



NOTICE OF PUBLIC MEETING

CODE COMPLIANCE MEETING OF SPECIAL MAGISTRATE

NOTICE IS HEREBY GIVEN that on Wednesday, June 10, 2026 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 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 of Public Meeting is dated at Medley, Miami-Dade County, Florida this 4th day of June 2026.

VICTORIA MARTINEZ, FRP, CMC, TOWN CLERK



**TOWN OF MEDLEY
SPECIAL MAGISTRATE HEARING
AGENDA**

Agenda of June 10th, 2026

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

Elio Alvarez - Director
Maria Ayala - Chief Officer / Assistant Director
Carlos Medio - Assistant Director
Suhail Rolón - Executive Assistant/Special Magistrate Coordinator
Maximus Stefano - Code Compliance Officer
Thomas Oliver - 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

ADDRESS

OFFICER

APPEALS

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|------------------------|------------------------------------|----|
| 1. <u>ECC2024-0052</u> | <u>8130 NW 67 ST</u>
BARR, LLC. | CM |
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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(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.

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| 2. <u>ECC2025-0215</u> | <u>7100 NW 77 CT</u>
MILLENNIUM WORLD TRADE BUSINESS LLC. | CM |
|------------------------|--|----|

CODE SECTION:

SEC. 41-28(B)(1): NO PERSON SHALL WRITE, PAINT, OR DRAW ANY INSCRIPTION, FIGURE, OR MARK OF ANY TYPE ON ANY PUBLIC OR PRIVATE BUILDING OR STRUCTURE OR OTHER REAL OR PERSONAL PROPERTY, OWNED, OPERATED, OR MAINTAINED BY A GOVERNMENTAL ENTITY OR ANY AGENCY OR INSTRUMENTALITY THEREOF OR BY ANY PERSON, FIRM, OR CORPORATION, UNLESS THE EXPRESS PRIOR WRITTEN PERMISSION OF THE OWNER, OWNER'S AGENT, MANAGER OR OPERATOR OF THE PROPERTY HAS BEEN 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.

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

SEC. 41-30(A): THE EXISTENCE OF EXCESSIVE ACCUMULATION OF UNTENDED GROWTH OF PLANTS, TREES, WEEDS, AND DEAD TREES, STANDING OR FALLEN, UPON ANY LOT, TRACT OR PARCEL OF LAND, IMPROVED OR UNIMPROVED, WITHIN THE TOWN TO THE EXTENT AND IN THE MANNER THAT SUCH LOT, TRACT OR PARCEL OF LAND IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE, OR MAY REASONABLY CAUSE DISEASE, OR ADVERSELY AFFECTS AND IMPAIRS THE ECONOMIC WELFARE OF ADJACENT PROPERTY OR OF GRASS IN EXCESS OF NINE INCHES IN HEIGHT, IS HEREBY PROHIBITED AND DECLARED TO BE A PUBLIC NUISANCE.

3. ECC2025-0238

8507 NW 66 ST
DMS PROPERTIES INC.

CM

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(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.

4. ECC2024-0065

CONTINUED:5/13/2026 SMH

11700 NW 102 RD #1-2

FDG FLAGLER STATION PH 1 LLC.

CM

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.

MITIGATIONS

5. ECC2024-0062

11700 NW 101 RD 19

FDG FLAGLER STATION PH 1 LLC

CM

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.

DEFAULTS

6. ECC2025-0221 6920 NW 77 TER CM
LEVEL WESTVIEW LLC.

CODE SECTION:

SEC. 41-30(A): THE EXISTENCE OF EXCESSIVE ACCUMULATION OF UNTENDED GROWTH OF PLANTS, TREES, WEEDS, AND DEAD TREES, STANDING OR FALLEN, UPON ANY LOT, TRACT OR PARCEL OF LAND, IMPROVED OR UNIMPROVED, WITHIN THE TOWN TO THE EXTENT AND IN THE MANNER THAT SUCH LOT, TRACT OR PARCEL OF LAND IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE, OR MAY REASONABLY CAUSE DISEASE, OR ADVERSELY AFFECTS AND IMPAIRS THE ECONOMIC WELFARE OF ADJACENT PROPERTY OR OF GRASS IN EXCESS OF NINE INCHES IN HEIGHT, IS HEREBY PROHIBITED AND DECLARED TO BE A PUBLIC NUISANCE.

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.

7. ECC2025-0191 11600 NW S. RIVER DR CM
WEST MIAMI-MEDLEY FAST FOOD LLC

CODE SECTION:

F.B.C.105.4.1: PERMIT INTENT. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED BY SUCH PERMIT IS COMMENCED WITHIN 6 MONTHS AFTER ITS ISSUANCE OR IF THE WORK AUTHORIZED BY SUCH PERMIT IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AFTER THE TIME THE WORK IS COMMENCED.

8. ECC2024-0066 8421 NW 70 ST CM
JC REPAIR HOLDINGS INC.

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

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.

9. ECC2024-0066

8421 NW 70 ST.
JC REPAIR HOLDINGS INC.

CM

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.

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

NEXT MEETING DATE: 07/08/2026
ADJOURNMENT