



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

Agenda of June 20th, 2024

<p>LOCATION</p> <p>CITY HALL 8401 NW 53 TERRACE 3RD Floor Chambers Doral, FL 33166</p> <p>TIME</p> <p>2:00 P.M.</p> <p>SPECIAL MAGISTRATE</p> <p>John Hearn, Esquire</p> <p>CODE COMPLIANCE DEPARTMENT STAFF</p> <p>Edgard K. Estrada, Code Compliance Director Danny Del Toro, Code Compliance Assistant Director Evelyn Freile, Code Compliance Administrative Coordinator Nicole Villalba, Code Compliance Field Supervisor Jean Avenia, Code Compliance Field Supervisor Andres Machado, Code Compliance Clerk Pedro Ruiz, Code Compliance Officer III Dariel Porras, Code Compliance Officer I Alvio Mantecon, Code Compliance Officer I Christina Cardentey, Code Compliance Officer I Coset Rodriguez, Code Compliance Officer I Ariana Gonzalez, Code Compliance Officer I Keven Louis, Code Compliance Officer I Arlen Fundora, Code Compliance Officer I</p>	<p>WELCOME</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>GENERAL RULES OF ORDER</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. 53rd 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 36 HOURS PRIOR TO THE PROCEEDING.</p> <p>APPEALS</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 53RD 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

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.

REGULAR AGENDA

1. **CODE-2204-6810** **10241 NW 75 TER** J. AVENIA
ADM FEE \$85.00 MARIO E SEPULVEDA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

2. **CODE-2306-14660** **7819 NW 15 ST** C. CARDENTY
ADM FEE \$85.00 PSBP INDUSTRIAL LLC
CORPORATION SERVICE COMPANY
ELEVATE MIAMI HOOPS INC
MICHELSA CALDERON

CODE SECTION:

SEC. 41-69 BUSINESS TAX RECEIPT AND CERTIFICATE OF USE



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

3. **CODE-2401-18920**
ADM FEE \$85.00

9551 NW 41 ST
DORAL CENTRE ASSOCIATES LTD
DORAL PROPERTIES R/E INC
WILLIAM KASKEL
CAPRICCIO INC
MAURO VALENTINI

A. GONZALEZ

CODE SECTION:

SEC. 74-59 COMMERCIAL USES - ACCESSORY USES AND STRUCTURES, OUTSIDE STORAGE

4. **CODE-2405-20836**
ADM FEE \$85.00

4285 NW 107 AVE
MANGLAR LLC
MICHAEL REPPAS
BISTECCA & POMODORRO LLC
DBA THE DORAL STEAKHOUSE
CROSSWISE PLLC

N. VILLALBA

CODE SECTION:

SEC. 26-128 UNREASONABLY LOUD NOISE PROHIBITED

SEC. 74-195 HOURS OF SALE AND CONSUMPTION

SEC. 41-74 BUSINESS LIMITED BY BUSINESS TAX RECEIPT

APPEAL REQUEST

5. **CODE-2405-20851**
ADM FEE \$85.00

MULTIPLE LOCATIONS
AMY WONG

C. CARDENTY

CODE SECTION:

SEC. 80-154 POSTING OF SIGN PROHIBITED-SIGNS ON PUBLIC RIGHT OF WAY



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

REQUEST EXTENSION OF TIME

6. **CODE-2203-6007** **2800 NW 107 AVE** N. VILLALBA
ADM FEE \$85.00 SPORT CARWASH PROPERTIES LLC
DOMENICO PREVETE

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

7. **CODE-2403-19739** **7671 NW 107 AVE UNIT 3** D. PORRAS
ADM FEE \$85.00 MD COMMERCIAL 107 LLC
ADA VALDIVIA
MCA FITNESS LLC
ARMANDO NAVARRO

CODE SECTION:

SEC. 26-128 UNREASONABLY LOUD NOISE PROHIBITED

CAP FINES

8. **CODE-2204-6886** **11375 NW 66 ST** N. VILLALBA
ADM FEE \$170.00 KATTY MATA
FINES: \$61,500.00 MARWAN MATA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

9. **CODE-2209-10608**
ADM FEE \$85.00
FINES: \$66,750.00

10825 NW 27 ST
ILDA CORP
RGPA REGISTERED AGENT CORP
24 TRUCK PARKING MIAMI INC
RICARDO EGUES

N. VILLALBA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

10. **CODE-2209-10610**
ADM FEE \$85.00
FINES: \$66,750.00

10825 NW 27 ST
ILDA CORP
RGPA REGISTERED AGENT CORP
24 TRUCK PARKING MIAMI INC
RICARDO EGUES

N. VILLALBA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

11. **C2021-02-0149**
ADM FEE \$85.00
FINES: \$66,750.00

1500 NW 94 AVE
SOTHYS USA INC
HANNA ZAKI & COMPANY LLC

A. GONZALEZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

12. **CODE-2209-10221**
ADM FEE \$85.00
FINES: \$77,250.00

5425 NW 82 AVE
US ANDES INVESTMENTS LLC
NANCY VILLAMIL
BOOTY305 LLC
YELUS MARIA BALLESTAS GARCIA

C. CARDENTY

CODE SECTION:

SEC. 41-69 BUSINESS TAX RECEIPT AND CERTIFICATE OF USE

MITIGATION

13. **CODE-2106-1039**
ADM FEE \$255.00
FINES: \$59,750.00

10450 NW 33 ST UNIT 208
ELITE CENTRE AT DORAL CONDOMINIUM ASSOCIATION INC
WALDO ACEBO

J. AVENIA

CODE SECTION:

SEC. 30-3 STADARDS FOR MAINTENANCE AND APPEARANCE OF PROPERTY GENERALLY

14. **CODE-2212-11874**
FINES: \$52,250.00

8181 NW 14 ST
PSBP INDUSTRIAL LLC
CORPORATION SERVICE COMPANY
USA PARTNERS & ASSOCIATES LLC
MAVIEL ORTIZ

A. MANTECON

CODE SECTION:

SEC. 41-69 BUSINESS TAX RECEIPT AND CERTIFICATE OF USE



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

15. **CODE-2307-15405**
FINES: \$20,500.00

6350 NW 110 AVE
GUACUA LLLP
JOSE GUARISMA ACUA
CORPORACION GRAFICOLOR INC

C. CARDENTEY

CODE SECTION:

SEC. 41-69 BUSINESS TAX RECEIPT AND CERTIFICATE OF USE

16. **CODE-2402-19372**
FINES: \$5,000.00

FOLIO 35-3022-000-0013
GORAY MANAGEMENT LLC
BRIAN GORAY
IP AVANTI DORAL LLC
CORPORATION SERVICE COMPANY

C. CARDENTEY

CODE SECTION:

SEC. 20-54 RESPONSABILITIES OF OWNERS OF VACANT OR UNIMPROVED LOTS

RELEASE OF LIEN

C2019-04-0295

9743 NW 30 ST
ROGER SAENZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

CODE-2205-7309

1701 NW 93 AVE

1701 DORAL LLC
AYNUR AKSOY

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

CODE-2211-11660

10384 NW 67 TER

JOHANNA RINCON GARRIDO
IVAN DAZA SALAS

CODE SECTION:

SEC. 71-225 ARTIFICIAL TURF PERMIT REQUIRED - INTENT

C2021-01-0203

1525 NW 93 AVE

ASTRID HENAO TRUST
ROCO PERFORMANCE CORP
REBECA OLAVARRIETA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

ICBH

CODE-2302-13263

7781 NW 52 ST

PETRO SOLUTIONS LLC
SHEHADEH GIANNAMORE PLLC

CODE SECTION:

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

SEC. 38-6 CONSTRUUION OR WOKS IN THE PUBLIC RIGHT OF WAY

CODE-2307-15272

7720 NW 53 ST

PETRO SOLUTIONS LLC
SHEHADEH GIANNAMORE PLLC
PROLINE 4WD EQUIPMENT LLC
JESUS VILLALON

CODE SECTION:

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

CONTINUANCE 07-31-2024

CODE-2301-12352

5060 NW 112 CT

REYNOLD BONNEFIL

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

CODE-2301-12317

10712 NW 74 ST

FRAGADOR LLC
ALBERT FRAGA
SABOR VENEZOLANO INC
NAUTILUS LEGAL SERVICES PA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

CODE-2403-19488

1315 NW 98 CT BAY 4

EWE ICP CONDOS LLC
EDWARD EASTON
WE PAY MORE AUTO LLC
SPIEGEL & UTRERA PA

CODE SECTION:

SEC. 74-152 AUTOMOBILE AND TRUCK SALES FOR NEW AND USED VEHICLES

**NEXT MEETING DATE: July 31st, 2024 @ 2:00 P.M.
ADJOURNMENT**