



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

Agenda of March 30th, 2026

<p>LOCATION</p> <p>CITY HALL 8401 NW 53 TERRACE 3rd Floor Council Chambers Doral, FL 33166</p> <p>TIME</p> <p>2:00 P.M.</p> <p>SPECIAL MAGISTRATE</p> <p>John Hearn, Esquire</p> <p>CODE COMPLIANCE DEPARTMENT STAFF</p> <p>Danny Del Toro, Code Compliance Director</p> <p>Evelyn Freile, Code Compliance Administrative Coordinator</p> <p>Nicole Bermudez, Code Compliance Field Supervisor</p> <p>Jean Avenia, Code Compliance Field Supervisor</p> <p>Janet Hernandez, Code Compliance Clerk</p> <p>Pedro Ruiz, Code Compliance Officer</p> <p>Alvio Mantecon, Code Compliance Officer</p> <p>Christina Cardentey, Code Compliance Officer</p> <p>Coset Rodriguez, Code Compliance Officer</p> <p>Ariana Gonzalez, Code Compliance Officer</p> <p>Keven Louis, Code Compliance Officer</p> <p>Aimara Fontalva, Code Compliance Officer</p> <p>Nosbel Pacio, Code Compliance Officer</p> <p>Edsel Vichot, Code Compliance Officer</p>	<p>WELCOME</p> <p>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.</p> <p>GENERAL RULES OF ORDER</p> <p>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.</p> <p>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.</p> <p>APPEALS</p> <p>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).</p> <p>Thank you for participating in your government and continue to "Keep Doral Beautiful".</p>
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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-2412-24338**
ADM FEE \$150.00

7780 NW 53 ST
PRIMATE PRODUCTS INC
INCORP SERVICES INC

A. GONZALEZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

2. **CODE-2412-24420**
ADM FEE \$150.00

5645 NW 87 AVE UNIT 117
DORAL 87 GROUP LLC
MYRIAM GOLDSMITH
VIGOR IV LLC
CRISTINA VALE

A. GONZALEZ

CODE SECTION:

SEC. 80-258 COMMERCIAL RETAIL SIGNS - (a) (6) WINDOW SIGNAGE



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

3. **CODE-2505-27378** **8355 NW 36 ST** A. GONZALEZ
ADM FEE \$150.00
R I C INC
DANIEL HERNANDEZ
SIGNS 2 U INC
WALTER PRIO

CODE SECTION:

F.B.C. 105.4 EXPIRED BUILDING PERMIT

4. **CODE-2507-28105** **5161 NW 79 AVE UNIT 4** A. GONZALEZ
ADM FEE \$150.00
5161 INVEST LLC
ANGELO RUSSO
PLAY MUSIC LLC
JORGE FUNG KHAWAIN

CODE SECTION:

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

5. **CODE-2507-28106** **5161 NW 79 AVE UNIT 5** A. GONZALEZ
ADM FEE \$150.00
5161 INVEST LLC
ANGELO RUSSO
ADSTART LLC
H.G GORDON ACCOUNTING SERVICES INC

CODE SECTION:

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

6. **CODE-2507-28127** **5161 NW 79 AVE UNIT 10** A. GONZALEZ
ADM FEE \$150.00
5161 INVEST LLC
ANGELO RUSSO
CAPTAIN FYAH RECORDS LLC
OSCAR FELIPE MERCHAN GONZALEZ

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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7. **CODE-2508-28681** **5141 NW 79 AVE UNIT 6** A. GONZALEZ
ADM FEE \$150.00
5161 INVEST LLC
MARISOL PROVENZANO
BRING BC LLC
LUIS AGUILAR
- CODE SECTION:**
SEC. 41-69 BUSINESS TAX RECEIPT AND CERTIFICATE OF USE
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8. **CODE-2501-24871** **1203-1205 NW 93 CT** C. CARDENTEY
ADM FEE \$150.00
GONRE CORP
PETER M LOPEZ PA
EDP INVESTMENT GROUP INC
EDLEEN MORERA
- CODE SECTION:**
SEC. 41-69 BUSINESS TAX RECEIPT AND CERTIFICATE OF USE
FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT
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9. **CODE-2506-27979** **8323 NW 12 ST UNIT 210** C. CARDENTEY
ADM FEE \$150.00
AMB HTD BEACON CENTRE LLC
CORPORATION SERVICE COMPANY
HANKYU HANSHIN EXPRESS (USA) INC
CT CORPORATION SYSTEM
- CODE SECTION:**
SEC. 41-69 BUSINESS TAX RECEIPT AND CERTIFICATE OF USE
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10. **CODE-2508-28490** **5101 NW 115 CT** N. PACIO
ADM FEE \$150.00
INGRID CONTRERAS
- CODE SECTION:**
FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT
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CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

11. **CODE-2404-19914**
ADM FEE \$150.00

6740 NW 103 AVE
CARLOS E DE J RODRIGUEZ GENATIOS

C. RODRIGUEZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

12. **CODE-2512-30188**
ADM FEE \$150.00

7451 NW 103 CT
CARLOS LUIS CALDERA VILLASMIL

A. MANTECON

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

SEC.71-225 ARTIFICIAL TURF PERMIT REQUIRED - INTENT

13. **CODE-2312-18492**
ADM FEE \$150.00

8860 NW 99 PATH
OSWALDO ANTONIO CARRI LOYO

P. RUIZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

14. **CODE-2506-27984**
ADM FEE \$150.00

8260 NW 27 ST UNIT 405
SVF TRANSAL PARK LLC
CT CORPORATION SYSTEM
FAIRY GODMOTHER STUDIOS LLC

P. RUIZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

15. **CODE-2506-27986**
ADM FEE \$150.00

8260 NW 27 ST UNIT 406
SVF TRANSAL PARK LLC
CT CORPORATION SYSTEM
HYTEC AUTOMOTIVE GROUP LLC
JUAN RAMOS

P. RUIZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

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

16. **CODE-2506-27987**
ADM FEE \$150.00

8260 NW 27 ST UNIT 407
SVF TRANSAL PARK LLC
CT CORPORATION SYSTEM
AMERICAN OXYGEN LLC
USHUAIA LLC

P. RUIZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

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

17. **CODE-2506-27989**
ADM FEE \$150.00

8260 NW 27 ST UNIT 408
SVF TRANSAL PARK LLC
CT CORPORATION SYSTEM
BLUE BIRD MEDIA & MARKETING SOLUTIONS INC
CARLOS ALVAREZ

P. RUIZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

18. **CODE-2506-27991**
ADM FEE \$150.00

8260 NW 27 ST UNIT 404
SVF TRANSAL PARK LLC
CT CORPORATION SYSTEM
MYPASSERELLA LLC
ATENAS GONZALEZ

P. RUIZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

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

CAP FINES

19. **CODE-2503-25797**
FINES: \$155,250.00
ADM FEE \$150.00

1375 NW 97 AVE UNIT 4
LEVEL II WEST LLC
CHABO CPA LLC
AMERICARS AUTO LLC
BERNARDO L GONZALEZ

C. CARDENTHEY

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

SEC. 74-152 AUTO AND TRUCK SALE FOR NEW / USED AUTOS

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

20. **CODE-2406-21325**
FINES: \$64,400.00
ADM FEE \$150.00

2520 NW 97 AVE UNIT 3110
ALBION REALTY (MIAMI) LLC
PETER SANTANGELO
FGV LLC
ROGERIO ALVES

P. RUIZ

CODE SECTION:

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



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MITIGATION

21. **CODE-2403-19556**
FINES: \$68,500.00

8175 NW 107 AVE
CENTURY TOWN CENTER 1 LLC
CORPORATION SERVICE COMPANY

A. MANTECON

CODE SECTION:

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

22. **CODE-2412-24246**
FINES: \$41,250.00

2301 NW 84 AVE
VIDREPUR OF AMERICA LLC
CASTILLO ALVARO BPA

C. CARDENTY

CODE SECTION:

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

23. **CODE-2404-19955**
FINES: \$34,750.00

5626 NW 112 PSGE
JORGE A & W ROSA M ARIZA

J. AVENIA

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

24. **CODE-2408-22506**
FINES: \$52,985.00

7885 NW 107 AVE UNIT 4-07
MIDTOWN COMMERCIAL LLC
CHRISTIAN RUIZ

P. RUIZ

CODE SECTION:

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

25. **CODE-2410-23163**
FINES: \$46,900.00

4732 NW 114 AVE UNIT 204
HORTENSIA ARMAND

P. RUIZ

CODE SECTION:

SEC. 5-149 DISCONTINUANCE OF UTILITIES

SEC. 5-151 HOT WATER

SEC. 5-158 MAINTENANCE OF PLUMBING FIXTURES

RELEASE OF LIEN

26. **CODE-2307-15353**

6342 NW 99 AVE
TRADING WINDS CORPORATION
ANDREA PRUNA
RAMONPHOTO LLC
RAMON DAVILA

CODE SECTION:

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



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27. **CODE-2303-13477**

2350 NW 96 AVE

TULIP WAREHOUSE LLC
LAW OFFICE OF CARLOS A ROMERO JR PA

CODE SECTION:

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

ICBH

CODE-2504-26974

8885 NW 100 PL

TARIK BOU EZEDIN MAURERA

CODE SECTION:

F.B.C. 105.4 EXPIRED BUILDING PERMIT

CODE-2505-27290

8800 NW 13 TER UNIT 102

PRECISION CENTER INC
MARCOS LAPCIUC
ADVENTURE SPORTS INC
KENT MARINKOVIC

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

CODE-2504-26977

6701 NW 111 AVE

ANDRES AMOROSI
MARIA AMOROSI

CODE SECTION:

F.B.C. 105.4 EXPIRED BUILDING PERMIT

CODE-2505-27093

1800 NW 89 PL

GARCES AND GARCES CARGO SERV INC
PATRICIA GARCES
ALLURE FARMS LLC
MITCHELL F GREEN

CODE SECTION:

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

NEXT MEETING DATE: April 16th, 2026 @ 2:00 P.M.
ADJOURNMENT