



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

Agenda of May 29th, 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
Janet Hernandez, Code Compliance Clerk
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. **CODE-2402-19283**
ADM FEE \$85.00

1701 NW 84 AVE UNIT A-2

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
J CALL DESIGNS LLC
JENNA RIVERS

C. CARDENTHEY

CODE SECTION:

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

2. **CODE-2402-19286**
ADM FEE \$85.00

1701 NW 84 AVE UNIT A-3

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
LOVENCE SHIPPING LLC
CLAUDIA MARGARITA DE LA ROSA

C. CARDENTHEY

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

3. **CODE-2403-19725** **1701 NW 84 AVE UNIT A-10** C. CARDENTY
ADM FEE \$85.00

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
ORANGE BARREL MEDIA LLC

CODE SECTION:

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

4. **CODE-2404-19905** **1701 NW 84 AVE UNIT B-4** C. CARDENTY
ADM FEE \$85.00

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
GLOBOTRADE LLC
RODRIGO A GONZALEZ

CODE SECTION:

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

5. **CODE-2404-20083** **1701 NW 84 AVE UNIT C-4** C. CARDENTY
ADM FEE \$85.00

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
MICGEN LLC
GENARO R GARCIA

CODE SECTION:

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

6. **CODE-2404-20089** **1701 NW 84 AVE UNIT D-1** C. CARDENTY
ADM FEE \$85.00

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
STAT COURIER SYSTEM INC
EDWARDS EDWARD

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

7. **CODE-2410-23170**
ADM FEE \$85.00

1701 NW 84 AVE UNIT D-9

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
KHEMIA CRYSTALS CORP
RAFAEL SUAREZ

C. CARDENTY

CODE SECTION:

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

8. **CODE-2410-23225**
ADM FEE \$85.00

1701 NW 84 AVE UNIT D-6

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
ON THE WAY LOGISTIC INC
ARTURO J SR BONILLA

C. CARDENTY

CODE SECTION:

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

9. **CODE-2410-23226**
ADM FEE \$85.00

1701 NW 84 AVE UNIT C-9

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
LIGHTHOUSE FREIGHT & CARGO LLC
JULIO C LARIOS

C. CARDENTY

CODE SECTION:

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

10. **CODE-2410-23227**
ADM FEE \$85.00

1701 NW 84 AVE UNIT A-4

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
LIGHTHOUSE FREIGHT & CARGO LLC
JULIO C LARIOS

C. CARDENTY

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

11. **CODE-2410-23359**
ADM FEE \$85.00

1701 NW 84 AVE UNIT C-1

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
FAHQ LLC
JONATHAN LONG

C. CARDENTY

CODE SECTION:

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

12. **CODE-2410-23495**
ADM FEE \$85.00

1701 NW 84 AVE UNIT F-3

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
AUTOCARPET EXPRESS CORP
JUAN P COLLAZOS

C. CARDENTY

CODE SECTION:

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

13. **CODE-2410-23497**
ADM FEE \$85.00

1701 NW 84 AVE UNIT E-1

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
GLOBAL LOGISTICS WORLDWIDE LLC
GILDA ALMEIDA LAW PLLC

C. CARDENTY

CODE SECTION:

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

14. **CODE-2410-23499**
ADM FEE \$85.00

1701 NW 84 AVE UNIT G-3

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
AT LAST DENIM LLC
REGISTERED AGENTS LLC

C. CARDENTY

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

15. **CODE-2411-23565**
ADM FEE \$85.00

1701 NW 84 AVE UNIT G-4

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
CARSON LIFE INC
SONIA GUZMAN

C. CARDENTY

CODE SECTION:

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

16. **CODE-2411-23653**
ADM FEE \$85.00

1701 NW 84 AVE UNIT E-12

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
OLLEYES INC
HARVARD BUSINESS SERVICES INC

C. CARDENTY

CODE SECTION:

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

17. **CODE-2411-23683**
ADM FEE \$85.00

1701 NW 84 AVE UNIT A-9

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
LONDONTEC LLC
JOSE LONDONO

C. CARDENTY

CODE SECTION:

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

18. **CODE-2411-23695**
ADM FEE \$85.00

1701 NW 84 AVE UNIT F-2

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
TU AZUL LLC
EXCELSIOR CORPORATE SERVICES LLC

C. CARDENTY

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

19. **CODE-2411-23696**
ADM FEE \$85.00

1701 NW 84 AVE UNIT E-10

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
4 TREES LLC
JORGE L PRATS

C. CARDENTY

CODE SECTION:

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

20. **CODE-2411-23742**
ADM FEE \$85.00

1701 NW 84 AVE UNIT F-5

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
SHOP AND FLY LLC
CHARLES MASTERS

C. CARDENTY

CODE SECTION:

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

21. **CODE-2411-23903**
ADM FEE \$85.00

1701 NW 84 AVE UNIT B-6

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
KASS SWIMWEAR LLC
UNITED STATES CORPORATION AGENTS INC

C. CARDENTY

CODE SECTION:

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

22. **CODE-2411-23917**
ADM FEE \$85.00

1701 NW 84 AVE UNIT B-11

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
BACK TO THE ROOTS INC
ALEJANDRO VELEZ

C. CARDENTY

CODE SECTION:

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CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

23. **CODE-2501-24601**
ADM FEE \$85.00

1701 NW 84 AVE UNIT D-7

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
YOUR ZOLES LLC
LAURA BASILIS

C. CARDENTY

CODE SECTION:

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

ICBH

CODE-2403-19720

1701 NW 84 AVE UNIT A-5

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
APOLLO ELECTRIC AI LLC
JERZY WASILEWSKI

CODE SECTION:

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

CODE-2403-19723

1701 NW 84 AVE UNIT A-8

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
GLOBAL TRACTOR PARTS USA LLC
PABLO LEONARDO DI GILIO LADINO

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

CODE-2404-19907

1701 NW 84 AVE UNIT B-10

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
IBERICO TASTE LLC
USA GESTIONES LLC

CODE SECTION:

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

CODE-2411-23685

1701 NW 84 AVE UNIT B-5

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
LOS HALCONES INVESTMENTS CORP
MEJ PROFESSIONAL SERVICES INC

CODE SECTION:

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

CODE-2411-23690
ADM FEE \$85.00

1701 NW 84 AVE UNIT B-8

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
COMIND TECHNOLOGIES INC
CORPORATION SERVICE COMPANY

CODE SECTION:

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

CODE-2411-23691

1701 NW 84 AVE UNIT B-3

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
MIA RETAIL SYSTEMS INC
PATRICK A MASUCCI

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

CODE-2501-24602

1701 NW 84 AVE UNIT D-10

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
LA LOUVIERE CHOCOLATIER LLC
BEATRIZ GARCIA FARIAS

CODE SECTION:

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

CODE-2410-23361

1701 NW 84 AVE UNIT D-2

AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE NUMBER TWO
CORPORATION SERVICE COMPANY
CASA LILY BY CYNTHIA LAU LLC
ZENBUSINESS INC

CODE SECTION:

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

NEXT MEETING DATE: June 12th, 2025 @ 1:00 P.M.
ADJOURNMENT