



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

Agenda of February 20th, 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 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. 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".



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 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. **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

3. **CODE-2302-12593**
ADM FEE \$85.00

2220-2216 NW 82 AVE

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

C. CARDENTY

CODE SECTION:

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

4. **CODE-2403-19844**
ADM FEE \$85.00

1687 NW 97 AVE UNIT 4

FERNANDO SOLIS JR
JEANNETTE SOLIS JTRS
GATOR SHREDDING CORP

C. CARDENTY

CODE SECTION:

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

5. **CODE-2403-19512**
ADM FEE \$85.00

6450 NW 110 AVE

DORAL ISLES COMMUNITY ASSOCIATION INC
SKRLD INC

P. RUIZ

CODE SECTION:

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

6. **CODE-2405-20724**
ADM FEE \$85.00

8780 NW 18 TER

ADA PROPERTIES NO 2 LTD
PETER LAWRENCE COMMERCIAL RE INC
AXE CAPITAL LENDING LLC
CARLOS FERREYROS

P. RUIZ

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

7. **CODE-2405-20726**
ADM FEE \$85.00

8780 NW 18 TER
ADA PROPERTIES NO 2 LTD
PETER LAWRENCE COMMERCIAL RE INC
FERREYROS LAE PLLC
LUIS TORRENS

P. RUIZ

CODE SECTION:

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

8. **CODE-2405-20727**
ADM FEE \$85.00

8780 NW 18 TER
ADA PROPERTIES NO 2 LTD
PETER LAWRENCE COMMERCIAL RE INC
TITLE LAW GROUP PLLC
CARLOS FERREYROS

P. RUIZ

CODE SECTION:

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

9. **CODE-2408-22506**
ADM FEE \$85.00

7885 NW 107 AVE UNIT 4-07
MIDTOWN COMMERCIAL LLC
CHRISTIAN RUIZ
NEON COCONUTS INC
MARIA CHACON

P. RUIZ

CODE SECTION:

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

10. **CODE-2310-17463**
ADM FEE \$85.00

5637 NW 113 AVE
GRISEL GUTIERREZ
CARLOS F FERNANDEZ DE CASTRO

D. PORRAS

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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

D. PORRAS

CODE SECTION:

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

SEC. 41-74 BUSINESS LIMITED BY BUSINESS TAX RECEIPT

12. **CODE-2403-19511**
ADM FEE \$85.00

4640 NW 114 AVE
CAMDEM SUMMIT PARTNERSHIP LP
CAPITOL CORPORATE SERVICES INC

D. PORRAS

CODE SECTION:

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

13. **CODE-2409-22955**
ADM FEE \$85.00

6371 NW 102 AVE UNIT 107
UR LOGISTICS LLC
RODRIGO VAZQUEZ

D. PORRAS

CODE SECTION:

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

14. **CODE-2409-22957**
ADM FEE \$85.00

6371 NW 102 AVE UNIT 107
UR LOGISTICS LLC
RODRIGO VAZQUEZ
MERAKEI ONLINE LLC
PAOLA DATI

D. PORRAS

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

15. **CODE-2402-19244**
ADM FEE \$85.00

8511 NW 56 ST UNIT D
LUCKY 88 INC
CAMILO JAIME
3DESIGN PLACE CORP
HECTOR MELO

A. GONZALEZ

CODE SECTION:

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

16. **CODE-2406-21320**
ADM FEE \$85.00

4720 NW 85 AVE
CRP- GREP OVERTURE DORAL OWNER LLC
CT CORPORATION SYSTEM

A. GONZALEZ

CODE SECTION:

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

17. **CODE-2407-21598**
ADM FEE \$85.00

8051 NW 36 ST
36TH STREET HOSPITALITY LLC
CHIRAG B DESAI

A. GONZALEZ

CODE SECTION:

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

18. **CODE-2412-24228**
ADM FEE \$85.00

8201 NW 36 ST
FIRST UNION NATIONAL BANK
WELLS FARGO CLEARING SERVICES LLC
CORPORATION SERVICE COMPANY

A. GONZALEZ

CODE SECTION:

SEC. 32-71 REMOVAL OF GARBAGE, TRASH AND OTHER ITEMS



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

19. **CODE-2404-19959**
ADM FEE \$85.00

3317 NW 97 AVE
GIANCO HOLDINGS LTD
DJ GIANCOLA EXPORTS INC
EURO WINES TRADING INC
GLORIA ALFONSO
JOE CATARINEAU

N. VILLALBA

CODE SECTION:

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

20. **CODE-2408-22147**
ADM FEE \$85.00

11279 NW 74 TER
LUISETTE C COLON

C. RODRIGUEZ

CODE SECTION:

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

21. **CODE-2409-23034**
ADM FEE \$85.00

11622 NW 87 LN
MVT INVESTMENTS LLC
DARWING D TORREALBA

C. RODRIGUEZ

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

CAP FINES

22. **C2020-08-0260**
FINES: \$51,250.00
ADM FEE \$85.00

5362 NW 110 AVE
RENE RODRIGUEZ
MAYNA NEVAREZ

N. VILLALBA

CODE SECTION:

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

23. **CODE-2203-6007**
FINES: \$115,750.00
ADM FEE \$170.00

2800 NW 107 AVE
SPORT CARWASH PROPERTIES LLC
DOMENICO PREVETE

N. VILLALBA

CODE SECTION:

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

24. **CODE-2301-12352**
FINES: \$51,250.00
ADM FEE \$170.00

5060 NW 112 CT
REYNOLD BONNEFIL

N. VILLALBA

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

ICBH

CODE-2401-18851

10181 NW 58 ST UNIT 3B

MARIA TARBAY
JOSE TARBAY
ALEJANDRO TARBAY
MUSKO LLC
LUDWIG OSMA

CODE SECTION:

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

CONTINUANCE 03-20-2025

CODE-2309-16800

10401 NW 48 ST

EDUARDO JUSTO
DENICE CHALJUB

CODE SECTION:

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

CODE-2407-21713

2196-2198 NW 82 AVE

AOA FLEXX LLC
ADLER RA LLC
BG INTERNATIONAL GROUP USA LLC
OSCAR BECERRA

CODE SECTION:

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

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

CODE-2410-23142

3470 NW 82 AVE UNIT 105

GATEWAY RENELLIE LLC
COGENCY GLOBAL INC
COPPOLAS RISTORANTE ITALIANO CORP
BANDOLeros TACOS
HUGO ALONSO

CODE SECTION:

SEC. 34-16 HOURS OF SALE AND CONSUMPTION

SEC. 41-74 BUSINESS LIMITED BY BUSINESS TAX RECEIPT

SEC. 26-128 UNREASONABLY LOUD NOISE PROHIBITED

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