



## **NOTICE OF PUBLIC MEETING**

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

NOTICE IS HEREBY GIVEN that on Wednesday, January 14, 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 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 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.**

This Notice of Public Meeting is dated at Medley, Miami-Dade County, Florida this 7th day of January 2026.

VICTORIA MARTINEZ, FRP, CMC, TOWN CLERK



## TOWN OF MEDLEY SPECIAL MAGISTRATE HEARING AGENDA

Agenda of January 14<sup>th</sup>, 2026

### 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

John R. Herin Jr., Esq.

### TOWN COUNSEL

Michael Pizzi, Esq.

### CODE COMPLIANCE DEPARTMENT STAFF

Maria Ayala - Assistant Director / Chief Officer  
Suhail Rolón - Executive Assistant/Special Magistrate  
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](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.

### **CASE**

### **MITIGATIONS**

### **OFFICER**

1. **ECC2020-0034**  
**FINES ACCRUED : \$305,625.00**

**8600 NW 93RD ST**  
**ELEMENTAL PROPERTIES LLC**

**C. MEDIO**

#### **CODE SECTION :**

**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.**

2. **ECC2017-0038**  
**ACCRUED FINES \$613,000.00**

**8600 NW 93 ST**  
**ELEMENTAL PROPERTIES LLC**

**C. MEDIO**

#### **CODE SECTION :**

**SEC. 41-32(B)(4): HOLES, EXCAVATIONS, BREAKS, AND OBSTRUCTIONS ON ANY SIDEWALK, RIGHT-OF-WAY ABUTTING AN OWNER'S PROPERTY, PARKING LOT OR OTHER PART OF THE PREMISES WHICH IS ACCESSIBLE TO THE PUBLIC. HOLES AND EXCAVATIONS SHALL BE FILLED AND REPAIRED, SIDEWALKS REPLACED AND OTHER CONDITIONS REMOVED WHERE NECESSARY TO ELIMINATE HAZARDS OR UNSANITARY CONDITIONS.**

**SEC. 41-32(A): THE EXTERIOR OF BUILDINGS AND STRUCTURES SHALL BE MAINTAINED BY THE OWNER, OPERATOR, OR OCCUPANT IN GOOD REPAIR IN ORDER TO FACILITATE PUBLIC SAFETY AND SO AS THEIR APPEARANCE WILL NOT CONSTITUTE A BLIGHT TO THE DETRIMENT OF THE ADJACENT NEIGHBORHOOD WITHIN THE TOWN. THIS SHALL INCLUDE MAINTAINING ALL WINDOWS, ROOFS, GUTTERS, FENCES, SCREENS, SHUTTERS, AWNINGS, CANOPIES, FLOORS, CEILINGS, DOORS AND MASONRY WALLS FREE FROM MOLD, MILDEW, FUNGUS, CRACKS, GRAFFITI, PEELING PAINT, AND RODENT INFESTATION. 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.**



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3. ECC2024-0054  
FINES ACCRUED: \$72,325.00  
FOOD TRUCK

7070 NW 84 AVE  
MAYRUTH DOMINGUEZ  
ANGEL VILLALOBO

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.

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4. ECC2024-0055  
FINES ACCRUED: \$86,000.00  
FOOD TRUCK

7001 NW 84 AVE  
ALL INVESTMENTS HOLDINGS 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.

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5. E2016-0181  
FINES ACCRUED: \$440,200.00

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.

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6. **ECC2021-0214**  
**FINES ACCRUED: \$12,250.00**  
**CITATION \$250.00**  
**TOTAL: \$12,500.00**

**9185 NW 96 ST**  
9185 NW PROPERTY LLC.

C. MEDIO

**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.

40 YEAR RECERTIFICATION WAS DUE IN 2013

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7. **ECC2021-0048**  
**FINES ACCRUED: \$2,925.00**  
**CITATION \$250.00**  
**TOTAL: \$3,175.00**

**9185 NW 96 ST**  
9185 NW PROPERTY LLC.

C. MEDIO

**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.

40 YEAR RECERTIFICATION WAS DUE IN 2013

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**VACATE / DISMISS**

8. **ECC2022-0205**

**7185 NW 77 TER**  
JOSE J PEREZ GILL  
TRS DELFINA P ADAMS REVOCABLE TRUST

C. MEDIO

**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.



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9. **ECC2023-0048**

**8204 NW 70 ST**  
AIR MARITIME CARGO INC

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 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

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**NEXT MEETING DATE: FEBRUARY 11<sup>TH</sup>, 2026**  
**ADJOURNMENT**