEAL THE HEARING OFFICER'S DECISION, YOU MUST DO SO IN THE MANNER PROVIDED IN SECTION 8CC-8 OF THE CODE OF MIAMI-DADE COUNTY, NO LATER THAN 30 DAYS FROM THE DATE THE HEARING OFFICER'S DECISION WAS RENDERED. YOU MUST ALSO FILE A COPY OF ANY DOCUMENT FILED PURSUANT TO SECTION 8CC-8 WITH THE OFFICE OF CODE ENFORCEMENT AT THE ABOVE ADDRESS AND WITH THE COUNTY ATTORNEY'S OFFICE, 111 N.W. FIRST STREET, 28TH FLOOR, MIAMI, FLORIDA 33128.