



NOTICE OF PUBLIC MEETING

CODE COMPLIANCE

MEETING OF SPECIAL MAGISTRATE

NOTICE IS HEREBY GIVEN that on Wednesday, March 11, 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 3rd day of March 2026.

VICTORIA MARTINEZ, FRP, CMC, TOWN CLERK



TOWN OF MEDLEY SPECIAL MAGISTRATE HEARING AGENDA

Agenda of March 11th, 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

Maria Ayala - Chief Officer / Assistant Director
Carlos Medio - Assistant Director
Suhail Rolón - Executive Assistant/Special Magistrate
Coordinator

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

MITIGATION

OFFICER

1. **ECC2021-0001**

7401 NW 74 AVE
GLOBAL INVESTMENTS 77 LLC

M. AYALA

CODE SECTION :

40 YR RECERTIFICATION IN ACCORDANCE WITH SECTION 8-11(F).

LEGAL DESCRIPTION: 11 53 40 1.280 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W148.50FT OF S249.83FT OF TR 40 & PORT TR 41 DESC BEG SE COR OF TR 41 W108.27FT NWLY125.24FT N219.81FT E229.08FT S249.83FT TO POB LESS BEG 15FTN OF SW COR OF TRACT 40 TH N13.05FT E9FT N15.90FT W9FT N205.FOLIO 22-3011-002-0680

DEFAULTS

2. **ECC2025-0212**

8405 NW 66 ST
LUCIAN AA 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.

LEGAL DESCRIPTION: 15 53 40 1.78 FLA FRUIT LAND CO SUB PB 2-17 E299.9FT OF TR 25 LESS E35FT &LESS S35FT OR 11886-2315 0883 COC 24678-2048 06 2006 5 F/A/U 3030150010231, FOLIO 22-3015-001-0231.

DISMISS

3. **ECC2022-0010**

9630 NW S. RIVER DR
AERO TIRES CO INC

M. AYALA

CODE SECTION :

50 YR RECERTIFICATION DUE 2022

LEGAL DESCRIPTION: ROBERSON MOORE SUB OF LOT 34 CORR PLAT OF PB 45-30 LOT 6 LESS BEG SW COR LOT 6 TH N23.7FT E376.96FT S10.2FT E312.72FT TO WLY R/W LINE OF NW S R DR TH S 50 DEG E 21.01F TH W706.80FT TO POB LOT SIZE 45596 SQ FT, FOLIO 22-3003-002-0060

NEXT MEETING DATE: 05/13/2026
ADJOURNMENT