



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

Agenda of April 18th, 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 Nicole Villalba, Code Compliance Field Supervisor Jean Avenia, Code Compliance Field Supervisor Andres Machado, Code Compliance Clerk Pedro Ruiz, Code Compliance Officer III Edward Zambrano, 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 Ariana Gonzalez, Code Compliance Officer I Keven Louis, 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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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 COMPARENCIA 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-2307-15129
ADM FEE \$85.00 | 3655 NW 107 AVE UNIT 104
DORAL 107 TH CENTER LLC
FRANK G QUESADA
NYCT MIAMI LLC
RUICE WANG | E. ZAMBRANO |
|---|--|-------------|

CODE SECTION:

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

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|---|--|-------------|
| 2. CODE-2402-19372
ADM FEE \$85.00 | FOLIO 35-3022-000-0013
GORAY MANAGEMENT LLC
IP AVANTI DORAL LLC
CORPORATION SERVICE COMPANY
BRIAN GORAY | E. ZAMBRANO |
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CODE SECTION:

SEC. 20-54 RESPONSABILITIES OF OWNERS OF VACANT OR UNIMPROVED LOTS



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

3. **CODE-2302-13038**
ADM FEE \$85.00

11380 NW 52 LN
CARLOS ANDRES RODRIGUEZ SOTO
JENNY M F D S JORDI DE RODRIGUEZ

N. VILLALBA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

4. **CODE-2306-14804**
ADM FEE \$85.00

5530 NW 84 AVE
DORAL CITY INVESTMENTS INC
GIORGIO ANTONIAZZI
TO GO EXPRESS CORP
ARMANDO ANGULO

P. RUIZ

CODE SECTION:

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

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

5. **CODE-2308-16390**
ADM FEE \$85.00

8769 NW 98 CT
GH21 INVESTMENT CORP INC
BGCONGROUP LLC

P. RUIZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

6. **CODE-2309-16818**
ADM FEE \$85.00

7671 NW 107 AVE UNIT 3
MD COMMERCIAL 107 LLC
ADA VALDIVIA
MCA FITNESS LLC
ARMANDO NAVARRO

P. RUIZ

CODE SECTION:

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

7. **CODE-2311-17834**
ADM FEE \$85.00

9925 NW 28 TER
UBER MANTOVANI DE GRAZIA
ANDREA BAEZ HERNANDEZ

P. RUIZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

SEC. 71-225 ARTIFICIAL TURF PERMIT REQUIRED - INTENT

8. **CODE-2303-13719**
ADM FEE \$85.00

3737 NW 87 AVE UNIT 104
DORAL COURT RETAIL INVESTMENTS LLC
NRAI SERVICES INC
JM DORAL SQUARE LLC
REGISTERED AGENTS INC

C. CARDENTY

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

9. **CODE-2307-15190**
ADM FEE \$85.00

2616 NW 97 AVE
GROUP CP INVESTMENT LLC
MARIA GABRIELA CECCOMANCINI POLIZZI
JBG GLOBAL ENTERPRISE INC
JOSE GOMES

J. AVENIA

CODE SECTION:

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

10. **CODE-2403-19488**
ADM FEE \$85.00

1315 NW 98 CT BAY 4
EWE ICP CONDOS LLC
EDWARD EASTON
WE PAY MORE AUTO LLC
SPIEGEL & UTRERA PA

J. AVENIA

CODE SECTION:

SEC. 74-152 AUTOMOBILE AND TRUCK SALES FOR NEW AND USED VEHICLES

11. **CODE-2403-19739**
ADM FEE \$85.00

7671 NW 107 AVE UNIT 3
MD COMMERCIAL 107 LLC
ADA VALDIVIA
MCA FITNESS LLC
ARMANDO NAVARRO

D. PORRAS

CODE SECTION:

SEC. 26-128 UNREASONABLY LOUD NOISE PROHIBITED



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

12. **CODE-2302-13158**
ADM FEE \$85.00

2301 NW 107 AVE UNIT 107
FOUNDRY SVF 25TH DORAL LLC
AMY PATTERSON
TAP WORLDWIDE LLC
CT CORPORATION SYSTEM

C. RODRIGUEZ

CODE SECTION:

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

CAP FINES

13. **CODE-2112-3618**
ADM FEE \$85.00
FINES: \$61,500.00

2700 NW 112 AVE UNIT 2700
VINARDELL POWER SYSTEMS INC
FREDDY GUERRERO

N. VILLALBA

CODE SECTION:

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

14. **CODE-2209-10645**
ADM FEE \$85.00
FINES: \$61,500.00

4607 NW 111 CT
ALEJANDRO TRIGOSO
NATALIA MADRID

N. VILLALBA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

MITIGATION

15. **C2019-07-0066**
ADM FEE \$170.00
FINES: \$63,335.00

9880 NW 74 TER
VERGARA DEVELOPERS LLC
MILTON VERGARA

P. RUIZ

CODE SECTION:

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

16. **C2020-07-0042**
FINES: \$32,250.00

9998 NW 86 TER
ENRIQUE ORRACA LUGO
EVELYN SANTIAGO

P. RUIZ

CODE SECTION:

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

17. **CODE-2211-11751**
FINES: \$51,750.00

6350 NW 110 AVE
DORAL ISLES COMMUNITY ASSOCIATION INC
SKRLD INC

E. ZAMBRANO

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

18. **C2020-07-0121**
FINES: \$71,335.00

4300 NW 79 AVE UNIT 2H
QINGWEI ZHAO
CHUNYUE BAI

N. VILLALBA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

19. **CODE-2206-8296**
FINES: \$38,500.00

1500 NW 89 CT UNIT 106
MM INVESTMENTS USA INC
REGAL TAX & BUSINESS SOLUTIONS

C. CARDENTY

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

RELEASE OF LIEN

C2019-08-0055

2930 NW 108 AVE
ALPHA FREIGHT & TRANSPORT INTERNATIONAL INC
MARTINEZ VILMA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

ICBH

CODE-2306-14760

6030 NW 99 AVE UNIT 415

SEMASA LLC
SUPER GARDEZMA INVESTMENTS LLC
OSWALDO LEDEZMA
MADELINE SCHWARZ

CODE SECTION:

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

CODE-2306-15004

8750 NW 36 ST UNIT 250

CENTRUM DORAL OWNER LLC
LORRI DUNNE
BANYAN STREET CAPITAL LLC
TAYLOR K WHITE

CODE SECTION:

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

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

CODE-2311-18031

10813 NW 30 ST UNIT 100

AMB PROPERTY LP
CORPORATION SERVICE COMPANY
ADORNUS CABINETRY LLC
JORGE MEJIAS

CODE SECTION:

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

CODE-2306-14878

8180 NW 36 ST UNIT 100-B

DORAL BLVD HOLDINGS LLC
JORGE VIGIL
TRAVEL COACH USA LLC
JUAN SOTO

CODE SECTION:

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

CODE-2306-14769

8692 NW 13 TER

CYRANCEL LLC
ECHION USA INC
SUKAR & SONS COMMUNICATIONS OF FLORIDA LLC
EYAD SAIF

CODE SECTION:

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



**CITY OF DORAL
SPECIAL MAGISTRATE HEARING
AGENDA**

CONTINUANCE 06-20-2024

CODE-2301-12352

5060 NW 112 CT
REYNOLD BONNEFIL

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

CODE-2206-8098

1207-1209 NW 93 CT
GONRE CORP
PETER M LOPEZ PA
ISLAND SPICE JAMAICA INC
LAWRENCE SHADEED

CODE SECTION:

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

NEXT MEETING DATE: May 16th, 2024 @ 2:00 P.M.
ADJOURNMENT