



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

Agenda of January 16th, 2025

## LOCATION

CITY HALL  
8401 NW 53 TERRACE  
3<sup>RD</sup> 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 Villalba, Code Compliance Field Supervisor  
Jean Avenia, Code Compliance Field Supervisor  
Andres Machado, 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. 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.

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 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.

## **REGULAR AGENDA**

1. **C2018-04-0112**  
**ADM FEE \$85.00**

**FOLIO 35-3018-023-0650**  
DORAL ISLES COMMUNITY ASSOCIATION INC  
SKRLD INC

D. DEL TORO

CODE SECTION:

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

2. **C2018-08-0322**  
**ADM FEE \$85.00**

**FOLIO 35-3018-012-0890**  
DORAL ISLES COMMUNITY ASSOCIATION INC  
SKRLD INC

D. DEL TORO

CODE SECTION:

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



## CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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3. **CODE-2404-19968**  
**ADM FEE \$85.00**

**8398 NW 58 ST**  
5705 NW 84 AVE LLC  
GC DORAL HOLDINGS LLC  
DANIEL TODD WHYTE  
PINECREST BAKERY 14 LLC  
RAVAN AND COMPANY LLC

C. CARDENTY

CODE SECTION:

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

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4. **CODE-2308-16498**  
**ADM FEE \$85.00**

**7447 NW 99 PL**  
RICHARD PEREZ

P. RUIZ

CODE SECTION:

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

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5. **CODE-2309-17061**  
**ADM FEE \$85.00**

**11313 NW 46 LN**  
ERIKA KAM

P. RUIZ

CODE SECTION:

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

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6. **CODE-2402-19429**  
**ADM FEE \$85.00**

**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 PERMITS

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## CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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7. **CODE-2309-16935**  
**ADM FEE \$85.00**

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

A. GONZALEZ

CODE SECTION:

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

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

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8. **CODE-2312-18478**  
**ADM FEE \$85.00**

**8200 NW 41 ST UNIT 145**  
ROYAL PALM OFFICE PARK LTD  
RESEARCH MANAGEMENT CORPORATION  
UNIVISION COMMUNICATIONS INC  
CT CORPORATION SYSTEM

A. GONZALEZ

CODE SECTION:

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

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9. **CODE-2403-19626**  
**ADM FEE \$85.00**

**FOLIO 35-3019-018-1740**  
COSTA BRAVA ASSOCIATION INC  
EISINGER, BROWN, LEWIS, FRANKEL & CHAIET

J. AVENIA

CODE SECTION:

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

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10. **CODE-2408-22347**  
**ADM FEE \$85.00**

**11358 NW 50 TER**  
MABEL GOMEZ LE  
ERNALDO CORREIA DE FARIA LE

J. AVENIA

CODE SECTION:

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

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## CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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11. **CODE-2501-24569**  
**ADM FEE \$85.00**

**1315 NW 98 CT UNIT 13**  
DORAL 002 LLC

J. AVENIA

CODE SECTION:

SEC. 34-16 HOURS OF SALE AND COMSUMPTION

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

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## **REQUEST EXTENSION OF TIME**

12. **CODE-2306-14660**  
**ADM FEE \$85.00**

**7819 NW 15 ST**  
PSBP INDUSTRIAL LLC  
CORPORATION SERVICE COMPANY  
ELEVATE - MIAMI HOOPS INC  
MICHELSA CALDERON

C. CARDENTY

CODE SECTION:

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

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13. **CODE-2402-19395**  
**ADM FEE \$85.00**

**10330 NW 66 ST**  
GARY PIAZZA  
JUAN PABLO ESPINOSA PEREZ

J. AVENIA

CODE SECTION:

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

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## CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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### **CAP FINES**

14. **CODE-2309-16694**  
**FINES: \$61,500.00**  
**ADM FEE \$85.00**

**10710 NW 66 ST UNIT 506**  
PABLO JOSE RAUSSEO SILVA

P. RUIZ

**CODE SECTION:**

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

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15. **CODE-2309-16926**  
**FINES: \$61,500.00**  
**ADM FEE \$85.00**

**7808 NW 108 CT**  
OMAR A GUERRERO VALENCIO

P. RUIZ

**CODE SECTION:**

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

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16. **CODE-2404-20071**  
**FINES: \$42,500.00**  
**ADM FEE \$85.00**

**8368 NW 56 ST**  
8368 NW 56 STREET LLC  
WHYTE, DANIEL TODD  
C/O GC DORAL HOLDINGS LLC

A. MANTECON

**CODE SECTION:**

**F.B.C. 111.3 TEMPORARY CERTIFICATE OF OCCUPANCY**



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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## **MITIGATION**

17. **CODE-2303-13462**  
**FINES: \$45,750.00**

**2600 NW 87 AVE UNIT 14**  
WESTEND OF MIAMI LC  
LAW OFFICE OF STUART J NUNEZ PA  
COFFEE AND HAIR DORAL LLC  
ALEX GUTIERREZ

C. CARDENTHEY

CODE SECTION:

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

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18. **CODE-2307-15191**  
**FINES: \$17,000.00**

**6730 NW 103 AVE**  
GERLY YERINA GARRIDO RONDON  
HERNANDO ENRIQUE GONZALEZ NAVA

J. AVENIA

CODE SECTION:

SEC. 71-225 ARTIFICIAL TURF PERMIT REQUIRED - INTENT

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19. **CODE-2302-13158**  
**FINES: \$46,000.00**

**2301 NW 107 AVE UNIT 107**  
FOUNDRY SVF 25<sup>TH</sup> DORAL LLC  
AMY PATTERSON  
TAP WORLDWIDE LLC  
CT CORPORATION SYSTEM

C. RODRIGUEZ

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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## **CONTINUANCE 02-20-2025**

**CODE-2302-12593**

**2220-2216 NW 82 AVE**

AOA FLEXX LLC  
ADLER RA LLC  
BELLA VISTA BAKERY INC  
ELAN BUSINESS SERVICES CORP

CODE SECTION:

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

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**CODE-2408-22147**

**11279 NW 74 TER**

LUISETTE C COLON

CODE SECTION:

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

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**NEXT MEETING DATE: February 20th, 2025 @ 2:00 P.M.**  
**ADJOURNMENT**