



# CITY OF DORAL

## SPECIAL MAGISTRATE HEARING

### AGENDA

Agenda of September 19, 2019

<p><b>LOCATION</b></p> <p>City Council Chambers Government Center 8401 N.W. 53 Terrace, Third Floor, Doral Florida 33166</p> <p><b>TIME</b></p> <p>2:00 P.M.</p> <p><b>SPECIAL MAGISTRATE</b></p> <p>Víctor H. De Yurre, Esquire</p> <p><b>CODE COMPLIANCE DEPARTMENT STAFF</b></p> <p>Edgard K. Estrada, Acting Code Compliance Director Alden Moreno, Code Compliance Field Supervisor Danny Del Toro, Code Compliance Field Supervisor Suhail Rolón, Acting Special Magistrate Agenda Coordinator María G. Cordero, Code Compliance Clerk Pedro Ruíz, Code Compliance Officer III Ricardo Alarcón, Code Compliance Officer III Jean Avenia, Code Compliance Officer III Miguel Rodón, Code Compliance Officer I Leonardo Zelaya, Code Compliance Officer III Brian M. González, Code Compliance Officer I Nicole Villalba, Code Compliance Officer I Christopher Enamorado, Code Compliance Officer I Carlos García, 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.</p> <p>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><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**  
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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**

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1. **C2019-03-0265** **8761 N.W. 112 COURT** **DANNY DEL TORO**  
**ADMIN FEE: \$85.00** YADIEL MARTINEZ CABRERA  
GREYMAR CAROLINA SALAZAR ARREAZA

**CODE SECTION:**

**F.B.C. 105.1 COMMENCED WORK WITHOUT A PERMIT**  
**F.B.C. 105.4 - 105.5 EXPIRED BUILDING PERMITS**

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2. **C2018-07-0056** **11328 N.W. 46 LANE** **RICARDO ALARCON**  
**ADMIN FEE: \$85.00** YURI CHAVEZ & W JENNIFER DIAZ

**CODE SECTION:**

**SEC. 30-3 PROPERTY MAINTENANCE STANDARDS**

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3. **C2019-01-0186** **11536 N.W. 48 TERRACE** **RICARDO ALARCON**  
**ADMIN FEE: \$85.00** ILIA I. SILVA

**CODE SECTION:**

**F.B.C. 105.1 COMMENCED WORK WITHOUT A PERMIT**

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**CITY OF DORAL**  
**SPECIAL MAGISTRATE HEARING**  
**AGENDA**

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<b>4. C2019-03-0165</b> <b>ADMIN FEE: \$85.00</b>	<b>4110 N.W. 79 AVENUE</b> DORAL GARDENS CONDOMINIUM ASSOCIATION, INC. R/A JOHN PAUL ARCIA, P.A.	JEAN AVENIA
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CODE SECTION:

F.B.C. 105.1 COMMENCED WORK WITHOUT A PERMIT

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<b>5. C2018-10-0183</b> <b>ADMIN FEE: \$85.00</b>	<b>5550 N.W. 84 AVENUE</b> DORAL CITY INVESTMENTS, INC. R/A GIORGIO ANTONIAZZI 7 MINI SHOP CORP. R/A JESUS D. DIAZ	JEAN AVENIA
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CODE SECTION:

SEC. 41-69 FAILURE TO OBTAIN BUSINESS TAX RECEIPT & CERTIFICATE OF USE

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<b>6. C2018-12-0016</b> <b>ADMIN FEE: \$85.00</b>	<b>8180 N.W. 56 STREET</b> U.S. ANDES INVESTMENTS, LLC. R/A NANCY T. VILLAMIL	JEAN AVENIA
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CODE SECTION:

SEC. 41-69 FAILURE TO OBTAIN BUSINESS TAX RECEIPT & CERTIFICATE OF USE  
SEC. 74-56 OUTSIDE STORAGE

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<b>7. C2019-08-0021</b> <b>ADMIN FEE: \$85.00</b>	<b>8286 N.W. 51 TERRACE</b> CC HOMES AT DORAL, LLC	JEAN AVENIA
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CODE SECTION:

SEC. 30-4 CONSTRUCTION SITE STANDARDS AND MAINTENANCE

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<b>8. C2018-06-0074</b> <b>ADMIN FEE: \$85.00</b>	<b>1940 N.W. 93 AVENUE</b> MEGATRONIC INVESTMENT LLC. CITY HOUSE INVESTMENT INC. C/O DIAZ MAURICIO A.	BRIAN GONZALEZ
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CODE SECTION:

F.B.C. 105.1 COMMENCED WORK WITHOUT A PERMIT

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CITY OF DORAL  
SPECIAL MAGISTRATE HEARING  
AGENDA

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9. **C2018-10-0065** **1450 N.W. 87 AVENUE #206** BRIAN GONZALEZ  
**ADMIN FEE: \$85.00**  
1450 PROFESSIONAL PLAZA LLC.  
CORPORATE CREATIONS NETWORK INC.  
MILLENNIUM MEDICAL PA. INC.  
C/O JIMENEZ, ALCALIRA

CODE SECTION:

F.B.C. 105.1 COMMENCED BUILDING WORK WITHOUT A PERMIT  
F.B.C. 105.1 COMMENCED ELECTRICAL WORK WITHOUT A PERMIT  
F.B.C. 105.1 COMMENCED PLUMBING WORK WITHOUT A PERMIT

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10. **C2019-01-0348** **8725 N.W. 13 TERRACE** BRIAN GONZALEZ  
**ADMIN FEE: \$85.00**  
ZOILA PEREZ TRS

CODE SECTION:

SEC. 30-3 PROPERTY MAINTENANCE STANDARDS

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**SHORT TERM RENTALS PAST DUE/RECORD LIEN**

11. **C2019-01-0228** **10520 N.W. 63 TERRACE** MIGUEL RODON  
**ADMIN FEE: \$85.00**  
**1<sup>ST</sup> CITATION: \$500.00**  
**2<sup>ND</sup> CITATION: \$1,500.00**  
HILDA JEANETH NINO FRAFAN  
GUSTAVO ADOLFO CALERO VARGAS

CODE SECTION:

SEC. 5-271 SHORT TERM RENTALS

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**CAP FINES/RECORD LIEN**

12. **C2018-08-0171** **11321 N.W. 64 TERRACE** PEDRO RUIZ  
**FINES: \$154,085.00**  
MANUEL GONZALEZ

CODE SECTION:

F.B.C. 105.1 WORK WITHOUT REQUIRED PERMITS  
SEC. 30-3 PROPERTY MAINTENANCE STANDARDS



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SPECIAL MAGISTRATE HEARING  
AGENDA

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13. C2017-12-0109 10450 N.W. 31 TERRACE PEDRO RUIZ  
FINES: \$77,085.00 L A D WORLDWIDE INVESTMENTS10450

CODE SECTION:  
SEC.41-69 FAILURE TO OBTAIN BUSINESS TAX RECEIPT & CERTIFICATE OF USE

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14. C2017-07-0273 4701 N.W. 79 AVENUE RICARDO ALARCON  
FINES: \$122,585.00 DTT DORAL 79 LLC.  
MACHADO, NESTOR  
R/A FERNANDEZ-BERGNES & ASSOCIATES P.A.

CODE SECTION:  
SEC. 30-3 PROPERTY MAINTENANCE STANDARDS  
SEC. 5-187 MINIMUM HOUSING -STANDARDS FOR STRUCTURES

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REQUESTS FOR MITIGATIONS

15. C2018-03-0332 10365 N.W. 43 TERRACE JEAN AVENIA  
FINES: \$45,500.00 JUANA GALVEZ

CODE SECTION:  
F.B.C. 105.1 WORK WITHOUT REQUIRED PERMITS

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16. C2019-02-0020 4630 N.W. 97 COURT DANNY DEL TORO  
FINES: \$45,500.00 THE GREENS AT DORAL CONDO  
R/A RPM

CODE SECTION:  
F.B.C. 105.1 WORK WITHOUT REQUIRED PERMITS  
SEC. 30-3 PROPERTY MAINTENANCE STANDARDS

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17. C2016-10-0290 10266 N.W. 86 STREET DANNY DEL TORO  
FINES: \$106,750.00 JAVIER ENRIQUE JIMENEZ

CODE SECTION:  
F.B.C. 105.1 WORK WITHOUT REQUIRED PERMITS  
F.B.C.105.4.-105.5 EXPIRED BUILDING PERMIT

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**MOTION TO CONTINUE**

18. **C2019-01-0039** **10220 N.W. 66 STREET** JEAN AVENIA  
LENNAR HOMES, LLC  
ACUARIO GRILL, LLC  
R/A KENIA GIL  
  
CODE SECTION:  
SEC. 41-69 FAILURE TO OBTAIN BUSINESS TAX RECEIPT & CERTIFICATE OF USE

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19. **C2019-04-0043** **9927 N.W. 43 TERRACE** NICOLE VILLALBA  
**ADMIN FEE: \$85.00**  
EDGARD J. GLEN  
SOFIA GOMEZ  
  
CODE SECTION:  
F.B.C. 105.1 COMMENCED BUILDING WORK WITHOUT A PERMIT

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20. **C2019-03-0261** **2400 N.W. 94 AVENUE** NICOLE VILLALBA  
**ADMIN FEE: \$85.00**  
**FINE:\$500.00**  
NEMESIS DISTRIBUTORS INC.  
C/O SOLER, YOLANDA  
INTERMERICAN COMMERCIAL CONTRACTORS  
OF BREVARD COUNTY. INC.  
  
CODE SECTION:  
F.B.C.105.4.-105.5 EXPIRED BUILDING PERMIT

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**RELEASE OF LIEN**

21. **C2015-07-0359** **11119 N.W. 70 STREET** DANNY DEL TORO  
LUIGI QUERCIA  
MARIAN SAYEGH BASMAGI  
  
CODE SECTION:  
F.B.C.105.4.-105.5 EXPIRED BUILDING PERMIT

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22. **C2015-02-0117** **10160 N.W. 57 STREET** DANNY DEL TORO  
**ADMIN FEE: \$85.00**  
**FINES:\$250.00 (SETTLEMENT)**  
FABIO M. ROLANDI &  
MANUELA DIMITRA GUEFOS  
  
CODE SECTION:  
F.B.C.105.4.-105.5 EXPIRED BUILDING PERMIT

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STATUS REPORT

None.

REQUEST FOR EXTENSION OF TIME

None.

LANDSCAPING/PROPERTY MAINTENANCE ORDERS

None.

**NEXT MEETING DATE: OCTOBER 17, 2019 @ 2:00 P.M.**

ADJOURNMENT