



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

Agenda of March 21st, 2024

<p>LOCATION</p> <p>CITY HALL 8401 NW 53 TERRACE 3RD Floor Chambers Doral, FL 33166</p> <p>TIME</p> <p>2:00 P.M.</p> <p>SPECIAL MAGISTRATE</p> <p>John Hearn, Esquire</p> <p>CODE COMPLIANCE DEPARTMENT STAFF</p> <p>Edgard K. Estrada, Code Compliance Director Danny Del Toro, Code Compliance Assistant Director Evelyn Freile, Code Compliance Administrative Coordinator Jean Avenia, Code Compliance Field Supervisor Nicole Villalba, Code Compliance Field Supervisor Andres Machado, Code Compliance Clerk Pedro Ruiz, Code Compliance Officer III Edward Zambrano, Code Compliance Officer I Andy Amaro, Code Compliance Officer I Dariel Porras, Code Compliance Officer I Alvio Mantecon, Code Compliance Officer I Christina Cardentey, Code Compliance Officer I Coset Rodriguez, Code Compliance Officer I</p>	<p>WELCOME</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>GENERAL RULES OF ORDER</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. 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.</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 36 HOURS PRIOR TO THE PROCEEDING.</p> <p>APPEALS</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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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-2211-11372** **10351 NW 67 TER** E. ZAMBRANO
ADM FEE \$85.00
MARIA ANGELIZA LIMA LAGUNA
DIEGO RAUL PAREYRA MEJIA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

2. **CODE-2309-17064** **8181 NW 36 ST UNIT 8A** E. ZAMBRANO
ADM FEE \$85.00
LABRADOR CONSTRUCTION INC
ARMANDO LABRADOR
CANTALO TV INC

CODE SECTION:

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

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

3. **CODE-2206-8090**
ADM FEE \$85.00

11003 NW 33 ST
VALEZELA LLC
JOSE G ZELAYA FAMILY PARTNERSHIP LTD
AIRCRAFT TRANSPORT WORLDWIDE INC
DANNY CARCHI

N. VILLALBA

CODE SECTION:

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

4. **CODE-2303-13462**
ADM FEE \$85.00

2600 NW 87 AVE UNIT 14
WESTEND OF MIAMI LLC
LAW OFFICE OF STUART J NUNEZ PA
COFFEE AND HAIR DORAL LLC
ALEX GUTIERREZ

C. CARDENTY

CODE SECTION:

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

5. **CODE-2305-14327**
ADM FEE \$85.00

1500 NW 89 CT UNIT 202
ATLAS PROPERTY MANAGEMENT SERVICES INC
SPIEGEL & UTRERA PA

C. CARDENTY

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

CAP FINES

6. **C2020-10-0220** **10200 NW 25 ST UNIT 116** J. AVENIA
ADM FEE \$85.00 DAEWOO HOIST AND CRANES LLC
FINES: \$77,250.00 DL ACCOUNTING SERVICES LLC

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

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7. **CODE-2207-9045** **7890 NW 29 ST UNIT C** J. AVENIA
ADM FEE \$170.00 NIKO INVESTMENT LLC
FINES: \$61,500.00 LEONOR VILLAR
FERIMAR CORP
JOSE PRIETO

CODE SECTION:

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

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8. **CODE-2208-10065** **5900 NW 99 AVE UNIT 5** E. ZAMBRANO
ADM FEE \$85.00 MARIBEL GUTIERREZ
FINES: \$54,500.00 FULL QUALITY PRINTING LLC
MAURICIO SILVA

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

9. CODE-2211-11660
ADM FEE \$85.00
FINES: \$44,000.00

10384 NW 67 TER
JOHANNA RINCON GARRIDO
IVAN DAZA SALAS

E. ZAMBRANO

CODE SECTION:

SEC. 71-225 ARTIFICIAL TURF PERMIT REQUIRED - INTENT

10. CODE-2212-12003
ADM FEE \$170.00
FINES: \$54,500.00

11231 NW 61 ST
LUCIA GRILLET CASUSO
PABLO MARTINEZ DE SAN VICENTE

E. ZAMBRANO

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

MITIGATION

11. CODE-2106-1365
FINES: \$61,500.00

5122 NW 79 AVE BLDG 9
DORAL GARDENS II CONDOMINIUM ASSOCIATION INC
RAYMOND CARRERO

P. RUIZ

CODE SECTION:

SEC.5-186 STAIRS, PORCHES, AND RAILINGS

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

12. **CODE-2302-12599**
FINES: \$30,500.00

5161 NW 79 AVE UNIT 14
GUSTAVO FERREIRO
HOUSE OF GREATNESS STUDIO LLC
BRIAN IKALINA

P. RUIZ

CODE SECTION:

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

13. **CODE-2307-15084**
FINES: \$12,335.00

7851 NW 46 ST UNIT 1
NKR GLOBAL GROUP LLC
ANGEL SUMOZA
3DYNAMIC SPORT PERFORMANCE & THERAPY LLC
MARCO A PEREZ HIDALGO

E. ZAMBRANO

CODE SECTION:

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

REQUEST EXTENSION OF TIME

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

2001 NW 107 AVE
MEGAPOLIS CORP
FRANCISCO MARTINEZ - MIYASHIKI

J. AVENIA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

15. **CODE-2203-6007**
ADM FEE \$85.00

2800 NW 107 AVE
SPORT CARWASH PROPERTIES LLC
DOMENICO PREVETE

N. VILLALBA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

16. **CODE-2402-19110**
ADM FEE \$85.00

3450 NW 83 AVE UNIT 220
PARK SQUARE 5 LLC
CT CORPORATION SYSTEM
SURE SHOT HOSPITALITY LLC
ERIC CHERRY

C. RODRIGUEZ

CODE SECTION:

SEC.26-128 UNREASONABLY LOUD NOISE PROHIBITED

RELEASE OF LIEN

C2017-07-0148

3388 NW 78 AVE
WAREHOUSE MANAGEMENT INC
TERESA LUACES

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

C2017-07-0190

7800 NW 34 ST
WAREHOUSE MANAGEMENT INC
TERESA LUACES

CODE SECTION:

SEC. 30-3 PROPERTY MAINTENANCE STANDARDS

C2018-01-0206

3388 NW 78 AVE
WAREHOUSE MANAGEMENT INC
TERESA LUACES

CODE SECTION:

SEC. 30-3 PROPERTY MAINTENANCE STANDARDS

CONTINUANCE 04-18-2024

C2020-07-0042

9998 NW 86 TER
ENRIQUE ORRACA LUGO
EVELYN SANTIAGO

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

CODE-2108-1954

3555 NW 83 AVE

DERONDA DORAL LLC
TH DORAL LLC
KLAHR DORAL LLC
AJ DORAL LLC
DES DORAL LLC
SH DORAL LLC
DORAL GARDENS LP
CT CORPORATION SYSTEM

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

CODE-2303-13719

3737 NW 87 AVE UNIT 104

DORAL COURT RETAIL INVESTMENTS LLC
NRAI SERVICES INC
JM DORAL SQUARE LLC
REGISTERED AGENTS INC

CODE SECTION:

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

CODE-2206-8296

1500 NW 89 CT UNIT 106

MM INVESTMENTS USA INC
REGAL TAX & BUSINESS SOLUTIONS

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

NEXT MEETING DATE: April 18th, 2024 @ 2:00 P.M.

ADJOURNMENT