



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

Agenda of October 16th, 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

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
Alvio Mantecon, Code Compliance Officer
Christina Cardentey, Code Compliance Officer
Coset Rodriguez, Code Compliance Officer
Ariana Gonzalez, Code Compliance Officer
Keven Louis, Code Compliance Officer
Jorge Duany, Code Compliance Officer
Nosbel Pacio, Code Compliance Officer

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. <u>CODE-2507-28396</u>
<u>ADM FEE \$150.00</u> | <u>8323 LAKE DR UNIT 506</u>
SFR 2012 1 FLA LLC
PARACORP INCORPORATED | A. GONZALEZ |
|--|--|-------------|

CODE SECTION:

SEC.5-187 WEATHER-RESISTANT AND WATERTIGHTNESS

-
- | | | |
|--|--|---------|
| 2. <u>CODE-2406-21343</u>
<u>ADM FEE \$150.00</u> | <u>11310 NW 84 ST</u>
ISARELYS LAZO QUINTANA
ALBERTO A QUINTANA | P. RUIZ |
|--|--|---------|

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

3. **CODE-2502-25598**
ADM FEE \$150.00

7801 NW 32 ST UNIT 2
MANN FAMILY LIMITED PARTNERSHIP
MICHAEL CRUDELE
ALL STONES FL LLC
JOSE SAADE KARAM

P. RUIZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

4. **CODE-2506-27577**
ADM FEE \$150.00

8730 NW 27 ST
MIA 27TH STREET HOSPITALITY LLC
CHIRAG B DESAI

P. RUIZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

5. **CODE-2303-13809**
ADM FEE \$150.00

8205 NW 107 AVE
CENTURY TOWN CENTER 2 LLC
CORPORATION SERVICE COMPANY

P. RUIZ

CODE SECTION:

SEC. 20-59 MOSQUITO CONTROL - ENFORCEMENT

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

6. **CODE-2509-29349**
ADM FEE \$150.00

1350 NW 87 AVE
LAPCIUC GROUP INC
MARCOS LAPCIUC
EL CARWASH DORAL SOUTH LLC
CORPORATION SERVICE COMPANY

C. CARDENTY

CODE SECTION:

SEC. 80-102 PROHIBITED SIGNS



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

7. **CODE-2402-19272**
ADM FEE \$150.00

8382 NW 56 ST
8368 NW 56 ST LLC C/O AKERMAN LLP
GC DORAL HOLDINGS LLC
DANIEL TODD WHYTE
ROCKFITNESS LLC
CARIDAD SOLA

A. MANTECON

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

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

CAP FINES

8. **CODE-2309-16617**
FINES: \$52,750.00
ADM FEE \$150.00

9399 NW 13 ST UNIT 1
STELLA KONIECPOLSKI

C. CARDENTY

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

9. **CODE-2309-16623**
FINES: \$52,750.00
ADM FEE \$150.00

9397 NW 13 ST UNIT 2
STELLA KONIECPOLSKI

C. CARDENTY

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

10. **CODE-2403-19814**
FINES: \$77,250.00
ADM FEE \$235.00

4700 NW 111 CT
J&M FLORIDA INVESTMENTS 77 LLC
MARIA ALBARRAN

J. AVENIA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

11. **CODE-2406-21274**
FINES: \$52,750.00
ADM FEE \$150.00

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

MITIGATION

12. **CODE-2401-18663**
FINES: \$80,000.00

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

C. CARDENTY

CODE SECTION:

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

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

13. **CODE-2407-21713**
FINES: \$44,750.00

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

C. CARDENTHEY

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

RELEASE OF LIEN

CODE-2303-13719

3737 NW 87 AVE UNIT 104
DORAL COURT RETAIL INVESTMENTS LLC
CORPORATION SERVICE COMPANY
JM DORAL SQUARE LLC
REGISTERED AGENTS INC

CODE SECTION:

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

ICBH

CODE-2505-27235

8208 NW 14 ST
PSBP INDUSTRIAL LLC
CORPORATION SERVICE COMPANY
SOLAR VOLT INC
BORJA PENALVER PEREZ

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

CODE-2412-24127

5645 NW 87 AVE UNIT 103

DORAL 87 GROUP LLC
MYRIAM GOLDSMITH
JDSH LLC
JUAN TORRES HERNANDEZ

CODE SECTION:

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

CODE-2507-28397

NW 84 AVE AND CENTRAL PARK BLVD

VIVO LANDSCAPE DESIGN ON THE GO INC
MONICA GARCIA

CODE SECTION:

SEC.8-69 SOLICITING BUSINESS UPON PUBLIC STREETS OR SIDEWALKS PROHIBITED

TO BE CONTINUED 11-20-2025

CODE-2506-27652

5645 NW 87 AVE UNIT 103

DORAL 87 GROUP LLC
MYRIAM GOLDSMITH
ALLURE BY ANGELA TOLMOS LLC
ANGELA TOLMOS

CODE SECTION:

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

CODE-2309-17061

11313 NW 46 LN

ERIKA KAM

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

NEXT MEETING DATE: November 20th, 2025 @ 2:00 P.M.
ADJOURNMENT