



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

Agenda of September 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</p> <p>Danny Del Toro, Code Compliance Assistant Director</p> <p>Evelyn Freile, Special Magistrate Coordinator</p> <p>Jean Avenia, Code Compliance Field Supervisor</p> <p>Ricardo Alarcón, Code Compliance Field Supervisor</p> <p>Pedro Ruíz, Code Compliance Officer III</p> <p>Nicole Villalba, Code Compliance Officer III</p> <p>Christopher Enamorado, Code Compliance Officer III</p> <p>Kevin Sánchez, Code Compliance Officer I</p> <p>César Romero, Code Compliance Officer I</p> <p>Edward Zambrano, Code Compliance Officer I</p> <p>Leodan Soto, Code Compliance Officer I</p> <p>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. **C2020-07-0042** **9998 NW 86 TER** P. RUIZ  
**ADM FEE \$85.00** ENRIQUE ORRACA LUGO  
EVELYN SANTIAGO

### CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

2. **CODE-2204-6763** **7770 NW 55 ST** P. RUIZ  
**ADM FEE \$85.00** M & R TWIN GROUP INC  
ISSAC FRANCO  
DOCTOR WORLD INVESTMENT LLC

### CODE SECTION:

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

SEC. 74-56 PURPOSE - OUTSIDE STORAGE



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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3. **CODE-2109-2526**  
**ADM FEE \$85.00**

**9730 NW 27 TER**  
NICHOLAS DICAPRIO

C. ENAMORADO

**CODE SECTION:**

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

**SEC. 74-56 PURPOSE - OUTSIDE STORAGE**

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4. **CODE-2204-6952**  
**ADM FEE \$85.00**

**10600 NW 19 ST**  
SPG DORAL RETAIL PARTNERS  
BCRA LLC LYNN FINANCIAL CENTER  
DOLLAR TREE STORES INC  
CORPORATION SERVICE COMPANY

C. ENAMORADO

**CODE SECTION:**

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

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5. **CODE-2108-2399**  
**ADM FEE \$85.00**

**2050 NW 94 AVE**  
ENRIQUE DE LA VEGA  
NUPRESS OF MIAMI INC  
KATHLEEN MCDONOUGH

S. NAVARRO

**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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6. **CODE-2109-2567**  
**ADM FEE: \$85.00**

**1455 NW 107 AVE**  
WEST DADE COUNTY ASSOCIATES  
PROPERTY TAX DEPT  
EPOCA COFFEE CORP  
ANTONIO COLETTA

S. NAVARRO

CODE SECTION:

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

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7. **CODE-2201-3955**  
**ADM FEE \$85.00**

**8651 NW 13 TER**  
WAL MART STORES E LP  
CT CORPORATION SYSTEM  
DOMINO'S PIZZA LLC  
CT CORPORATION SYSTEM

S. NAVARRO

CODE SECTION:

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

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8. **CODE-2202-5177**  
**ADM FEE \$85.00**

**FOLIO 35-3033-000-0110**  
JUNE 54 PROPERTIES LLC  
IFO REGISTERED AGENTS LLC

S. NAVARRO

CODE SECTION:

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

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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9. CODE-2202-5178  
ADM FEE \$85.00

FOLIO 35-3033-000-0100  
JUNE 54 PROPERTIES LLC  
IFO REGISTERED AGENTS LLC

S. NAVARRO

CODE SECTION:

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

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

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10. CODE-2109-2547  
ADM FEE \$85.00

5362 NW 110 AVE  
RENE RODRIGUEZ  
MAYNA NEVAREZ

N. VILLALBA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

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11. CODE-2109-2571  
ADM FEE \$85.00

11211 NW 57 LN  
ALEJANDRA C SERRANO DOMPABLO  
JOEL OCHOA GRATEROL

N. VILLALBA

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-2207-9071**

**FOLIO 35-3022-040-7930**

N. VILLALBA

GOVERNMENTAL MANAGEMENT  
SERVICES-SOUTH FLORIDA LLC  
DOWNTOWN DORAL SOUTH  
COMMUNITY DEVELOPMENT DISTRICT

**CODE SECTION:**

**SEC. 41-103 (1) PROCEDURE FOR REMOVAL - ABANDONED VEHICLE - PRIVATE**

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13. **C2021-03-0075**  
**ADM FEE \$85.00**

**8850 NW 13 TER UNIT 105**

E. ZAMBRANO

FLORIDA PROPERTIES LLC  
NRAI SERVICES INC  
TRUCKIN MOTION INC  
EPGD ATTORNEYS AT LAW PA

**CODE SECTION:**

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

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

**10219 NW 71 TER**

E. ZAMBRANO

BOUROS J LLC  
GUSTAVO BLANCO

**CODE SECTION:**

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

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# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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15. **CODE-2112-3382**  
**ADM FEE \$85.00**

**10201 NW 58 ST UNIT 108**

RITA GARDEN LLC  
ALFREDO REVIATI  
BOCAS GRILL DORAL LLC  
RONALD FIELDSTONE

J. AVENIA

CODE SECTION:

SEC. 80-258 COMMERCIAL RETAIL SIGNS-(a) (6) WINDOW SIGNAGE

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## **MITIGATION**

16. **C2018-10-0164**  
**FINES: \$41,835.00**

**8600 NW 53 TER**

PARCEL B1 PROPERTY  
CORPORATION SERVICE COMPANY

J. AVENIA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

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17. **C2019-02-0148**  
**FINES: \$45,085.00**

**8601 NW 52 ST**

PARCEL B2 PROPERTY LLC  
CORPORATION SERVICE COMPANY

J. AVENIA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

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## **STIPULATION AGREEMENT**

18. **CODE-2111-3077**  
**STIPULATED AMOUNT: \$9,484.00**

**4640 NW 114 AVE**  
SUMMIT PROPERTIES PARTNERSHIP LP  
CAPITOL CORPORATE SERVICES INC  
SERGIO GRANIE

E. ZAMBRANO

**CODE SECTION:**

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

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19. **CODE-2202-4914**  
**STIPULATED AMOUNT: \$3,000.00**

**8405 NW 53 ST UNIT E101**  
DOWNTOWN DORAL RETAIL HOLDINGS II LLC  
CORPORATION SERVICE COMPANY  
BACHOUR DORAL LLC  
CORPORATION SERVICE COMPANY

P. RUIZ

**CODE SECTION:**

**SEC.8-45 DEVELOPMENT STANDARDS AND CRITERIA - SIDEWALK CAFÉ STANDARDS**

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## **CAP FINES**

20. **C2020-03-0028**  
**ADM FEE: \$170.00**  
**FINES: \$98,250.00**

**7763 NW 112 PL**  
INVISA GROUP LLC  
CIRO A GARCIA

P. RUIZ

**CODE SECTION:**

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



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

21. **C2021-02-0245**  
**ADM FEE: \$170.00**  
**FINES: \$54,500.00**

**8850 NW 13 TER UNIT 104**  
FLORIDA PROPERTIES LLC  
NRAI SERVICES INC  
J & W MOTORSPORTS LLC

E. ZAMBRANO

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

22. **CODE-2107-1652**  
**ADM FEE: \$255.00**  
**FINES: \$54,500.00**

**9893 NW 30 ST**  
ALEX & W JOSEPHINE VERA

C. ENAMORADO

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

## **IN COMPLIANCE BEFORE HEARING**

23. **C2021-02-0016**

**10200 NW 25 ST UNIT A109**  
RENZZI FURNITURE LLC  
REYNIER LORENZZI

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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24. **CODE-2206-8389**

**1325 NW 98 CT UNIT 15**

C. ENAMORADO

C & C INDUSTRIAL SUPPLIES AND SERVICES INC  
CP TECHNOLOGY IMPORT & EXPORT CORP

CODE SECTION:

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

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25. **CODE-2207-8942**

**8725 NW 18 TER UNIT 100**

N. VILLALBA

RVH LIMITED PARTNERSHIP  
MARIO HENRIQUEZ  
BOLIVIANA DE AVIACION BOA INC  
VICTOR HUGO VILLAZON

CODE SECTION:

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

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**CONTINUANCE 10-27-2022**

26. **CODE-2105-0493**

**3200 NW 79 AVE**

K. SANCHEZ

MENDOZA PROPERTY HOLDINGS LLC  
ALEX MENDOZA  
ALEX TILE AND DESIGN CENTER INC  
CORAL GABLES HOME DESIGN CENTER LLC

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

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**NEXT MEETING DATE: October 27<sup>th</sup>, 2022 @ 2:00 P.M.**  
**ADJOURNMENT**