



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

Agenda of May 19<sup>th</sup>, 2022

<p><b>LOCATION</b></p> <p>CITY HALL 8401 NW 53 TERRACE 3<sup>RD</sup> Floor Chambers Doral, FL 33166</p> <p><b>TIME</b></p> <p>2:00 P.M.</p> <p><b>SPECIAL MAGISTRATE</b></p> <p>John Hearn, Esquire</p> <p><b>CODE COMPLIANCE DEPARTMENT STAFF</b></p> <p>Edgard K. Estrada, Code Compliance Director</p> <p>Danny Del Toro, Code Compliance Assistant Director</p> <p>Jean Avenia, Code Compliance Field Supervisor</p> <p>Ricardo Alarcón, Code Compliance Field Supervisor</p> <p>Suhail Rolón, Special Magistrate Coordinator</p> <p>Evelyn Freile, Administrative Assistant II</p> <p>Pedro Ruíz, Code Compliance Officer III</p> <p>Nicole Villalba, Code Compliance Officer III</p> <p>Christopher Enamorado, Code Compliance Officer III</p> <p>Kevin Sánchez, Code Compliance Officer I</p> <p>César Romero, Code Compliance Officer I</p> <p>Edward Zambrano, Code Compliance Officer I</p> <p>Jhonnattan Restrepo, Code Compliance Officer I</p> <p>Samantha Navarro, Code Compliance Officer I</p>	<p><b>WELCOME</b></p> <p>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 city 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.</p> <p><b>GENERAL RULES OF ORDER</b></p> <p>The Magistrate is pleased to hear all non-repetitive comments. All persons are invited to appear at this meeting or be represented by an agent, or to express their views in writing addressed to the City Clerk, 8401 N.W. 53<sup>rd</sup> Terrace, First Floor, Doral, Florida 33166. Any persons wishing to speak at a Special Magistrate hearing must fill out an Appearance Request Form and give it to the Special Magistrate Coordinator prior to that item being heard.</p> <p>Inquiries regarding the item may be directed to the Code Compliance Department at 305-593-6680. 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 City Clerk's Office at 305-593-6730 no later THAN <b>36 HOURS PRIOR TO THE PROCEEDING</b>.</p> <p><b>APPEALS</b></p> <p>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).</p> <p>Thank you for participating in your government and continue to "Keep Doral Beautiful".</p>
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## NOTICE TO PUBLIC

ANYONE WISHING TO OBTAIN A COPY OF AN AGENDA ITEM MAY CONTACT THE CITY CLERK AT 305-593-6730 OR VIEW THE AGENDA PACKET AT CITY HALL 8401 NW 53<sup>RD</sup> TERRACE, FIRST FLOOR, DORAL, FLORIDA DURING REGULAR BUSINESS HOURS (MONDAY-FRIDAY 8:00 A.M. - 4:30 P.M.) YOU MAY ALSO VISIT OUR CITY WEBSITE AT: [WWW.CITYOFDORAL.COM](http://WWW.CITYOFDORAL.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 CITY OF DORAL 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 DORAL NO SUMINISTRA SERVICIO DE TRADUCCIÓN DURANTE NINGÚN PROCEDIMIENTO DELANTE DE LOS MAGISTRADOS.

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### **REGULAR AGENDA**

1. **C2021-01-0132** **8888 NW 102 CT** C. ROMERO  
ELIAS BANNA BADRA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

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2. **C2021-02-0110** **8095 NW 12 ST 400** R. ALARCON  
AOA OFFICE, LLC.  
ADLER RA, LLC.  
SEVEN LG, LLC.  
YARIEL HERNANDEZ

CODE SECTION:

SEC. 41-69 - RECEIPT AND CERTIFICATE OF USE

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3. **C2021-02-0111** **8095 NW 12 ST 200** R. ALARCON  
AOA OFFICE, LLC.  
ADLER RA, LLC.  
PRESTIGE AESTHETIC CENTER, LLC.  
YARIEL HERNANDEZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS



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4. **C2021-02-0152** **11164 NW 73 ST** C. ROMERO  
ANDRES PATRON  
ADRIAN PATRON  
DOMINIQUE HAWIT

**CODE SECTION:**

**FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS**

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5. **CODE-2104-0379** **10475 NW 28 ST** E. ZAMBRANO  
CONSTRUCTORA CANAHUATI CORP.  
GUILLERMO CANAHUATI  
COTTONIMAGES.COM, INC.  
SANDRA HERTZBACH

**CODE SECTION:**

**FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS**

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6. **CODE-2105-0503** **11619 NW 48 LN** N. VILLALBA  
ISAAC BABANI  
ANA IBARRA  
RICHARD BADRA

**CODE SECTION:**

**FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS**

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7. **CODE-2108-2252** **11304 NW 46 LN** N. VILLALBA  
ALBERTO MIGLIORI  
MIDAHURYS MIGLIORI

**CODE SECTION:**

**FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS**

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8. **CODE-2109-2645** **8550 NW 53 ST B106** P. RUIZ  
DOWNTOWN DORAL RETAIL HOLDINGS, LLC.  
CORPORATION SERVICE COMPANY  
CREMA GOURMET DORAL, LLC.  
MONYIS OSORIO

**CODE SECTION:**

**SEC. 8-45 DEVELOPEMENT STANDARDS AND CRITERIA - SIDEWALK CAFE STANDARDS**  
**SEC. 41-74 - BUSINESS LIMITED BY BUSINESS TAX RECIEPT**  
**SEC. 8-42 USES PERMITTED: PERMIT APPLICATIONS - SIDEWALK CAFE WITHOUT PERMIT**

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# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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9. **CODE-2110-2920** **8526 NW 115 PL** C. ROMERO  
CONCETTINA MELILLO

CODE SECTION:

FLORIDA BUILDING CODE: I05.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

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10. **C2020-06-0365** **5530 NW 84 AVE** J. AVENIA  
DORAL CITY INVESTMENTS INC  
GIORGIO ANTONIAZZI

CODE SECTION:

FLORIDA BUILDING CODE: I05.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

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11. **C2020-08-0153** **10949 NW 58 TER** P. RUIZ  
MARIA GONZALO  
LEONARDO BENEGAS

CODE SECTION:

FLORIDA BUILDING CODE: I05.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

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## **CAP FINES**

12. **C2020-10-0304** **8095 NW 12 ST #400** R. ALARCON  
FINES: \$107,000.00  
AOA OFFICE LLC.  
ADLER RA, LLC.  
NEXUS CALL CENTERS, LLC.  
SARAH LABRADOR

CODE SECTION:

FLORIDA BUILDING CODE: I05.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

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13. **C2020-09-0253** **10569 NW 78 TER** P. RUIZ  
FINES: \$45,750.00  
JOSE GONZALEZ HERRERA  
CATHERINA FERRER DE GONZALEZ

CODE SECTION:

FLORIDA BUILDING CODE: I05.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS



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## **REHEARING**

14. **CODE-2107-1652**

**9893 NW 30 ST**

C. ENAMORADO

VERA, ALEX D.  
W/ JOSEPHINE

CODE SECTION:

FLORIDA BUILDING CODE: I05.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

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## **CONTINUANCE 06-16-2022**

15. **C2020-06-0159**

**7791 NW 46 ST 305**

P. RUIZ

XTERRAQ LLC  
FEDERICO RESTREPO

CODE SECTION:

FLORIDA BUILDING CODE: I05.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

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**NEXT MEETING DATE: June 16<sup>th</sup>, 2022 @ 2:00 P.M.**

**ADJOURNMENT**