



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

## Agenda of April 16th, 2026

<p><b>LOCATION</b></p> <p><b>CITY HALL</b> 8401 NW 53 TERRACE 3rd Floor Council Chambers Doral, FL 33166</p> <p><b>TIME</b></p> <p><b>2:00 P.M.</b></p> <p><b>SPECIAL MAGISTRATE</b></p> <p>John Hearn, Esquire</p> <p><b>CODE COMPLIANCE DEPARTMENT STAFF</b></p> <p>Danny Del Toro, Code Compliance Director</p> <p>Jean Avenia, Code Compliance Assistant Director</p> <p>Evelyn Freile, Code Compliance Administrative Coordinator</p> <p>Nicole Bermudez, 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>Jesse Pedraza, Code Compliance Technician</p>	<p><b>WELCOME</b></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><b>GENERAL RULES OF ORDER</b></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. 53<sup>rd</sup> 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 <b>36 HOURS PRIOR TO THE PROCEEDING</b>.</p> <p><b>APPEALS</b></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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# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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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 53<sup>RD</sup> 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](http://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.

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## **REGULAR AGENDA**

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| 1. <b><u>CODE-2505-27011</u></b><br><b><u>ADM FEE \$150.00</u></b> | <b><u>8181 NW 36 ST UNIT 26A</u></b><br>LABRADOR CONSTRUCTION INC<br>ARMANDO LABRADOR | A. GONZALEZ |
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**CODE SECTION:**

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

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| 2. <b><u>CODE-2512-30186</u></b><br><b><u>ADM FEE \$150.00</u></b> | <b><u>9773 NW 31 ST</u></b><br>ADAM NACER<br>MAKE WAY CONSTRUCTION GLOBAL LLC | A. GONZALEZ |
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**CODE SECTION:**

**SEC.41-79 PENALTY FOR LATE PAYMENT**



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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3. **CODE-2411-23932** **9700 NW 25 ST** P. RUIZ  
**ADM FEE \$150.00** SONY INVESTMENT REAL ESTATE INC  
JOSE VALLE

**CODE SECTION:**

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

**SEC. 80-104 MAINTENANCE OF SIGNS**

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4. **CODE-2412-24305** **4825 NW 104 AVE** P. RUIZ  
**ADM FEE \$150.00** DORAL PARK CLUBHOUSE REVOCABLE BUSINESS TRUST

**CODE SECTION:**

**M.D.C. 8-11(f) RECERTIFICATION OF BUILDINGS**

**M.D.C. SEC. 8-5 UNSAFE STRUCTURES**

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5. **CODE-2501-24923** **3101 NW 79 AVE** P. RUIZ  
**ADM FEE \$150.00** DORAL PROPERTY HOLDINGS LLC  
ALEX MENDOZA  
SLAB CUTTERS INC  
CONSULTING SERVICES OF SOUTH FLORIDA INC

**CODE SECTION:**

**FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT**

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

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6. **CODE-2505-27210** **8290 NW 27 ST UNIT 604** P. RUIZ  
**ADM FEE \$150.00** SVF TRANSAL PARK LLC  
CT CORPORATION SYSTEM  
LAVISH BEAUTY BY ASHLEY MARIE INC  
ASHLEY PEREZ

**CODE SECTION:**

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

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# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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7. **CODE-2508-28435** **9500 NW 41 ST** P. RUIZ  
**ADM FEE \$150.00**

9500 BUILDING LTD  
STEPHEN H SMITH  
THE FUTURE BEGINS HERE LLC  
ANDREA PEREZ

**CODE SECTION:**

**FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT**

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8. **CODE-2509-29056** **8080 NW 33 ST** P. RUIZ  
**ADM FEE \$150.00**

GOT MANAGEMENT INC  
REGISTERED AGENTS INC

**CODE SECTION:**

**FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT**

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9. **CODE-2510-29568** **3750 NW 87 AVE** P. RUIZ  
**ADM FEE \$150.00**

CENTRUM DORAL OWNER LLC  
LORRI DUNNE  
EUROINNOVA INTERNATIONAL LLC  
DBA INTERNATIONAL UNIVERSITY OF MIAMI

**CODE SECTION:**

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

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10. **CODE-2511-29938** **8400 NW 36 ST UNIT 600** P. RUIZ  
**ADM FEE \$150.00**

MG3 DORAL OFFICE LLC  
MG3 FUND GP LLC  
ON BOARD MEDIA INC  
CORPORATION SERVICE COMPANY

**CODE SECTION:**

**SEC. 41-79 PENALTY FOR LATE PAYMENT**

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



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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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

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12. **CODE-2407-21947**  
**ADM FEE \$150.00**

**6070 NW 102 AVE UNITS 400-401**  
FERRAX LLC  
MANNY ESQ VADILLO

C. RODRIGUEZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

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13. **CODE-2410-23296**  
**ADM FEE \$150.00**

**8250 NW 27 ST UNIT 306**  
SVF TRANSAL PARK LLC  
CT CORPORATION SYSTEM  
SAME TAG TELEVISION ARTS GROUP LLC  
MARIA E PERERA

C. RODRIGUEZ

CODE SECTION:

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

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14. **CODE-2501-24516**  
**ADM FEE \$150.00**

**10880 NW 30 ST**  
MANN DORAL HOLDINGS LLC  
ROBERT MANNHEIMER  
ITALIAN KITCHEN AND BATH LLC  
ITALKRAFT HOLDING LLC

K. LOUIS

CODE SECTION:

SEC. 32-68 LOCATION OF GARBAGE STORAGE FACILITIES

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

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# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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15. **CODE-2507-28058**  
**ADM FEE \$150.00**

**3509 NW 115 AVE**

BAEZ INVESTMENT GROUP INC  
OLGA BAEZ  
RENAISSANCE INTERNATIONAL TRADING INC  
JOSE ALESSANDRO MOLINA

K. LOUIS

CODE SECTION:

SEC. 41-69 BUSINESS TAX RECEIPT AND CERTIFICATE OF

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16. **CODE-2509-28860**  
**ADM FEE \$150.00**

**2555 NW 102 AVE UNIT 100A**

GOOD HOMES ORLANDO LLC  
DAISY REYES  
OVM SMART STORE LLC  
ELAINE ENRIQUEZ

K. LOUIS

CODE SECTION:

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

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17. **CODE-2509-29137**  
**ADM FEE \$150.00**

**2001 NW 107 AVE UNIT 400**

MISOPAC CORP  
FRANCISCO MARTINEZ-MIYASHIKI  
FIRST QUALITY HOME CARE INC  
DULCE CUETARA

K. LOUIS

CODE SECTION:

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

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18. **CODE-2506-28004**  
**ADM FEE \$150.00**

**7000 NW 102 AVE**

RENEGADE AT DORAL LLC  
LUIS MACHADO  
GESTIDO CONSTRUCTION LLC  
ANTONIO GESTIDO JR

C. CARDENTY

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

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# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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## **CAP FINES**

19. **CODE-2410-23116**  
**FINES: \$68,500.00**  
**ADM FEE \$150.00**

**7500 NW 102 CT**  
MODERN DORAL COMMUNITY ASSOCIATION INC

P. RUIZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

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20. **CODE-2411-23598**  
**FINES: \$68,500.00**  
**ADM FEE \$150.00**

**8730 NW 27 ST**  
MIA 27<sup>TH</sup> STREET HOSPITALITY LLC  
CHIRAG B DESAI

P. RUIZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

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21. **CODE-2412-24284**  
**FINES: \$37,000.00**  
**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

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# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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22. **CODE-2501-24536**  
**FINES: \$68,500.00**  
**ADM FEE \$150.00**

**2108 NW 99 AVE**  
QUANTUM GOLD LLC  
NADEL HOWARD

K. LOUIS

**CODE SECTION:**

**FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT**

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23. **CODE-2504-26581**  
**FINES: \$68,500.00**  
**ADM FEE \$150.00**

**10420 NW 37 TER**  
CEA INVESTMENT GROUP INC  
RICARDO CORA  
AA DANCE COSTUMES LLC  
ARNETTE ALCOVER

K. LOUIS

**CODE SECTION:**

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

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## **MITIGATION**

24. **CODE-2502-25167**  
**FINES: \$17,750.00**

**1355 NW 93 CT UNIT A102**  
GONRE CORP  
PETER M LOPEZ PA  
FOWLER WHITE BURNETT PA  
DENTAL DESIGN & MILING CENTER CORP  
RICHARD A RODRIGUEZ CARRILLO

C. CARDENTY

**CODE SECTION:**

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

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# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

25. **CODE-2403-19512**  
**FINES: \$84,250.00**

**6450 NW 110 AVE**  
DORAL ISLES COMMUNITY ASSOCIATION INC  
ZAYAS BAZAN LAW PLLC

P. RUIZ

CODE SECTION:

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

26. **CODE-2502-25598**  
**FINES: \$31,000.00**

**7801 NW 32 ST UNIT 2**  
MANN FAMILY LIMITED PARTNERSHIP  
MARIA HERNANDEZ  
ALL STONES FL LLC  
JOSE SAADE KARAM

P. RUIZ

CODE SECTION:

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

## **RELEASE OF LIEN**

27. **CODE-2201-4476**

**10450 NW 33 ST UNIT 107**  
DAMALEMI INMOBILIARIA CORP  
FAST FILING SERVICES LLC

CODE SECTION:

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

**NEXT MEETING DATE: May 21st, 2026 @ 2:00 P.M.**  
**ADJOURNMENT**