



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

Agenda of March 20th, 2025

LOCATION

CITY HALL
8401 NW 53 TERRACE
3RD 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, Code Compliance Administrative Coordinator
Nicole Bermudez, Code Compliance Field Supervisor
Jean Avenia, Code Compliance Field Supervisor
Pedro Ruiz, Code Compliance Officer III
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
Arlen Fundora, 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. **C2018-04-0112**
ADM FEE \$85.00

FOLIO 35-3018-023-0650
DORAL ISLES COMMUNITY ASSOCIATION INC
BECKER & POLIAKOFF PA

D. DEL TORO

CODE SECTION:

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

2. **C2018-08-0322**
ADM FEE \$85.00

FOLIO 35-3018-012-0890
DORAL ISLES COMMUNITY ASSOCIATION INC
BECKER & POLIAKOFF PA

D. DEL TORO

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

3. **CODE-2309-16617**
ADM FEE \$85.00

9399 NW 13 ST UNIT 1
STELLA KONIECPOLSKI

C. CARDENTY

CODE SECTION:

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

4. **CODE-2309-16623**
ADM FEE \$85.00

9397 NW 13 ST UNIT 2
STELLA KONIECPOLSKI

C. CARDENTY

CODE SECTION:

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

5. **CODE-2309-16624**
ADM FEE \$85.00

9395 NW 13 ST UNIT 3
INVESTMENT PROPERTIES INTERNATIONAL LLC
BEATRICE ABLETON

C. CARDENTY

CODE SECTION:

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

6. **CODE-2401-18663**
ADM FEE \$85.00

7971-7973 NW 21 ST
PSBP INDUSTRIAL LLC
CORPORATION SERVICE COMPANY
COURIER BOX LLC
MARTIN RODRIGUEZ

C. CARDENTY

CODE SECTION:

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

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

7. **CODE-2407-21713**
ADM FEE \$85.00

2196-2198 NW 82 AVE

AOA FLEXX LLC
ADLER RA LLC
BG INTERNATIONAL GROUP USA LLC
OSCAR F BECERRA

C. CARDENTY

CODE SECTION:

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

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

8. **CODE-2502-25321**
ADM FEE \$85.00

2020 NW 89 PL

ROYAL ATLANTIC REALTY INC
DONALD MESQ DARRACH

C. CARDENTY

CODE SECTION:

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

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

9. **CODE-2303-13495**
ADM FEE \$85.00

8180 NW 58 ST

CCD PR NO 11 LLC
JOSE VALLE
BISCHOFF AEROSPACE INC
LAW OFFICE OF VANESSA D TORRES PA

P. RUIZ

CODE SECTION:

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

10. **CODE-2305-14360**
ADM FEE \$85.00

10775 NW 75 ST

GUNTER ALEJANDRO SPASIC SOTO
GRACE SPASIC ROJAS

P. RUIZ

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

11. **CODE-2402-19067**
ADM FEE \$85.00

8440 NW 113 PSGE
ADRIANA CAICEDO
WILSON L AVILA

P. RUIZ

CODE SECTION:

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

12. **CODE-2403-19512**
ADM FEE \$85.00

6450 NW 110 AVE
DORAL ISLES COMMUNITY ASSOCIATION INC
SKRLD INC

P. RUIZ

CODE SECTION:

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

13. **CODE-2309-16800**
ADM FEE \$85.00

10401 NW 48 ST
EDUARDO JUSTO
DENICE CHALJUB

D. PORRAS

CODE SECTION:

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

14. **CODE-2310-17375**
ADM FEE \$85.00

2301 NW 107 AVE UNIT 101
FOUNDRY SVF 25TH DORAL LLC
AMY PATTERSON
MIRAMAR COSMETICS INC
VICTOR RAMIREZ

D. PORRAS

CODE SECTION:

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

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

15. **CODE-2404-20026**
ADM FEE \$85.00

6550 NW 97 AVE UNIT 250
B9 NW 97TH AVENUE OWNER LLC
BLACKSTONE REAL ESTATE ET AL
CORPORATION SERVICE COMPANY
ZOGHBI PARFUMS INC
AHMED EL ZOGHBI

D. PORRAS

CODE SECTION:

SEC. 80-33 REQUIRED-PERMIT REQUIRED FOR SIGN

16. **CODE-2409-22645**
ADM FEE \$85.00

6800 NW 102 AVE
FPM DORAL LLC
FPM FLORIDA PROPERTY MANAGEMENT LLC

D. PORRAS

CODE SECTION:

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

17. **CODE-2406-21274**
ADM FEE \$85.00

8499 NW 54 ST
MIAMI CNC PROPERTIES LLC
MIAMI CNC ROUTER LLC

A. GONZALEZ

CODE SECTION:

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

18. **CODE-2501-24831**
ADM FEE \$85.00

5300 NW 87 AVE
PROVIDENT DORAL RESORTS LLC
PROVIDENT MANAGEMENT CORPORATION

A. GONZALEZ

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

19. **CODE-2210-10812**
ADM FEE \$85.00

10880 NW 30 ST
MANN DORAL HOLDINGS LLC
ROBERT MANNHEIMER
ITALIAN KITCHEN AND BATH LLC
ITALKRAFT HOLDING LLC

N. BERMUDEZ

CODE SECTION:

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

20. **CODE-2407-21790**
ADM FEE \$85.00

3135 NW 99 PL
LEONARDO SALGUERO
ALEJANDRA L SALGUERO

K. LOUIS

CODE SECTION:

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

CAP FINES

21. **CODE-2211-11376**
FINES: \$58,250.00
ADM FEE \$85.00

6767 NW 103 PL
MARIA A ALBARRAN P A INC
TAX CARE MIRAMAR

A. GONZALEZ

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

22. **CODE-2306-14875**
FINES: \$45,750.00
ADM FEE \$85.00

1603 NW 107 AVE
JCP INTERNATIONAL I LLC
EDWARD J EASTON

K. LOUIS

CODE SECTION:

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

23. **CODE-2301-12317**
FINES: \$58,250.00
ADM FEE \$85.00

10712 NW 74 ST
FRAGADOR LLC
ALBERT FRAGA
SABOR VENEZOLANO INC
NAUTILUS LEGAL SERVICES PA

P. RUIZ

CODE SECTION:

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

MITIGATION

24. **CODE-2304-14143**
FINES: \$48,835.00

9350 NW 58 ST
P.G.R. ENTERPRISES LLC
JEFFREY BERNSTEIN

P. RUIZ

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

LIEN RELEASE

25. **CODE-2209-10645**

4607 NW 111 CT

ALEJANDRO TRIGOSO
NATALIA MADRID

CODE SECTION:

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

26. **CODE-2303-13769**

5900 NW 97 AVE UNIT C-14

PLATINA ENTERPRISES LLC
EMIL ANDREASSEN
NOVOMAR INC

CODE SECTION:

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

27. **CODE-2404-20071**

8368 NW 56 ST

8368 NW 56 ST LLC
WHYTE DANIEL TODD
GC DORAL HOLDINGS LLC

CODE SECTION:

F.B.C 111.3 TEMPORARY CERTIFICATE OF OCCUPANCY



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

ICBH

CODE-2407-21613

6550 NW 97 AVE UNIT 250

B9 NW 97TH AVENUE OWNER LLC
BLACKSTONE REAL ESTATE ET AL
CORPORATION SERVICE COMPANY
MAGNET FRAGRANCE & ACCESSORIES CORP
AHMED EL ZOGHBI

CODE SECTION:

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

CODE-2402-19079

1623-1629 NW 82 AVE

PSBP INDUSTRIAL LLC
CORPORATION SERVICE COMPANY
AMERICAN IMPACT WINDOWS & DOORS LLC
EMIL ROSADO

CODE SECTION:

SEC. 80-33 REQUIRED-PERMIT REQUIRED FOR SIGN

CODE-2401-18669

5112 NW 79 AVE

DORAL GARDENS II CONDOMINIUM ASSOCIATION INC
BALDY MARTINEZ

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

CODE-2310-17417

11402 NW 41 ST UNIT 100

SOFI RETAILS LLC
PETER M LOPEZ PA
BARU GROUP DORAL LLC
FINANCIAL SOLUTIONS MSC CORP

CODE SECTION:

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

NEXT MEETING DATE: April 17th, 2025 @ 2:00 P.M.
ADJOURNMENT