



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

Agenda of September 19th, 2024

<p><b>LOCATION</b></p> <p>CITY HALL 8401 NW 53 TERRACE 3<sup>RD</sup> Floor Chambers Doral, FL 33166</p> <p><b>TIME</b></p> <p>2:00 P.M.</p> <p><b>SPECIAL MAGISTRATE</b></p> <p>John Hearn, Esquire</p> <p><b>CODE COMPLIANCE DEPARTMENT STAFF</b></p> <p>Edgard K. Estrada, Code Compliance Director</p> <p>Danny Del Toro, Code Compliance Assistant Director</p> <p>Evelyn Freile, Code Compliance Administrative Coordinator</p> <p>Nicole Villalba, Code Compliance Field Supervisor</p> <p>Jean Avenia, Code Compliance Field Supervisor</p> <p>Andres Machado, Code Compliance Clerk</p> <p>Pedro Ruiz, Code Compliance Officer III</p> <p>Dariel Porras, Code Compliance Officer I</p> <p>Alvio Mantecon, Code Compliance Officer I</p> <p>Christina Cardentey, Code Compliance Officer I</p> <p>Coset Rodriguez, Code Compliance Officer I</p> <p>Ariana Gonzalez, Code Compliance Officer I</p> <p>Keven Louis, Code Compliance Officer I</p> <p>Arlen Fundora, Code Compliance Officer I</p> <p>Luis Salazar, Code Compliance Officer I</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

## 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**

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|--|---|---------------|
| 1. <b>CODE-2110-2817</b><br><b>ADM FEE \$85.00</b> | <b>1985 NW 88 CT UNIT 201</b><br>MBNY INVESTMENTS LLC<br>NELSON & ASSOCIATES CPA PA<br>BETANCOURT COMMUNITY CENTER CORP<br>CANDIDO O BETANCOURT CABRERA | C. CARDENTHEY |
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**CODE SECTION:**

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

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|---|---|---------------|
| 2. <b>CODE-2309-17010</b><br><b>ADM FEE \$85.00</b> | <b>8325 NW 56 ST UNIT 2</b><br>8325 INVEST LLC<br>MARIA GONZALEZ<br>NET TEMP CORP<br>JANETTE MOLINA-RIVAS | C. CARDENTHEY |
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**CODE SECTION:**

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



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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3. **CODE-2403-19739**  
**ADM FEE \$85.00**
- 7671 NW 107 AVE UNIT 3**  
M D COMMERCIAL 107 LLC  
ADA VALDIVIA  
MCA FITNESS LLC  
ARMANDO NAVARRO
- D. PORRAS

CODE SECTION:

SEC. 26-128 UNREASONABLY LOUD NOISE PROHIBITED

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4. **CODE-2403-19822**  
**ADM FEE \$85.00**
- 9947 NW 47 TER**  
CLAUDIA AHRENS  
GUARDIAN MANAGEMENT
- D. PORRAS

CODE SECTION:

F.B.C 105.4 EXPIRED BUILDING PERMIT

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5. **CODE-2304-14146**  
**ADM FEE \$85.00**
- 1245 NW 107 AVE**  
MACYS FLORIDA STORES LLC  
CORPORATE CREATIONS NETWORK INC
- K. LOUIS

CODE SECTION:

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

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6. **CODE-2306-14855**  
**ADM FEE \$85.00**
- 1405 NW 107 AVE**  
MACYS FLORIDA STORES LLC  
CORPORATE CREATIONS NETWORK INC
- K. LOUIS

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-2306-14875**  
**ADM FEE \$85.00**

**1603 NW 107 AVE**  
PENNEY OPCO LLC  
CT CORPORATION SYSTEM

K. LOUIS

CODE SECTION:

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

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8. **CODE-2408-22350**  
**ADM FEE \$85.00**

**4489 NW 93 DORAL CT**  
ANTONIO PARDO GUILARTE

A. GONZALEZ

CODE SECTION:

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

SEC. 20-59 MOSQUITO CONTROL - ENFORCEMENT

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9. **CODE-2404-20193**  
**ADM FEE \$85.00**

**3450 NW 83 AVE UNIT 144**  
PARK SQUARE 5 LLC  
CT CORPORATION SYSTEM  
MB DORAL LLC  
LOUIS J TERMINELLO

N. VILLALBA

CODE SECTION:

SEC. 74-195 HOURS OF SALE AND CONSUMPTION

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10. **CODE-2308-16390**  
**ADM FEE \$85.00**

**8769 NW 98 CT**  
GH21 INVESTMENT CORP INC  
BGCONGROUP LLC

P. RUIZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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11. **CODE-2309-17014**  
**ADM FEE \$85.00**

**8895 NW 98 CT**  
SABRINA DA SILVA

P. RUIZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

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## **CAP FINES**

12. **CODE-2303-13462**  
**ADM FEE \$85.00**  
**FINES: \$45,750.00**

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

C. CARDENTEY

CODE SECTION:

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

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13. **CODE-2202-4984**  
**ADM FEE \$85.00**  
**FINES: \$61,500.00**

**1308 NW 78 AVE**  
PSBP INDUSTRIAL LLC  
CORPORATION SERVICE COMPANY  
CONSTRUCT INDUSTRIES LLC  
LAW OFFICES OF RYSZARD BOLKO PLLC

P. RUIZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

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# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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## **MITIGATION**

14. **CODE-2209-10221**  
**FINES: \$77,250.00**

**5425 NW 82 AVE**  
US ANDES INVESTMENTS LLC  
NANCY VILLAMIL  
BOOTY305 LLC  
YELUS MARIA BALLESTAS GARCIA

C. CARDENTY

CODE SECTION:

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

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15. **CODE-2311-17834**  
**FINES: \$58,085.00**

**9925 NW 28 TER**  
UBER MANTOVANI DE GRAZIA  
ANDREA BAEZ HERNANDEZ

P. RUIZ

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

SEC. 71-225 ARTIFICIAL TURF PERMIT REQUIRED - INTENT

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## **RELEASE OF LIEN**

**C2021-01-0085**

**2610 NW 89 CT**  
ICON OWNER POOL 5 SOUTH FL LLC  
CT CORPORATION SYSTEM  
BOUTIQUE STONE DESIGN LLC  
BARBOSA LEGAL

CODE SECTION:

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



# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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**CODE-2106-1222**

**10702 NW 74 ST**

FRAGADOR LLC  
LA FONTANA D'ORAZIO LLC  
CMS INTERNATIONAL ENTERPRISES INC

**CODE SECTION:**

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

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**ICBH**

**CODE-2403-19488**

**1315 NW 98 CT BAY 4**

EWE ICP CONDOS LLC  
EDWARD EASTON  
WE PAY MORE AUTO LLC  
SPIEGEL & UTRERA PA

**CODE SECTION:**

**SEC. 74-152 AUTOMOBILE AND TRUCK SALES FOR NEW AND USED VEHICLES**

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**CODE-2406-21289**

**3450 NW 115 AVE**

SPG NW 115<sup>TH</sup> LLC C/O  
SEAGIS PROPERTY GROUP LP  
LORI CRONIN  
FULFILLMENT HUB USA  
CORPORATE CREATIONS NETWORK

**CODE SECTION:**

**SEC. 74-56 PURPOSE - OUTSIDE STORAGE**

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# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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**CODE-2311-17780**

**9690 NW 41 ST UNIT 5A**

DORAL EXECUTIVE CENTER LLC  
WILLIAM KASKEL  
VICE CITY SMOOTHIE LLC  
CHRISTIAN CONTRERAS

**CODE SECTION:**

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

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**CODE-2406-21380**

**7711 NW 46 ST UNIT 6**

BEACH CLUB 3904 CORP  
ARAGON REGISTERED AGENTS INC  
TOTAL QUARTZ LLC  
JORGE SOTO

**CODE SECTION:**

**SEC. 41-71 BUSINESS TAX RECEIPT DURATION AND EXPIRATION DATE**

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**CONTINUANCE 10-17-2024**

**CODE-2310-17655**

**6735 NW 103 AVE**

JULIO MANUEL GONZALEZ TAVAREZ

**CODE SECTION:**

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

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# CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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**CODE-2303-13578**

**5728 NW 101 CT**

ESTATE OF SUSANA ARRITOLA  
CYNTHIA BURGOS

CODE SECTION:

FLORIDA BUILDING CODE: 105.1 - COMMENCED WORK WITHOUT REQUIRED PERMITS

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**CODE-2309-17121**

**8055-8057 NW 54 ST**

RODRIGUEZ & CO INC  
JOEL RODRIGUEZ  
FLOOR'S AND WALL'S INC  
ANTONIO LINARES

CODE SECTION:

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

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**NEXT MEETING DATE: October 17<sup>th</sup>, 2024 @ 2:00 P.M.  
ADJOURNMENT**