



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

Agenda of July 20<sup>th</sup>, 2023

## LOCATION

CITY HALL  
8401 NW 53 TERRACE  
3<sup>RD</sup> Floor Chambers  
Doral, FL 33166

## TIME

2:00 P.M.

## SPECIAL MAGISTRATE

John Hearn, Esquire

## CODE COMPLIANCE DEPARTMENT STAFF

Edgard K. Estrada, Code Compliance Director

Danny Del Toro, Code Compliance Assistant Director

Evelyn Freile, Special Magistrate Coordinator

Jean Avenia, Code Compliance Field Supervisor

Nicole Villalba, Code Compliance Field Supervisor

Pedro Ruiz, Code Compliance Officer III

Christopher Enamorado, Code Compliance Officer III

Edward Zambrano, Code Compliance Officer I

Miguel Amarar, Code Compliance Officer I

Andy Amaro, Code Compliance Officer I

Dariel Porras, Code Compliance Officer I

Alvio Mantecon, Code Compliance Officer I

## WELCOME

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.

## GENERAL RULES OF ORDER

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.

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**.

## APPEALS

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).

Thank you for participating in your government and continue to "Keep Doral Beautiful".



# 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-2211-11311** **10914 NW 33 ST UNIT 110** N. VILLALBA  
**ADM FEE \$85.00**  
AMB PROPERTY LP  
CORPORATION SERVICE COMPANY  
MIGUEL ANGEL PRODUCTIONS INC  
MIGUEL CARDOSO NOA

**CODE SECTION:**

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

2. **CODE-2304-13897** **10779 NW 41 ST** N. VILLALBA  
**ADM FEE \$85.00**  
NAZARI ASSOCIATES IV LLC  
EFRAIM SARAGOVIA  
GRILL ENTERPRISES LLC BDA  
AREA 41 BY PARRILLEROS  
SALVER & COOK

**CODE SECTION:**

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



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

---

3. **CODE-2306-14712**  
**ADM FEE \$85.00**

**10540 NW 67 TER**  
LUCY KARIN HERNANDEZ MEDINA  
GABRIEL NAVEDA RAMIREZ

N. VILLALBA

**CODE SECTION:**

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

**M.D.C. 8CC-10 / F.B.C. 115.3 - FAILURE TO COMPLY WITH A LAWFUL STOP WORK ORDER**

---

4. **CODE-2107-1495**  
**ADM FEE \$85.00**

**2001 NW 107 AVE**  
MEGAPOLIS CORP  
FRANCISCO MARTINEZ-MIYASHIKI

C. ENAMORADO

**CODE SECTION:**

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

---

5. **CODE-2206-8592**  
**ADM FEE \$85.00**

**6355 NW 99 AVE UNIT 44**  
SUNTRAP TECHNOLOGIES INC  
ALEXANDER AZCURRA  
AEQ KROMA AMERICA  
VIVANA CORDOBA

C. ENAMORADO

**CODE SECTION:**

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

---



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

---

6. **CODE-2207-9045**  
**ADM FEE \$85.00**

**7890 NW 29 ST UNIT C**  
NIKO INVESTMENT LLC  
LEONOR VILLAR  
FERIMAR CORP  
JOSE PRIETO

C. ENAMORADO

CODE SECTION:

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

---

7. **CODE-2209-10294**  
**ADM FEE \$85.00**

**7875 NW 29 ST**  
7875 NW 29 ST LLC  
JOSE GOYONES  
OCEAN DESIGN GALLERY LLC  
ANA ABREU

P. RUIZ

CODE SECTION:

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

---

8. **CODE-2210-11218**  
**ADM FEE \$85.00**

**8899 NW 18 TER**  
8899 FLOWERS LLC  
GRACE RODRIGUEZ  
SKYPATROL LLC  
ROBERT RUBIN

P. RUIZ

CODE SECTION:

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

---



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

9. **CODE-2210-11220**  
**ADM FEE \$85.00**

**8899 NW 18 TER**  
8899 FLOWERS LLC  
GRACE RODRIGUEZ  
3N OUTDOOR MEDIA INC  
ROBERT RUBIN

P. RUIZ

CODE SECTION:

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

10. **CODE-2210-11221**  
**ADM FEE \$85.00**

**8899 NW 18 TER**  
8899 FLOWERS LLC  
GRACE RODRIGUEZ  
EQUAPATH CAPITAL LLC  
ROBERT RUBIN

P. RUIZ

CODE SECTION:

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

11. **CODE-2303-13375**  
**ADM FEE \$85.00**

**8400 NW 53 ST UNIT F108**  
DOWNTOWN DORAL RETAIL HOLDINGS II LLC  
CORPORATION SERVICE COMPANY  
PURA VIDA DOWNTOWN DORAL LLC  
COGENCY GLOBAL 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



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

---

## **CAP FINES**

12. **C2020-09-0130**  
**ADM FEE \$85.00**  
**FINES: \$45,750.00**

**10070 DORAL BLVD**  
THE VILLAS OF AMBERWOOD  
CONDOMINIUM ASSOCIATION INC  
IGLESIAS LAW GROUP PA

C. ENAMORADO

**CODE SECTION:**

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

---

13. **CODE-2206-8218**  
**ADM FEE \$85.00**  
**FINES: \$38,750.00**

**1325 NW 98 CT UNIT 7**  
1325 NW 98 CT UNIT 7 LLC  
EUGENIA VAN GRIEKEN  
DOGGY ICE POPS LLC  
CARMEN SUAREZ

C. ENAMORADO

**CODE SECTION:**

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

---

## **MITIGATION**

14. **C2020-08-0033**  
**FINES: \$20,500.00**

**1550 NW 79 AVE**  
PETER PEREZ & W NORMA TRS  
REBEL ELEVEN MUSIC STUDIOS LLC  
HOMER CABLISH

C. ENAMORADO

**CODE SECTION:**

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



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

---

## **RELEASE OF LIEN**

**C2018-06-0074**

**1940 NW 93 AVE**  
MEGATRONIC INVESTMENT LLC  
MAURICIO DIAZ

**CODE SECTION:**

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

---

## **ICBH**

**CODE-2205-7331**

**7925 NW 12 ST UNIT 121**  
AOA OFFICE LLC  
ADLER RA LLC  
GO SMART GROUP LLC  
ROY NAJERA

**CODE SECTION:**

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

---

**CODE-2302-12680**

**10285 NW 66 ST**  
LANDMARK 10309 LLC  
DAVID ROBERTS

**CODE SECTION:**

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

---

**NEXT MEETING DATE: August 17<sup>th</sup>, 2023 @ 2:00 P.M.**  
**ADJOURNMENT**