



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

Agenda of December 18th, 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 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".



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-2408-22103**
ADM FEE \$150.00

5305 NW 79 AVE
ARACELI LOPEZ
EMILIO LOPEZ

A. GONZALEZ

CODE SECTION:

SEC. 77-188 SURFACING - PARKING LOT SURFACING

SEC. 77-190 MARKING - PARKING LOT MARKING

SEC. 77-189 CURBING, WHEEL STOPS AND BREAKS IN THE ROADWAY - PARKING LOT CURBING, WHEEL STOPS, BREAKS.



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

2. **CODE-2408-22113**
ADM FEE \$150.00

7890 NW 54 ST
ARACELI LOPEZ
EMILIO LOPEZ

A. GONZALEZ

CODE SECTION:

SEC. 77-188 SURFACING - PARKING LOT SURFACING

SEC. 77-190 MARKING - PARKING LOT MARKING

SEC. 77-189 CURBING, WHEEL STOPS AND BREAKS IN THE ROADWAY - PARKING LOT CURBING,
WHEEL STOPS, BREAKS.

3. **CODE-2410-23329**
ADM FEE \$150.00

5645 NW 87 AVE UNIT 118
DORAL 87 GROUP LLC
MYRIAM GOLDSMITH
MENTA Y CANELA NAIL SALON INC
INGRID AYCARDI

A. GONZALEZ

CODE SECTION:

SEC. 41-74 BUSINESS LIMITED BY BUSINESS TAX RECEIPT

4. **CODE-2411-23625**
ADM FEE \$150.00

8455 NW 53 ST UNIT G105
DOWNTOWN DORAL RETAIL HOLDINGS II LLC
CORPORATION SERVICE COMPANY
YIP FAST CHINESE CUISINE II LLC
FILBERT IP

A. GONZALEZ

CODE SECTION:

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

5. **CODE-2411-23626**
ADM FEE \$150.00

8455 NW 53 ST UNIT G105
DOWNTOWN DORAL RETAIL HOLDINGS II LLC
CORPORATION SERVICE COMPANY
POKEKAI SERVICES LLC
ERIK FRANCESCHI

A. GONZALEZ

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

6. **CODE-2411-23655**
ADM FEE \$150.00

8455 NW 53 ST UNIT G105

DOWNTOWN DORAL RETAIL HOLDINGS II LLC
CORPORATION SERVICE COMPANY
UN POLLO LLC
CARLOS CAMPOS

A. GONZALEZ

CODE SECTION:

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

7. **CODE-2411-23660**
ADM FEE \$150.00

8455 NW 53 ST UNIT G105

DOWNTOWN DORAL RETAIL HOLDINGS II LLC
CORPORATION SERVICE COMPANY
PIADINA 305 LLC
ALEX PALUMBO

A. GONZALEZ

CODE SECTION:

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

8. **CODE-2504-26902**
ADM FEE \$150.00

8019 NW 45 ST

JORGE RAMIREZ
ADRIANA MORENO

A. GONZALEZ

CODE SECTION:

SEC. 71-225 ARTIFICIAL TURF PERMIT REQUIRED - INTENT

9. **CODE-2407-21523**
ADM FEE \$150.00

11160 NW 77 TER

GLORIA CAROLINA MEDINA TRS
THE HASSAN LIVING MEDINA TR
YASSER HASSAN TRS

P. RUIZ

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

10. **CODE-2409-22993**
ADM FEE \$150.00

11218 NW 77 TER
SUSANA P OLMO

P. RUIZ

CODE SECTION:

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

11. **CODE-2504-26401**
ADM FEE \$150.00

11540 NW 50 TER
APJM INVESTMENTS LLC
ANA TARSINIAN DE GONZALE

P. RUIZ

CODE SECTION:

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

12. **CODE-2407-21640**
ADM FEE \$150.00

11031 NW 48 TER
CHRISTIAN PAUCAR
DENISSE GARCIA

K. LOUIS

CODE SECTION:

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

13. **CODE-2507-28285**
ADM FEE \$150.00

11222 NW 53 LN
JOSE MALAGON
SANDRA GALLAGHER

K. LOUIS

CODE SECTION:

F.B.C. 105.4 EXPIRED BUILDING PERMIT



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

14. **CODE-2411-23836**
ADM FEE \$150.00

10220 NW 66 ST

LANDMARK AT DORAL HOMEOWNERS' ASSOCIATION INC
IGLESIAS DAVID D ESQ
IGLESIAS LAW GROUP PA

C. RODRIGUEZ

CODE SECTION:

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

15. **CODE-2506-27644**
ADM FEE \$150.00

10305 NW 41 ST

Y & Y PROPERTIES INC
EVA C ALEMAN

C. RODRIGUEZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

16. **CODE-2501-25037**
ADM FEE \$150.00

1301 NW 89 CT UNIT 212

JUNE 54 PROPERTIES LLC
IFO REGISTERED AGENTS LLC
BLUE BAY COMMODITIES LLC
DIEGO CANIZARES

C. CARDENTY

CODE SECTION:

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

17. **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

CAP FINES

18. **CODE-2210-10812**
FINES: \$68,500.00
ADM FEE \$150.00

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

19. **CODE-2309-16935**
FINES: \$84,250.00
ADM FEE \$150.00

8325 NW 56 ST UNIT 5
8325 INVEST LLC
MARIA GONZALEZ
VALLEY FOOD PRODUCE INC
DAVID PARTRIDGE

N. BERMUDEZ

CODE SECTION:

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

20. **CODE-2410-23531**
FINES: \$61,500.00
ADM FEE \$150.00

1351 NW 88 AVE
I DINO CORP
RAFAEL GARCIA
AUTOBODY COLLISION LLC
OSCAR RODRIGUEZ

C. CARDENTY

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

21. **CODE-2308-15842**
FINES: \$61,500.00
ADM FEE \$150.00

8600 NW 56 ST UNIT 1
PROPERTIES O & F LLC
ANGEL CASANOVA
SPECIAL FRUIT ARRANGEMENTS LLC

A. GONZALEZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

22. **CODE-2308-15850**
FINES: \$61,500.00
ADM FEE \$150.00

8600 NW 56 ST UNIT 2
PROPERTIES O & F LLC
ANGEL CASANOVA
SPECIAL FRUIT ARRANGEMENTS LLC

A. GONZALEZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

23. **CODE-2412-24167**
FINES: \$54,500.00
ADM FEE \$235.00

9647 NW 47 TER
DIEGO H LUQUEZ
KATIUSHKA LUQUEZ

J. AVENIA

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

MITIGATION

24. **CODE-2312-18468**
FINES: \$17,250.00

1903-1905 NW 79 AVE
PSBP INDUSTRIAL LLC
CORPORATION SERVICE COMPANY
TROOP INTERNATIONAL LOGISTIC INC
BGCONGROUP LLC

C. CARDENTHEY

CODE SECTION:

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

25. **CODE-2502-25321**
FINES: \$50,750.00

2020 NW 89 PL
ROYAL ATLANTIC REALTY INC
DONALD MESQ DARRACH

C. CARDENTHEY

CODE SECTION:

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

26. **CODE-2402-19429**
FINES: \$50,000.00

10530 NW 26 ST UNIT F102
10530 NW 26 ST INC
JOSE FRANCO

P. RUIZ

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

27. **CODE-2310-17463**
FINES: \$54,500.00

5637 NW 113 AVE
GRISEL GUTIERREZ
CARLOS F FERNANDEZ DE CASTRO

J. AVENIA

CODE SECTION:

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

EXTENSION REQUEST

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

8325 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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

TO BE CONTINUED 01-15-2026

CODE-2504-26614

7900 NW 58 ST

A. GONZALEZ

7 ELEVEN INC

CORPORATE CREATIONS NETWORK INC

CODE SECTION:

SEC. 5-137 STORMWATER DRAINAGE

CODE-2504-26991

1450 NW 87 AVE UNITS 106-108

C. CARDENTY

1450 PROFESSIONAL PLAZA LLC

CORPORATE CREATIONS NETWORK INC

SHOIS RESTAURANT II CORP

WILMER ESCARAY

CODE SECTION:

SEC. 80-33 REQUIRED-PERMIT REQUIRED FOR SIGN

F.B.C. 105.1 WORK WITHOUT REQUIRED PERMIT

SEC. 41-74 - BUSINESS LIMITED BY BUSINESS TAX RECEIPT

NEXT MEETING DATE: January 15th, 2026 @ 2:00 P.M.
ADJOURNMENT