



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

Agenda of November 17<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 Danny Del Toro, Code Compliance Assistant Director Evelyn Freile, Special Magistrate Coordinator Jean Avenia, Code Compliance Field Supervisor Ricardo Alarcón, Code Compliance Field Supervisor Pedro Ruíz, Code Compliance Officer III Nicole Villalba, Code Compliance Officer III Christopher Enamorado, Code Compliance Officer III Kevin Sánchez, Code Compliance Officer I Edward Zambrano, Code Compliance Officer I Eddy Plasencia, Code Compliance Officer I 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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# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

## 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.

## **REGULAR AGENDA**

1. **CODE-2205-7062**  
**ADM FEE \$85.00**

**2001 NW 107 AVE UNIT 200**  
MEGAPOLIS CORP  
FRANCISCO MARTINEZ MIYASHIKI  
SHR COMMUNICATIONS LLC  
DEMIS RODRIGUEZ

C. ENAMORADO

CODE SECTION:

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

2. **CODE-2206-8594**  
**ADM FEE \$85.00**

**2315 NW 107 AVE UNIT 1A0A**  
FOUNDRY SVF 25<sup>TH</sup> DORAL LLC  
AMY PATTERSON  
PROZONE LOGISTICS INC  
GHULAM DURRANI

C. ENAMORADO

CODE SECTION:

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



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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3. **CODE-2208-09722**  
**ADM FEE: \$85.00**

**10411 NW 28 ST UNIT C106**  
ANDRES SOLARES  
TROPIC IMPORT & EXPORT INC  
CLAYDE COUTO

C. ENAMORADO

CODE SECTION:

SEC. 17-31 FALSE ALARM NOTIFICATIONS

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4. **CODE-2106-1285**  
**ADM FEE \$85.00**

**1700 NW 96 AVE UNIT 1780**  
JEJEMA LLC  
MTR & ASSOCIATES LLC  
KABALANCE LLC  
SAMANTHA CACHUTT

S. NAVARRO

CODE SECTION:

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

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5. **CODE-2107-1449**  
**ADM FEE \$85.00**

**5521 NW 78 AVE**  
PLW REAL ESTATE LLC  
ALINA M VILLASANTE  
HIGH STANDARD CUSTOMS LLC  
CHRISTOPHER M VILLASANTE

P. RUIZ

CODE SECTION:

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

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# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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6. **CODE-2105-0493**  
**ADM FEE \$85.00**

**3200 NW 79 AVE**  
MENDOZA PROPERTY HOLDINGS LLC  
ALEX MENDOZA  
ALEX TILE AND DESIGN CENTER INC  
CORAL GABLES HOME DESIGN CENTER LLC

K. SANCHEZ

**CODE SECTION:**

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

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7. **CODE-2111-3370**  
**ADM FEE \$85.00**

**11530 NW 87 LN**  
CARLOS ALBERTO PRECIADO  
GISELLA SUAREZ

J. AVENIA

**CODE SECTION:**

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

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8. **CODE-2207-8674**  
**ADM FEE \$85.00**

**10219 NW 71 TER**  
BOUTROS J LLC  
GUSTAVO BLANCO

E. ZAMBRANO

**CODE SECTION:**

**SEC.26-128 UNREASONABLY LOUD NOISE PROHIBITED**

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# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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## **MITIGATION**

9. **C2020-10-0304**  
**FINES:107,000.00**

**8095 NW 12 ST UNIT 400**  
AOA OFFICE LLC  
ADLER RA LLC

R. ALARCON

**CODE SECTION:**

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

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10. **C2019-03-0268**  
**FINES: \$138,000.00**

**2985 NW 97 CT**  
JOSE GRULLON

C. ENAMORADO

**CODE SECTION:**

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

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11. **C2020-06-0159**  
**FINES:24,500.00**

**7791 NW 46 ST UNIT 305**  
XTERRAQ LLC  
FEDERICO RESTREPO

P. RUIZ

**CODE SECTION:**

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

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# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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12. **CODE-2105-0732**  
**FINES \$35,000.00**

**8600 NW 56 ST UNIT 7**  
INVESTMENTS O AND F LLC  
MARIA ROSA ROSA  
BARKING PARKS LLC  
SPIEGEL & UTRERA PA  
LAWRENCE SPIEGEL

P. RUIZ

**CODE SECTION:**

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

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13. **CODE-2201-3799**  
**FINES \$58,250.00**

**8551 NW 53 ST UNIT A101**  
DOWNTOWN DORAL RETAIL HOLDINGS LLC  
CORPORATION SERVICE COMPANY  
PIZCO Y NAZCA DORAL LLC  
REGISTERED AGENT SOLUTIONS INC

P. RUIZ

**CODE SECTION:**

**SEC. 8-42 USES PERMITTED: PERMIT APPLICATIONS - SIDEWALK CAFÉ WITHOUT PERMIT**

**SEC. 41-74 - BUSINESS LIMITED BY BUSINESS TAX RECEIPT**

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14. **C2019-12-0058**  
**FINES: \$36,750.00**

**8550 NW 33 ST**  
JB DORAL LLC  
REGISTERED CORPORATE SERVICES LLC

K. SANCHEZ

**CODE SECTION:**

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

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# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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## CAP FINES

15. C2018-12-0285  
ADM FEE: \$170.00  
FINES: \$84,250.00

8800 NW 23 ST  
GOODMAN DORAL 88<sup>TH</sup> COURT LLC  
CT CORPORATION SYSTEM

P. RUIZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

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16. C2020-02-0243  
ADM FEE: \$170.00  
FINES: \$98,250.00

1500 NW 95 AVE  
FINGER LAKES PROPERTY LP  
CORPORATION SERVICE COMPANY  
USA BOUQUET LLC

N. VILLALBA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

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17. CODE-2109-2490  
ADM FEE: \$85.00  
FINES: \$38,750.00

5600 NW 84 AVE  
COCCHIOLA LLC  
TONY R COCCHIOLA  
POOLHUBS LLC  
PIEDRA REGISTERED AGENTS LLC

S. NAVARRO

CODE SECTION:

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



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

18. **CODE-2104-0379**  
**ADM FEE: \$170.00**  
**FINES: \$45,750.00**

**10475 NW 28 ST**  
CONSTRUCTORA CANAHUATI CORP  
GUILLERMO CANAHUATI  
COTTONIMAGES.COM INC  
SANDRA HERTZBACH

E. ZAMBRANO

**CODE SECTION:**

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

## **STIPULATED AGREEMENT**

19. **CODE-2206-7762**  
**ADM FEE \$85.00**

**10450 NW 33 ST**  
ELITE CENTRE AT DORAL  
CONDOMINIUM ASSOC INC  
WALDO ACEBO

E. ZAMBRANO

**CODE SECTION:**

**SEC. 5-137 STORMWATER DRAINAGE**

## **IN COMPLIANCE BEFORE HEARING**

20. **CODE-2206-8458**

**3905 NW 107 AVE UNIT 409**  
B & JCM DORAL DEVELOPMENT LLC  
FRANK G QUESADA ESQ  
JOSE MORGAN  
STEWART MEDICAL GROUP INC  
CT CORPORATION SYSTEM

C. ENAMORADO

**CODE SECTION:**

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



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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21. **CODE-2208-09595**

**5624 NW 79 AVE**  
5600 NW 79 AVE LLC  
SAMUEL BLUM  
CAFÉ LA VILLA CORP  
JORGE DAMBAKLI

P. RUIZ

**CODE SECTION:**

**SEC. 41-71 BUSINESS TAX RECEIPT DURATION AND EXPIRATION DATE**

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22. **CODE-2209-10426**

**6010 NW 99 AVE UNIT 112**  
SUNLOVE INVESTMENTS LLC  
JOSE LUIS AMOROS BISQUERRA  
SUPER BUDDHA LIMITED LIABILITY CO  
FRANCISCO ALBERTO PEREDA

E. ZAMBRANO

**CODE SECTION:**

**SEC. 41-71 BUSINESS TAX RECEIPT DURATION AND EXPIRATION DATE**

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23. **C2020-12-0075**

**8034 NW 14 ST**  
PSBP INDUSTRIAL LLC  
CORPORATION SERVICE COMPANY  
HAJOCA CORPORATION

C. ENAMORADO

**CODE SECTION:**

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

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# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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24. **CODE-2205-7140**

**10027 NW 43 TER**

WILLIAM M DE LEON & ZULLY M

E. ZAMBRANO

**CODE SECTION:**

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

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25. **CODE-2203-5760**  
**ADM FEE \$85.00**

**8350 NW 56 ST**

PALM VILLAGE 1 LLC  
XAVIER J GREGORI  
100X INC  
JODY P COHEN

P. RUIZ

**CODE SECTION:**

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

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26. **CODE-2202-5158**  
**ADM FEE \$85.00**

**8775 NW 13 TER**

TAKUK LLC  
GREGORIO HANIMIAN  
MCD ACCESSORY OVERHAULS INC  
EDDIE FERNANDEZ

S. NAVARRO

**CODE SECTION:**

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

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**CITY OF DORAL  
SPECIAL MAGISTRATE HEARING  
AGENDA**

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**CONTINUANCE 01-19-2023**

**27. CODE-2109-2712**

**5023 NW 114 CT**  
MELISSA MANRESA  
ALDO O MANRESA

**N. VILLALBA**

**CODE SECTION:**

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

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**NEXT MEETING DATE: December 15<sup>th</sup>, 2022 @ 2:00 P.M.**  
**ADJOURNMENT**