



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

Agenda of May 15th, 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".



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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. **C2020-10-0084**
ADM FEE \$85.00

6000 NW 97 AVE UNIT B-9
D C P LLC
MICHAEL MONTERO
COSMETICS & CLEANERS INTERNATIONAL LLC
ELIGIO BONILLA

J. AVENIA

CODE SECTION:

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

2. **CODE-2312-18259**
ADM FEE \$85.00

8728 NW 13 TER
RZ DORAL LLC
JANETTE PEREZ
HOME LUXURY SCENTS LLC
RICHARD AGUILAR CPA

C. CARDENTY

CODE SECTION:

SEC. 41-74 BUSINESS LIMITED BY BUSINESS TAX RECEIPT



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

3. **CODE-2410-23082**
ADM FEE \$85.00

FOLIO 35-3019-032-0010
VERANDA AT DORAL MASTER
HOMEOWNERS ASSOCIATION INC
SPIEGEL & UTRERA PA

A. FUNDORA

CODE SECTION:

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

4. **CODE-2402-19435**
ADM FEE \$85.00

10268 NW 56 ST
GLORIA E VARGAS

D. PORRAS

CODE SECTION:

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

5. **CODE-2411-23645**
ADM FEE \$85.00

9748 NW 57 TER
THE KATHERINE AND ANDRES LIVING TRUST
ANDRES MENDEZ
KATHERINE MALAGA

D. PORRAS

CODE SECTION:

F.B.C. 105.4 EXPIRED BUILDING PERMIT

6. **CODE-2412-24167**
ADM FEE \$85.00

9647 NW 47 TER
DIEGO H LUQUEZ
KATIUSHKA LUQUEZ

D. PORRAS

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

7. **CODE-2405-20552**
ADM FEE \$85.00

10745 NW 81 LN
JENNIFER VELEZ
FERNANDO VALENCIA

C. RODRIGUEZ

CODE SECTION:

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

8. **CODE-2410-23511**
ADM FEE \$85.00

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

9. **CODE-2503-26173**
ADM FEE \$85.00

5655 NW 109 AVE UNIT 58
JEANNETTE RODRIGUEZ
EURIPIDES DOMENA EST OF

C. RODRIGUEZ

CODE SECTION:

SEC. 26-128 UNREASONABLY LOUD NOISE PROHIBITED

10. **CODE-2503-26212**
ADM FEE \$85.00

8023 LAKE DR
DORAL COURT CONDOMINIUM ASSOCIATION INC
LOTTENBERG LAW PA

C. RODRIGUEZ

CODE SECTION:

SEC. 5-158 MAINTENANCE OF PLUMBING FIXTURES



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

EXTENSION OF TIME

11. **CODE-2401-18846**
ADM FEE \$85.00

10181 NW 58 ST UNIT 3B
MARIA TARBAY
JOSE TARBAY
ALEJANDRO TARBAY
DORAL BARBERSHOP LLC
ANDRES PIEDRAHITA URIBE

J. AVENIA

CODE SECTION:

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

SEC. 41-74 BUSINESS LIMITED BY BUSINESS TAX RECEIPT

12. **CODE-2406-21274**
ADM FEE \$85.00

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

APPEAL REQUEST

13. **CODE-2504-26500**
ADM FEE \$85.00

6350 NW 110 AVE
DORAL ISLES COMMUNITY ASSOCIATION INC
BECKER & POLIAKOFF PA

C. RODRIGUEZ

CODE SECTION:

SEC. 35-46 PERMIT REQUIRED - SPECIAL EVENTS



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

14. **CODE-2503-26274**
ADM FEE \$85.00

7671 NW 107 AVE UNIT 3
MD COMMERCIAL 107 LLC
ADA VALDIVIA
MCA FITNESS LLC
ARMANDO NAVARRO

A. MANTECON

CODE SECTION:

SEC. 26-128 UNREASONABLY LOUD NOISE PROHIBITED

CAP FINES

15. **CODE-2303-13578**
FINES: \$52,750.00
ADM FEE \$170.00

5728 NW 101 CT
ESTATE OF SUSANA ARRITOLA
CYNTHIA BURGOS

D. PORRAS

CODE SECTION:

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

16. **CODE-2310-17655**
FINES: \$52,750.00
ADM FEE \$170.00

6735 NW 103 AVE
JULIO MANUEL GONZALEZ TAVAREZ
HOSS HERNANDEZ

D. PORRAS

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

17. **CODE-2311-17824**
FINES: \$88,000.00
ADM FEE \$85.00

10360 NW 68 TER
YOLIGERE VILORIA

D. PORRAS

CODE SECTION:

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

SEC. 71-225 ARTIFICIAL TURF PERMIT REQUIRED - INTENT

MITIGATION

18. **CODE-2404-20335**
FINES: \$7,500.00

7847 NW 53 ST
BISCAY HOLDINGS LTD
GARY SIMON
MIAMI ELITE AUTO BODY LLC
JOSE ALMANZAR

P. RUIZ

CODE SECTION:

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

LIEN RELEASE

C2018-10-0347

1910 NW 96 AVE
MONTEJO REAL ESTATE HOLDING INC
WILFREDO MONTEJO
ZOOM FITNESS LLC
ANDRE ENRIQUEZ

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

ICBH

CODE-2410-23174

1300-1306 NW 78 AVE

PSBP INDUSTRIAL LLC
CORPORATION SERVICE COMPANY
VM TOBACCO CORP
ALCOBA LAW GROUP PA

CODE SECTION:

SEC. 32-68 LOCATION OF GARBAGE STORAGE FACILITIES

CODE-2501-24815

7786 NW 46 ST

ALEXIM TRADING CORP
ROSA BUSTAMANTE

CODE SECTION:

SEC. 80-104 MAINTENANCE OF SIGNS

CODE-2402-19423

8275 NW 36 ST

GOYANES INVESTMENTS INC
JOSE GOYANES
FLAMINGO BEAUTY SUPPLY INC
TANIA GOYANES

CODE SECTION:

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

NEXT MEETING DATE: June 12th, 2025 @ 2:00 P.M.
ADJOURNMENT