CITY OF DORAL
SPECIAL MAGISTRATE HEARING
AGENDA

Agenda of November 19th, 2026

LOCATION

CITY HALL
8401 NW 53 TERRACE
3rd Floor Council Chambers
Doral, FL 33166

TIME

2:00 P.M.

SPECIAL MAGISTRATE

John Hearn, Esquire

CODE COMPLIANCE DEPARTMENT STAFF

Danny Del Toro, Code Compliance Director

Jean Avenia, Code Compliance Assistant Director

Evelyn Freile, Code Compliance Administrative Coordinator

Nicole Bermudez, Code Compliance Field Supervisor

Ariana Gonzalez, 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

Keven Louis, Code Compliance Officer

Nosbel Pacio, Code Compliance Officer

Edsel Vichot, Code Compliance Officer

Jesse Pedraza, Code Compliance Officer

Samuel Piccardo, 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 people 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 person 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-2510-29472**
   ADM FEE $150.00

   1501 NW 97 AVE
   JOSTON PROPERTIES INC
   CARLOS CASO ESQ
   ZEKI TRADE CORPORATION
   CARLOS R CASO

   C. CARDENTEY

   CODE SECTION:

   FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

   SEC. 41-74 BUSINESS LIMITED BY BUSINESS TAX RECEIPT

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2. **CODE-2603-31561**
   ADM FEE $150.00

   8788 NW 15 ST
   UNCLE A LLC
   DELAWARE SECRETARY OF STATE
   BITANIA HARMONY CORP
   HUGO OSORIO

   C. CARDENTEY

   CODE SECTION:

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

CITY OF DORAL
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3. **CODE-2606-33734**
ADM FEE $150.00

1350 NW 87 AVE
LAPCIUC GROUP INC
MARCOS LAPCIUC
EL CAR WASH DORAL SOUTH LLC
CORPORATION SERVICE COMPANY

C. CARDENTEY

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

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4. **CODE-2403-19552**
ADM FEE $150.00

2010 NW 94 AVE UNIT 2
BURANA INTERNATIONAL LLC
JULIO DELGADO
PRIMAL FX LLC
ROZENCWAIG & NADEL LLP

A. MANTECON

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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5. **CODE-2411-23669**
ADM FEE $150.00

5846 NW 113 PL
CARMINA RITA COMPARELLI TRS
COMPARELLI FAMILY TRUST

A. MANTECON

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

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6. **CODE-2505-27478**
ADM FEE: $150.00

10520 NW 26 ST UNIT C-101
ANDELLA PROPERTY HOLDING LLC
NATALIE SOLARES
VIOLET HEALTH CORP
GLEIDYS JIMENEZ AVILA

A. MANTECON

CODE SECTION:

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

CITY OF DORAL
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7. **CODE-2508-28626**
ADM FEE $150.00

6258 NW 113 PL
DENNIS BAEZ

A. MANTECON

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

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8. **CODE-2601-30646**
ADM FEE $150.00

4709 NW 79 AVE
DTT DORAL 79 LLC
NESTOR MACHADO
SAMAN MIAMI LLC
JOSE BLANCO

A. MANTECON

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

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9. **CODE-2506-27869**
ADM FEE $150.00

10739 NW 70 LN
LENIN O VIVANCO CARDENAS
GABRIELA E VIVANCO AVALOS

C. RODRIGUEZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

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10. **CODE-2507-28398**
ADM FEE $150.00

FOLIO 35-3017-039-0670
THE MANSIONS AT DORAL COMMUNITY ASSOCIATION INC
CARLOS A TRIAY

C. RODRIGUEZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

CITY OF DORAL
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11. CODE-2508-28492
ADM FEE $150.00

5955 NW 102 AVE UNIT 2
ASTERI INVESTMENT GROUP LLC
CLAUDIA A DESOUZA
CAPOEIRA AROUND THE WORLD INC
MARCIO PIZANELLI

C. RODRIGUEZ

CODE SECTION:

SEC. 41-74 BUSINESS LIMITED BY BUSINESS TAX RECEIPT

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12. CODE-2601-30767
ADM FEE $150.00

7323 NW 113 CT
BORIS DAVID MONSALVE PATERNINA
FABIANA GABRIELA MAZZA ROBAINA

C. RODRIGUEZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMIT

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13. CODE-2605-33163
ADM FEE $150.00

10235 NW 62 ST UNIT 6
PRIDA IMPORT EXPORT REAL STATE LLC
ERNESTO PEREZ
KICK OFF LLC
JUAN E ROMERO

C. RODRIGUEZ

CODE SECTION:

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

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14. CODE-2412-24409
ADM FEE: $150.00

3400 NW 78 AVE UNIT 3
ALFE HOLDINGS LLC
FERNANDO JIMENEZ
BUENDIA HUB LLC
KARLA G BARTOLONE-BUENDIA

P. RUIZ

CODE SECTION:

SEC. 41-74 BUSINESS LIMITED BY BUSINESS TAX RECEIPT

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

CITY OF DORAL
SPECIAL MAGISTRATE HEARING
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15. CODE-2412-24424
ADM FEE: $150.00

8200 NW 27 ST UNIT 102
SVF TRANSAL PARK LLC
C/O AMERICAN REALTY ADVISORS
CT CORPORATION SYSTEM
VIAJERO 24 CORP
RODOLFO NUNEZ PA

P. RUIZ

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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16. CODE-2605-33120
ADM FEE: $150.00

2400 NW 93 AVE
HQ INTERNATIONAL INC
CRISTIANE FERNANDES
THE WORLDWIDE LOGISTICS LLC
EDWIN TORRES R

P. RUIZ

CODE SECTION:

SEC. 41-79 PENALTY FOR LATE PAYMENT

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

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17. CODE-2606-33557
ADM FEE: $150.00

9950 NW 17 ST
ICON KEYSTONE ICP V OWNER POOL 5
C/O THOMSON PROPERTY TAX SERVICES
CORPORATION SERVICE COMPANY
AIR CARGO SERVICES LLC
THE LEGAL TEAM PLLC

P. RUIZ

CODE SECTION:

SEC. 41-79 PENALTY FOR LATE PAYMENT

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

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18. **CODE-2607-34193**
ADM FEE: $150.00

8217 NW 30 TER
8217 NW 30 TER LLC
AMGAD ARAFA

P. RUIZ

CODE SECTION:

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

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19. **CODE-2509-29120**
ADM FEE: $150.00

3059 NW 107 AVE
SFPH GROUP 4624 LLC
TIAGO VIEIRA

K. LOUIS

CODE SECTION:

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

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20. **CODE-2511-29859**
ADM FEE $150.00

11402 NW 41 ST UNIT 104
SOFI RETAILS LLC
PETER M LOPEZ PA
HZ COFFEE GROUP LLC
CORPORATION SERVICE COMPANY

N. PACIO

CODE SECTION:

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

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21. **CODE-2601-30961**
ADM FEE: $150.00

3900 NW 79 AVE
DORAL ATRIUM RETAIL INVESTMENTS LLC
CORPORATION SERVICE COMPANY

E. VICHOT

CODE SECTION:

F.B.C. 105.4 EXPIRED BUILDING PERMIT

CITY OF DORAL
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22. CODE-2603-31782
ADM FEE: $150.00

9420 NW 41 ST
SANCTUARY AT DORAL LAND CONDOMINIUM ASSOCIATION INC
CORPORATION SERVICE COMPANY
CITY FOOD HALL DORAL LLC
LUCIANO TIRADO

E. VICHOT

CODE SECTION:

SEC. 41-79 PENALTY FOR LATE PAYMENT

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

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23. CODE-2604-32773
ADM FEE: $150.00

3365 NW 97 AVE UNIT 9
TECNOMEGA LLC
UNITED STATES CORPORATION AGENTS INC

E. VICHOT

CODE SECTION:

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

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24. CODE-2605-33219
ADM FEE: $150.00

3500 NW 87 AVE
RUMBAMERU ENTERPRISES INC
MANUEL CALVO
MONDONGOS INC
CLAUDIA VELASQUEZ

E. VICHOT

CODE SECTION:

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

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25. CODE-2607-34070
ADM FEE: $150.00

7750 NW 46 ST
PALMETTO WETS PARK CONDOMINIUM ASSOCIATION INC
BECKER & POLIAKOFF PA

E. VICHOT

CODE SECTION:

SEC. 71-8 LANDSCAPE MAINTENANCE

CITY OF DORAL
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EXTENSION OF TIME

26. CODE-2306-14967
ADM FEE $150.00

9566-9570 NW 41 ST
AMERICAS 2122 LLC
NELSON ALBAREDA
TRANQUILITY AT DORAL INC
VAULT TAX SERVICE CORP

A. MANTECON

CODE SECTION:

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

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27. CODE-2306-14967
ADM FEE $150.00

8726 NW 26 ST UNIT 26
AMERICAS 2122 LLC
NELSON ALBAREDA
TRANQUILITY AT DORAL INC
VAULT TAX SERVICE CORP

P. RUIZ

CODE SECTION:

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

CAP FINES

28. CODE-2504-26519
FINES: $68,500.00
ADM FEE $150.00

10920 NW 73 ST
FERNANDO VALENCIA

A. MANTECON

CODE SECTION:

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

CITY OF DORAL
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29. **CODE-2412-24305**
FINES: $54,500.00
ADM FEE $150.00

4825 NW 104 AVE
DORAL PARK CLUBHOUSE REVOCABLE BUSINESS TRUST

P. RUIZ

CODE SECTION:

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

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

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30. **CODE-2502-25115**
FINES: $68,500.00
ADM FEE $150.00

10575 NW 37 TER
COBALT USA LLC
AINSWORTH & CLANCY PLLC
PUROVITE INC
GENNADY ACKERMAN

K. LOUIS

CODE SECTION:

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

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31. **CODE-2412-24420**
FINES: $58,750.00
ADM FEE $150.00

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

E. VICHOT

CODE SECTION:

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

CITY OF DORAL
SPECIAL MAGISTRATE HEARING
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32. CODE-2505-27262
FINES: $68,500.00
ADM FEE $150.00

8285 NW 44 TER
MAVIEL ORTIZ D GIACOMO
LUIS SILVA BARBELLA

A. GONZALEZ

CODE SECTION:

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

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33. CODE-2508-28666
FINES: $68,500.00
ADM FEE $150.00

7700 NW 56 ST
SUNESCO CORPORATION
HAYRTON AZEVEDO
THE OUTLET CORP
BRETT TYLER SMITH

A. GONZALEZ

CODE SECTION:

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

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

MITIGATION

34. CODE-2501-24516
FINES: $48,250.00

10880 NW 30 ST
MANN DORAL HOLDINGS LLC
ROBERT MANNHEIMER

K. LOUIS

CODE SECTION:

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

CITY OF DORAL
SPECIAL MAGISTRATE HEARING
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35. CODE-2510-29737
FINES: $28,000.00

8161 NW 47 TER
MICHAEL BISCHOFF
JESSICA MORA

A. GONZALEZ

CODE SECTION:

SEC. 71-225 ARTIFICIAL TURF PERMIT REQUIRED - INTENT

36. CODE-2505-27149
FINES: $61,500.00

8250 NW 27 ST UNIT 309
SVF TRANSAL PARK LLC
C/O AMERICAN REALTY ADVISORS
CT CORPORATION SYSTEM
RINCON & RINCON SOLUTIONS LLC
ANGEL DE JESUS RINCON GONZALEZ

P. RUIZ

CODE SECTION:

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

RELEASE OF LIEN

37. CODE-2105-0493

3200 NW 79 AVE
MENDOZA PROPERTY HOLDINGS LLC
ALEX MENDOZA

N. BERMUDEZ

CODE SECTION:

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

CITY OF DORAL
SPECIAL MAGISTRATE HEARING
AGENDA

38. **CODE-2504-26499** | **7801 NW 114 PL** | **C. RODRIGUEZ**

MARGARITA PULIDO
GLADYS FORERO PULIDO JTRS

CODE SECTION:

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

NEXT MEETING DATE: December 17th, 2026 @ 2:00 P.M.
ADJOURNMENT