



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

Agenda of November 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

Danny Del Toro, Code Compliance Interim 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
Aimara Fontalva, 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".



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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-2502-25555**
ADM FEE \$150.00

8125 NW 54 ST
8125 NW 54TH AVENUE LLC
COGENCY GLOBAL INC
ECO WINDOW SYSTEMS LLC
DORTA AND ORTEGA PA

A. GONZALEZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

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

2. **CODE-2508-28453**
ADM FEE \$150.00

8700 NW 33 ST
ESA P PORTFOLIO LLC
C/O EXTENDED STAY HOTELS TAX DEPT
NRAI SERVICES INC

A. GONZALEZ

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

3. **CODE-2505-27349**
ADM FEE \$150.00

8037 NW 54 ST
NAVES LLC
MARIANO MACIAS
TECHNICAL AVIATION ADVISORS CORP
ADRIAN HONG

A. GONZALEZ

CODE SECTION:

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

4. **CODE-2408-22384**
ADM FEE \$150.00

1987 NW 88 CT UNIT 202
THE COMMONS AT AMERICAS GATEWAY PARK
OFFICE CONDOMINIUM ASSOCIATION I INC
JEREMY S LARKIN
INTERAMERICA DATA FLORIDA LLC
ALEXANDER RAMOS

C. CARDENTY

CODE SECTION:

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

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

5. **CODE-2502-25166**
ADM FEE \$150.00

1355 NW 93 CT UNIT A102
GONRE CORP
PETER M LOPEZ PA
U CLEAR ALIGNERS USA LLC
RICARDO POLANCO

C. CARDENTY

CODE SECTION:

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

6. **CODE-2502-25167**
ADM FEE \$150.00

1355 NW 93 CT UNIT A102
GONRE CORP
PETER M LOPEZ PA
DENTAL DESIGN & MILLING CENTER CORP
RICHARD A RODRIGUEZ CARRILLO

C. CARDENTY

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

7. **CODE-2505-27249**
ADM FEE \$150.00

1500 NW 95 AVE
IV5 1500 NW 95TH AVE LLC
CORPORATION SERVICE COMPANY

C. CARDENTY

CODE SECTION:

SEC. 71-8 LANDSCAPE MAINTENANCE

F.B.C 105.4 EXPIRED BUILDING PERMIT

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

8. **CODE-2309-16963**
ADM FEE \$150.00

7971 NW 33 ST
DORAL 33 LLC
REGISTERED AGENTS INC
DORAL 7 CORP INC
INCRP SERVICES INC

A. MANTECON

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

9. **CODE-2410-23511**
ADM FEE \$150.00

9755 NW 52 ST
DORAL HOUSE CONDOMINIUM ASSOCIATION INC
SRLD INC

C. RODRIGUEZ

CODE SECTION:

SEC. 74-723 COLOR, DESIGN, SMOKE, NOISE, ETC; NUISANCES; MOVES AND LOCATIONS TO BE
APPROVED LOCATION ON LAND SUBJECT TO FLOODING - NUISANCES



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

10. **CODE-2412-24284**
ADM FEE \$150.00

10201 NW 58 ST UNIT 303

RITA GARDEN LLC
ALFREDO REVIATI
INK FOR THE SOUL BY JOHAN AVILA LLC
ACCOUNTING & BUSINESS SERVICES INC

C. RODRIGUEZ

CODE SECTION:

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

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

11. **CODE-2506-27584**
ADM FEE \$150.00

3055 NW 107 AVE

3055 & 3057 NW COMMERCIAL LLC
ANA DE GRAZIA

K. LOUIS

CODE SECTION:

F.B.C. 105.4 EXPIRED BUILDING PERMIT

CAP FINES

12. **CODE-2407-21764**
FINES: \$54,500.00
ADM FEE \$235.00

4110 NW 79 AVE

DORAL GARDENS CONDOMINIUM ASSOCIATION INC
FRANK PEREZ-SIAM

C. RODRIGUEZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

13. **CODE-2408-22147**
FINES: \$68,500.00
ADM FEE \$235.00

11279 NW 74 TER
LUISETTE C COLON

C. RODRIGUEZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

14. **CODE-2403-19626**
FINES: \$54,085.00
ADM FEE \$235.00

FOLIO 35-3019-018-1740
COSTA BRAVA ASSOCIATION INC
EISINGER, BROWN, LEWIS, FRANKEL & CHAIET

J. AVENIA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

MITIGATION

15. **C2018-04-0112**
FINES: \$51,000.00

FOLIO 35-3018-023-0650
DORAL ISLES COMMUNITY ASSOCIATION INC
ZAYAS BAZAN LAW PLLC

D. DEL TORO

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT



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16. **C2018-08-0322**
FINES: \$48,750.00

FOLIO 35-3018-012-0890
DORAL ISLES COMMUNITY ASSOCIATION INC
ZAYAS BAZAN LAW PPLC

D. DEL TORO

CODE SECTION:

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

17. **CODE-2309-17061**
FINES: \$50,250.00

11313 NW 46 LN
ERIKA KAM

P. RUIZ

CODE SECTION:

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

18. **CODE-2406-21292**
FINES: \$31,000.00

9941 NW 27 TER
ANA HERNANDEZ GODINEZ
DAMIAN MARTINEZ

A. GONZALEZ

CODE SECTION:

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

19. **CODE-2407-21790**
FINES: \$46,085.00

3135 NW 99 PL
LEONARDO SALGUERO
ALEJANDRA L SALGUERO

K. LOUIS

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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-2503-26291

2127-2129 NW 79 AVE

PSBP INDUSTRIAL LLC
CORPORATION SERVICE COMPANY
BN TRUCKING SERVICES INC
BHAJANLAL NARINE

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

SEC. 41-74 BUSINESS LIMITED BY BUSINESS TAX RECEIPT



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

TO BE CONTINUED 12-18-2025

CODE-2506-27644

10305 NW 41 ST
Y & Y PROPERTIES INC
EVA C ALEMAN

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

NEXT MEETING DATE: December 18th, 2025 @ 2:00 P.M.
ADJOURNMENT