



NOTICE OF PUBLIC MEETING

CODE COMPLIANCE MEETING OF SPECIAL MAGISTRATE

NOTICE IS HEREBY GIVEN that on Wednesday, October 28, 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 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 21st day of October 2026.

VICTORIA MARTINEZ, FRP, CMC, TOWN CLERK



TOWN OF MEDLEY

SPECIAL MAGISTRATE HEARING AGENDA

OCTOBER 28, 2026

LOCATION

Town of Medley
Council Chambers- 2nd Floor
7777 NW 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
Thomas Oliver - Executive Assistant/Special Magistrate Coordinator
Maximus Stefano - 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 (Sec. 286.0105, 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.

MITIGATIONS

CASE # VIOLATOR / VIOLATION ADDRESS	OFFICER / VIOLATION
#1 ECC2021-0184 ELIM PROPERTY HOLDING GROUP LLC 7611 NW 74 AVENUE	OFFICER: CARLOS MEDIO VIOLATION: SEC. 8-11(F): YOU MUST SUBMIT A WRITTEN RECERTIFICATION REPORT TO THE BUILDING OFFICIAL PREPARED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER OF ARCHITECT, CERTIFYING EACH BUILDING OR STRUCTURE IS STRUCTURALLY AND ELECTRICALLY SAFE FOR THE SPECIFIC USE FOR CONTINUED OCCUPANCY.
#2 ECC2021-0050 FDG FLAGLER STATION PH 1 LLC 9960 NW 116 WAY #10	OFFICER: MARIA AYALA VIOLATION: 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.

APPEALS

CASE # VIOLATOR / VIOLATION ADDRESS	OFFICER / VIOLATION
#3 CONT'D FROM JULY 8, 2026 ECC2025-0250 ZAMIN INVESTMENT GROUP LLC 9770 NW 89 AVENUE	OFFICER: CARLOS MEDIO VIOLATION: <u>SEC. 38-28:</u> 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. <u>SEC. 14-152:</u> FAILURE TO COMPLY WITH CONTROL REQUIREMENT OF SEDIMENTS AND POLLUTANTS.
#4 REHEARING FROM JULY 8, 2026 ECC2025-0238 DMS PROPERTIES INC 8507 NW 66 STREET	OFFICER: CARLOS MEDIO VIOLATION: <u>SEC. 14-26(B):</u> 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. <u>SEC 14-33:</u> FAILING TO OBTAIN A CERTIFICATE OF USE FOR ANY AND ALL BUSINESSES LOCATED ON PROPERTY.
#5 ECC2026-0426 JACK LYONS TRUCK PARTS INC 8400 NW 96 STREET	OFFICER: MAXIMUS STEFANO VIOLATION: <u>SEC. 41-30(A):</u> 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. <u>SEC. 47-1:</u> 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 OF ANY OTHER MATERIAL OFFENSIVE TO THE PUBLIC HEALTH, SAFETY OR WELFARE UPON HIS PROPERTY EXCEPT AS OTHERWISE PROVIDED HEREIN.

#6 ECC2026-0477 EWE WAREHOUSE INVEST XXIII LTD 9730 NW 114 WAY	OFFICER: THOMAS OLIVER VIOLATION: 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 ECC2026-0476 POLIMIX PROPERTIES LLC 11750 NW SOUTH RIVER DRIVE	OFFICER: THOMAS OLIVER VIOLATION: 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.

ORDERS TO VACATE

CASE # VIOLATOR / VIOLATION ADDRESS	OFFICER / VIOLATION
#8 ECC2023-0017 JORGE SEOANE (TR) 8721 NW 91 STREET	OFFICER: CARLOS MEDIO VIOLATION: SEC. 14-152: FAILURE TO COMPLY WITH CONTROL REQUIREMENT OF SEDIMENTS AND POLLUTANTS.

DEFAULTS

CASE # VIOLATOR / VIOLATION ADDRESS	OFFICER / VIOLATION
#9 ECC2025-0177 QUALITY INVESTMENT HOLDING LLC 8000 NW 68 STREET	OFFICER: CARLOS MEDIO VIOLATION: SEC. 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.

#10 ECC2026-0281 ALL TRUCKS MEDLEY LLC 9410 NW 109 STREET	OFFICER: CARLOS MEDIO VIOLATION: <u>SEC. 14-26(B)</u>: 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. <u>SEC 14-33</u>: FAILING TO OBTAIN A CERTIFICATE OF USE FOR ANY AND ALL BUSINESSES LOCATED ON PROPERTY.
#11 ECC2026-0352 M C P FAMILY INVESTMENTS LTD 7040 NW 77 TERRACE	OFFICER: MAXIMUS STEFANO VIOLATION: <u>105.4.1</u>: 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.
#12 ECC2025-0127 MARK SCOTT LENTZ, LINDA LENTZ ENGLISH, RICK GARY LENTZ 7195 NW 74 STREET	OFFICER: MAXIMUS STEFANO VIOLATION: <u>SEC. 8-11(F)</u>: 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.
#13 ECC2026-0348 AMB US LOGISTICS FUND LP 8055 NW 77 COURT	OFFICER: MAXIMUS STEFANO VIOLATION: <u>105.4.1</u>: 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.
#14 ECC2026-0345 FIRST INDUSTRIAL LP 8400 NW 90 STREET	OFFICER: MAXIMUS STEFANO VIOLATION: <u>105.4.1</u>: 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.

#15 ECC2026-0425 TA MEDLEY COMMERCE CENTER LLC 9180 NW 100 STREET	OFFICER: THOMAS OLIVER VIOLATION: SEC. 62-56: EVERY OWNER OF REAL PROPERTY SHALL PROVIDE FOR DISPOSAL OF ALL SURFACE WATER, AND IT SHALL BE UNLAWFUL TO DRAIN WATER TO ADJACENT PROPERTY OWNED BY OTHER PERSONS.
--	--

NEXT HEARING: JANUARY 13, 2027