



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

Agenda of October 27th, 2022

LOCATION

CITY HALL
8401 NW 53 TERRACE
3RD Floor Chambers
Doral, FL 33166

TIME

1:00 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

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

César Romero, Code Compliance Officer I

Edward Zambrano, Code Compliance Officer I

Eddy Plasencia, Code Compliance Officer I

Samantha Navarro, 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. 53rd 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 53RD 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

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-2207-8788**
ADM FEE \$85.00

PUBLIC PROPERTY
JUAN CARLOS BREMUDEZ

K. SANCHEZ

CODE SECTION:

SEC. 80-154 POSTING OF SIGN PROHIBITED-SIGNS ON PUBLIC RIGHT OF WAY

2. **CODE-2207-9225**
ADM FEE \$85.00

PUBLIC PROPERTY
SCOTT JANOWITZ

S. NAVARRO

CODE SECTION:

SEC. 80-154 POSTING OF SIGN PROHIBITED-SIGNS ON PUBLIC RIGHT OF WAY



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

3. CODE-2208-9380
ADM FEE \$85.00

PUBLIC PROPERTY
JASON BLOCH

S. NAVARRO

CODE SECTION:

SEC. 80-154 POSTING OF SIGN PROHIBITED-SIGNS ON PUBLIC RIGHT OF WAY



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Agenda of October 27th, 2022

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8401 NW 53 TERRACE
3RD Floor Chambers
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2:00 P.M.

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CODE COMPLIANCE DEPARTMENT STAFF

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REGULAR AGENDA

- | | | |
|--|---|-------------|
| 1. CODE-2208-9379
CODE-2208-9382
CODE-2208-09758
CODE-2208-09759
ADM FEE \$85.00 per case | FOLIO NTA REFERENCED
WHITE COURSE LENNAR LLC
LENNAR HOMES LLC
CORPORATE CREATIONS NETWORK INC | E. ZAMBRANO |
|--|---|-------------|

CODE SECTION:

SEC. 26-128 UNREASONABLY LOUD NOISE PROHIBITED

- | | | |
|---|--|--------------|
| 2. C2019-12-0120
ADM FEE \$85.00 | 1365 NW 98 CT BAY 9
PMA-1 LLC
FERNANDO CALVERAS | C. ENAMORADO |
|---|--|--------------|

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

3. **C2020-12-0075**
ADM FEE \$85.00
- 8034 NW 14 ST**
PSBP INDUSTRIAL LLC
CORPORATION SERVICE COMPANY
- C. ENAMORADO

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

4. **C2020-12-0094**
ADM FEE \$85.00
- 9835 NW 89 TER**
JESUS LINARES
VERUSKA NAVAS
- C. ENAMORADO

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

5. **C2021-02-0068**
ADM FEE \$85.00
- 2201 NW 102 PL UNIT 3A**
HOMAC WAREHOUSING LLC
ANAND RAJCOOMAR
- C. ENAMORADO

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

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

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

-
7. **C2021-03-0026** **9800 NW 41 ST** C. ENAMORADO
ADM FEE: \$85.00
DORAL COSTA CAPITAL LLC
DORAL COSTA MANAGER LLC
WORLD FUEL SERVICES CORPORATION
CT CORPORATION SYSTEM

CODE SECTION:

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

-
8. **CODE-2104-0121** **9782 NW 31 ST** C. ENAMORADO
ADM FEE \$85.00
MARIA DIP
MARGIE DIP
ROBERTO DIP

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

-
9. **C2019-12-0119** **9924 NW 31 ST** C. ENAMORADO
ADM FEE: \$85.00
ELIEZER SANTOS & W KARLA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

-
10. **CODE-2105-0666** **10450 NW 33 ST UNIT 501** E. ZAMBRANO
ADM FEE \$85.00
DORAL CORPORATE GROUP LLC
RUBI ORTEGA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

11. **CODE-2109-2558**
ADM FEE \$85.00

10874 NW 73 TER
SONIA CASTANEDA

C. ROMERO

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

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

11530 NW 87 LN
CARLOS ALBERTO PRECIADO
GISELLA SUAREZ

C. ROMERO

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

13. **CODE-2201-4522**
ADM FEE \$85.00

7520 NW 104 AVE
JAMESTOWN DORAL COMMONS LP
CT CORPORATION SYSTEM
WELLS FARGO BANK
CORPORATION SERVICE COMPANY

C. ROMERO

CODE SECTION:

SEC. 17-31 FALSE ALARM NOTIFICATIONS

14. **CODE-2109-2767**
ADM FEE \$85.00

7141 NW 111 AVE
ANGELA MARIA OSPINA
RAFAEL MORALES

N. VILLALBA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

15. **CODE-2207-9127**
ADM FEE \$85.00

5540 NW 84 AVE
DORAL CITY INVESTMENTS INC
GIORGIO ANTONIAZZI
CHURRASCO BRASIL LLC
ANTONIO M AZEVEDO

N. VILLALBA

CODE SECTION:

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

16. **CODE-2111-3071**
ADM FEE \$85.00

11380 NW 34 ST
PROLOGIS TARGETED US LOGISTICS FUND LP
AMB US LOGISTICS FUND LP
CORPORATION SERVICE COMPANY
SUVI GLOBAL SERVICES LLC
MICHAEL BRAUN

S. NAVARRO

CODE SECTION:

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

SEC. 80-33 REQUIRED-PERMIT REQUIRED FOR SIGN

17. **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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

18. **CODE-2209-10518**
ADM FEE \$85.00

7835 NW 107 AVE UNITS 7-8
CENTURY MIDTOWN COMMERCIAL LLC
CHRISTIAN RUIZ
TOP TOM RESTAURANT SERVICES LLC
ANAMARY BAKHOS

J. AVENIA

CODE SECTION:

SEC. 41-74 BUSINESS LIMITED BY BUSINESS TAX RECEIPT

19. **CODE-2210-10687**
ADM FEE \$85.00

7835 NW 107 AVE UNITS 7-8
CENTURY MIDTOWN COMMERCIAL LLC
CHRISTIAN RUIZ
TOP TOM RESTAURANT SERVICES LLC
ANAMARY BAKHOS

J. AVENIA

CODE SECTION:

SEC. 26-128 UNREASONABLY LOUD NOISE PROHIBITED

MITIGATION

20. **C2020-04-0042**
FINES:65,000.00

4736 NW 114 AVE UNIT 105
MONICA BERTRAN
DARIO FRANCISCO MENNA

N. VILLALBA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

21. **C2020-05-0107**
FINES: \$52,585.00

1780 NW 96 AVE
JEJEMA LLC
MTR & ASSOCIATES LLC
TAPAM LLC
DAVID SANDOVAL

E. ZAMBRANO

CODE SECTION:

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

22. **CODE-2104-0101**
FINES:31,335.00

8435 NW 113 PATH
MARIO CARRASCO EST OF

C. ENAMORADO

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

23. **C2021-02-0245**
FINES \$54,500.00

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

E. ZAMBRANO

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

RELEASE OF LIEN

24. **C2020-06-0029**

8850 NW 13 TER UNIT 108

E. ZAMBRANO

FLORIDA PROPERTIES LLC
NRAI SERVICES INC
FIORANO MOTORSPORTS CORP
PATRICK SOARES

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

CAP FINES

25. **C2018-10-0037**

10580 NW 27 ST UNIT F-101

C. ENAMORADO

ADM FEE: \$170.00
FINES: \$148,500.00

SHEDDF3 AE LLC
STEVEN CRONIG

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

26. **C2018-10-0054**

10570 NW 27 ST UNIT H-101

C. ENAMORADO

ADM FEE: \$170.00
FINES: \$148,500.00

ARETE 1 LLC
TERESA CIANCIO

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

27. **C2019-04-0206**
ADM FEE: \$170.00
FINES: \$93,000.00

2510 NW 97 AVE UNIT 140
ACQUISITION FIN & INVEST CORP
ANNMARIE BIONDOLILLO

C. ENAMORADO

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

28. **C2019-04-0209**
ADM FEE: \$170.00
FINES: \$93,000.00

2520 NW 97 AVE UNIT 110
ALBION REALTY MIAMI LLC
PETER SANTANGELO

C. ENAMORADO

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

29. **C2019-04-0295**
ADM FEE: \$170.00
FINES: \$148,500.00

9743 NW 30 ST
ROGER SAENZ

C. ENAMORADO

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

30. **C2021-01-0085**
ADM FEE: \$170.00
FINES: \$47,500.00

2610 NW 89 CT
ICON OWNER POOL 5 SOUTH FL LLC
CT CORPORATION SYSTEM
BOUTIQUE STONE DESIGN LLC
BARBOSA LEGAL

K. SANCHEZ

CODE SECTION:

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

31. **CODE-2109-2645**
ADM FEE: \$85.00
FINES: \$40,500.00

8850 NW 53 ST UNIT B106
DOWNTOWN DORAL RETAIL HOLDINGS LLC
CORPORATION SERVICE COMPANY
CREMA GOURMENT DORAL LLC
MONYIS OSORIO

P. RUIZ

CODE SECTION:

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

SEC. 41-74 BUSINESS LIMITED BY BUSINESS TAX RECEIPT

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

IN COMPLIANCE BEFORE HEARING

32. **CODE-2208-09650**

8300 NW 53 ST UNIT 102

C. ROMERO

DORAL R1 PHASE 1 LLC
CODINA REAL ESTATE MNGT INC
CORPORATION SERVICE COMPANY
HR NET MIAMI LLC
HECTOR RUGEL

CODE SECTION:

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

CONTINUANCE 11-17-2022

33. **CODE-2207-8674**

10219 NW 71 TER

E. ZAMBRANO

BOUTROS J LLC
GUSTAVO BLANCO

CODE SECTION:

SEC. 26-128 UNREASONABLY LOUD NOISE PROHIBITED

NEXT MEETING DATE: November 17th, 2022 @ 2:00 P.M.
ADJOURNMENT