



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

Agenda of June 12th, 2025

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, 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".



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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-2401-18577**
ADM FEE \$85.00

7800 NW 25 ST UNIT 20
DORAL MICC RETAIL LLC
ALEX D SIRULNIK PA
F21 NAIL LOUNGE LLC
AILETT LOPEZ

C. CARDENTY

CODE SECTION:

SEC. 41-74 BUSINESS LIMITED BY BUSINESS TAX RECEIPT

2. **CODE-2504-26442**
ADM FEE \$85.00

2101 NW 97 AVE
EMW HOLDING LLC
VARCA LAW PLLC
EXCLUSIVE MOTORING WORLDWIDE INC
ROLANDO RAMIREZ

C. CARDENTY

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

3. **CODE-2504-26788**
ADM FEE \$85.00

1375 NW 97 AVE UNIT 8
LEVEL II WEST LLC
CHABO CPA LLC
MASTERY GLASS DESIGN INC
ARNELL LOPEZ

C. CARDENTY

CODE SECTION:

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

4. **CODE-2405-20666**
ADM FEE \$85.00

3511 NW 113 CT
ZONGSHEN USA HOLDINGS INC
YING ZUO
AERO DOC INC
GERMAN W MIULLER

C. RODRIGUEZ

CODE SECTION:

SEC. 74-60 INDUSTRIAL USES - ACCESSORY USES AND STRUCTURES, OUTSIDE STORAGE

5. **CODE-2407-21840**
ADM FEE \$85.00

11406 NW 76 TER
TRSAT LLC
SULAY REY

C. RODRIGUEZ

CODE SECTION:

SEC. 5-137 STORMWATER DRAINAGE

6. **CODE-2408-22582**
ADM FEE \$85.00

7863 NW 111 CT
KAROLINA MCNAB
BRENT MCNAB

C. RODRIGUEZ

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

7. CODE-2309-16841
ADM FEE \$85.00

11284 NW 66 ST
JAIME ALONSO MUNERA

P. RUIZ

CODE SECTION:

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

8. CODE-2404-19955
ADM FEE \$85.00

5626 NW 112 PSGE
JORGE A & W ROSA M ARIZA

N. BERMUDEZ

CODE SECTION:

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

9. CODE-2404-20150
ADM FEE \$85.00

7800 NW 54 ST
ADDIKAI DORAL (USA) LLC
JENNIFER A MARQUES PA

N. BERMUDEZ

CODE SECTION:

M.D.C. 8-11 (f) RECERTIFICATION OF BUILDING

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

EXTENSION OF TIME

10. **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

11. **CODE-2404-19959**
ADM FEE \$85.00

3317 NW 97 AVE
GIANCO HOLDINGS LTD
DJ GIANCOLA EXPORTS INC
EURO WINES TRADING INC
GLORIA ALFONSO
JOE CATARINEAU

N. BERMUDEZ

CODE SECTION:

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

12. **CODE-2303-13477**
ADM FEE \$85.00

2350 NW 96 AVE
TULIP WAREHOUSE LLC
LAW OFFICE OF CARLOS A ROMERO JR PA

C. CARDENTY

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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

2196-2198 NW 82 AVE
AOA FLEXX LLC
ADLER RA LLC

C. CARDENTY

CODE SECTION:

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

CAP FINES

14. **CODE-2304-14188**
FINES: \$45,750.00
ADM FEE \$170.00

11402 NW 41 ST UNIT 106
SOFI RETAILS LLC
PETER M LOPEZ PA
SPIZZIGO ENTERPRISES LLC
SALVATORE DOMANTI

N. BERMUDEZ

CODE SECTION:

SEC. 34-14 ALCOHOLIC BEVERAGES LOCATION RESTRICTION

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

15. **CODE-2309-17047**
FINES: \$51,000.00
ADM FEE \$85.00

10415 NW 43 TER
JOSE MAZA

D. PORRAS

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

MITIGATION

16. **CODE-2405-20724**
FINES: \$15,750.00
ADM FEE \$85.00

8780 NW 18 TER
ADA PROPERTIES NO 2 LTD
PETER LAWRENCE COMMERCIAL RE INC
AXE CAPITAL LENDING LLC
CARLOS FERREYROS

P. RUIZ

CODE SECTION:

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

17. **CODE-2405-20726**
FINES: \$15,750.00
ADM FEE \$85.00

8780 NW 18 TER
ADA PROPERTIES NO 2 LTD
PETER LAWRENCE COMMERCIAL RE INC
FERREYROS LAW PLLC
LUIS TORRENS

P. RUIZ

CODE SECTION:

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

18. **CODE-2405-20727**
FINES: \$15,750.00
ADM FEE \$85.00

8780 NW 18 TER
ADA PROPERTIES NO 2 LTD
PETER LAWRENCE COMMERCIAL RE INC
TITLE LAW GROUP PLLC
CARLOS FERREYROS

P. RUIZ

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

19. **CODE-2303-13756**
FINES: \$55,500.00

9895 NW 51 LN
TROY HARRISON

D. PORRAS

CODE SECTION:

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

LIEN RELEASE

CODE-2206-7820

9875 NW 25 TER
HOMERO PEREZ & W RITA M
A1 MAINTENANCE SERVICE INC

CODE SECTION:

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

CODE-2208-10065

5900 NW 99 AVE UNIT 5
MARIBEL GUTIERREZ
FULL QUALITY PRINTING LLC
MAURICIO SILVA

CODE SECTION:

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

CODE-2211-11376

6767 NW 103 PL
MARIA ALBARRAN

CODE SECTION:

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

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