



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

Agenda of December 15<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>
---	--



# 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. **C2021-02-0133**  
**ADM FEE \$85.00**  
**9792 NW 30 ST**  
SHANE FACIO & LUCIANA  
FLORENCIA MERRILL FACIO  
C. ENAMORADO

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

2. **CODE-2206-8403**  
**ADM FEE: \$85.00**  
**10540 NW 29 TER**  
GLOBAL BRAKE MANUFACTURING CORP  
JORGE GONZALEZ  
ICEBOX BRANDS INC  
C. ENAMORADO

CODE SECTION:

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



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

3. **CODE-2112-3615**  
**ADM FEE \$85.00**

**3400 NW 77 CT**  
DDD ONE LLC  
YENIS MACHIN

K. SANCHEZ

CODE SECTION:

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

4. **CODE-2208-9296**  
**ADM FEE \$85.00**

**1347 NW 88 AVE**  
I DINO CORP  
RAFAEL A GARCIA  
AUTOBODY COLLISION LLC  
OSCAR A RODRIGUEZ

K. SANCHEZ

CODE SECTION:

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

5. **CODE-2201-3987**  
**ADM FEE \$85.00**

**9795 NW 75 TER**  
RAUVE KENNETH HALEY  
NIKI ZOUMPOULI

E. ZAMBRANO

CODE SECTION:

SEC. 71-225 ARTIFICIAL TURF PERMIT REQUIRED - INTENT

6. **CODE-2208-09702**  
**ADM FEE \$85.00**

**8400 NW 36 ST UNIT 450**  
MG3 DORAL OFFICE LLC  
MG3 FUND GP LLC  
TAINO HERMES AS TRUSTEE CORP  
CECIL TAVARES

R. ALARCON

CODE SECTION:

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



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

---

## **MITIGATION**

7. **C2019-04-0206** **2510 NW 97 AVE UNIT 140** C. ENAMORADO  
**FINES: 93,000.00** ACQUISITION FIN & INVEST CORP  
ANNMARIE BIONDOLILLO

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

- 
8. **CODE-2105-0732** **8600 NW 56 ST UNIT 7** P. RUIZ  
**FINES: \$34,250.00** INVESTMENTS O AND F LLC  
MARIA ROSA ROSA  
BARKING PARKS LLC  
SPIEGEL & UTRERA PA  
LAWRENCE SPIEGEL

CODE SECTION:

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

---

## **CAP FINES**

9. **C2019-11-0224** **7835 NW 53 ST** J. AVENIA  
**ADM FEE: \$170.00** BISCAY HOLDINGS LTD  
**FINES: \$59,750.00** GARY P SIMON ESQ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

10. **C2020-08-0018**  
**ADM FEE: \$85.00**  
**FINES: \$91,250.00**

**5036 NW 113 PL**  
MARGARET MAGO  
EMILIANO ROOSI

N. VILLALBA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

11. **CODE-2111-3084**  
**ADM FEE: \$85.00**  
**FINES: \$45,750.00**

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

P. RUIZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

## **IN COMPLIANCE BEFORE HEARING**

12. **CODE-2206-8610**

**2402 NW 87 PL UNIT 2**  
MEDITECH INC  
COMPLIANCE PARTNERS LLC  
MULTICARE PHARMACEUTICALS LLC  
MATLUC SERVICES LLC

E. ZAMBRANO

CODE SECTION:

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



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

---

13. **CODE-2208-09704**

**8400 NW 36 ST UNIT 450**  
MG3 DORAL OFFICE LLC  
MG3 FUND GP LLC  
ELENA TAULER

R. ALARCON

CODE SECTION:

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

---

**CASE DISMISSED**

14. **C2021-02-0068**

**2201 NW 102 PL UNIT 3A**  
HOMAC WAREHOUSING LLC  
ANAND RAJCOOMAR

C. ENAMORADO

CODE SECTION:

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

---

15. **CODE-2209-10518**

**7835 NW 107 AVE UNITS 7-8**  
CENTURY MIDTOWN COMMERCIAL LLC  
CHRISTIAN RUIZ

J. AVENIA

CODE SECTION:

SEC. 41-74 BUSINESS LIMITED BY BUSINESS TAX RECEIPT

---



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

---

## **CONTINUANCE SMH 01-19-2023**

16. **CODE-2106-1269**

**8851 NW 112 AVE UNIT 219**  
JANNETTE VILLAS AT DORAL INC  
PABLO VALDES

J. AVENIA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

---

17. **CODE-2208-09873**

**10650 NW 19 ST**  
SPG DORAL RETAIL PARTNERS  
BCRA LLC LYNN FINANCIAL CENTER  
PARTY CITY CORPORATION  
UNITED AGENT GROUP INC

C. ENAMORADO

CODE SECTION:

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

---

**NEXT MEETING DATE: January 19<sup>th</sup>, 2023 @ 2:00 P.M.**  
**ADJOURNMENT**