



# CITY OF DORAL

## SPECIAL MAGISTRATE HEARING

### AGENDA

#### Agenda of April 17th, 2025

<b>LOCATION</b>	<b>WELCOME</b>
<b>CITY HALL</b> 8401 NW 53 TERRACE 3 <sup>RD</sup> Floor Chambers Doral, FL 33166	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.
<b>TIME</b>	<b>GENERAL RULES OF ORDER</b>
2:00 P.M.	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.
<b>SPECIAL MAGISTRATE</b>	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.
<b>CODE COMPLIANCE DEPARTMENT STAFF</b>	<b>APPEALS</b>
Edgard K. Estrada, Code Compliance Director	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).
Danny Del Toro, Code Compliance Assistant Director	Thank you for participating in your government and continue to "Keep Doral Beautiful".
Evelyn Freile, Code Compliance Administrative Coordinator	
Nicole Bermudez, Code Compliance Field Supervisor	
Jean Avenia, Code Compliance Field Supervisor	
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	



# 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. **CODE-2308-15842**  
**ADM FEE \$85.00**

**8600 NW 56 ST UNIT 1**  
PROPERTIES O & F LLC  
ANGEL CASANOVA  
SPECIAL FRUIT ARRANGEMENTS LLC

A. GONZALEZ

CODE SECTION:

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

2. **CODE-2308-15850**  
**ADM FEE \$85.00**

**8600 NW 56 ST UNIT 2**  
PROPERTIES O & F LLC  
ANGEL CASANOVA  
SPECIAL FRUIT ARRANGEMENTS LLC

A. GONZALEZ

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-2406-21292**  
**ADM FEE \$85.00**

**9941 NW 27 TER**  
ANA HERNANDEZ GODINEZ  
DAMIAN MARTINEZ

A. GONZALEZ

**CODE SECTION:**

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

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4. **CODE-2407-21536**  
**ADM FEE \$85.00**

**1790 NW 82 AVE**  
PSBP INDUSTRIAL LLC  
CORPORATION SERVICE COMPANY  
PREFERRED AVIATION INC

C. CARDENTEY

**CODE SECTION:**

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

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5. **CODE-2410-23531**  
**ADM FEE \$85.00**

**1351 NW 88 AVE**  
I DINO CORP  
RAFAEL GARICA  
AUTobody COLLISION LLC  
OSCAR RODRIGUEZ

C. CARDENTEY

**CODE SECTION:**

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

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6. **CODE-2407-21764**  
**ADM FEE \$85.00**

**4110 NW 79 AVE**  
DORAL GARDENS CONDOMINIUM  
ASSOCIATION INC  
FRANK PEREZ-SIAM

C. RODRIGUEZ

**CODE SECTION:**

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



## CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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7. **CODE-2410-23334**  
**ADM FEE \$85.00**

**11352 NW 46 LN**  
VICTOR MANUEL PARRA BARRILLAS  
DAYANA ABREU

C. RODRIGUEZ

**CODE SECTION:**

**SEC. 71-225 ARTIFICIAL TURF PERMIT REQUIRED - INTENT**

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8. **CODE-2403-19556**  
**ADM FEE \$85.00**

**8075 NW 107 AVE**  
CENTURY TOWN CENTER 1 LLC  
CORPORATION SERVICE COMPANY

D. PORRAS

**CODE SECTION:**

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

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### **EXTENSION OF TIME**

9. **CODE-2303-13477**  
**ADM FEE \$85.00**

**2350 NW 96 AVE**  
TULIP WAREHOUSE LLC & CARLOS A ROMERO  
LAW OFFICE OF CARLOS A ROMERO JR PA  
CASCABEL GRIP & LIGHTING CORP  
MANUEL GONZALEZ  
ACBOTAX CORP

C. CARDENTEY

**CODE SECTION:**

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

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## CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

### **CAP FINES**

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10. **CODE-2307-15353** A. GONZALEZ  
**FINES: \$61,500.00**  
**ADM FEE \$85.00**
- 6342 NW 99 AVE**  
TRADING WINDS CORPORATION  
ANDREA PRUNA  
RAMONPHOTO LLC  
RAMON DAVILA

**CODE SECTION:**

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

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11. **CODE-2304-14146** K. LOUIS  
**FINES: \$52,750.00**  
**ADM FEE \$85.00**
- 1245 NW 107 AVE**  
ALSTORES REALTY CORPORATION  
MACYS FLORIDA STORES LLC  
CORPORATE CREATIONS NETWORK INC

**CODE SECTION:**

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

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12. **CODE-2306-14855** K. LOUIS  
**FINES: \$52,750.00**  
**ADM FEE \$85.00**
- 1405 NW 107 AVE**  
MACYS FLORIDA STORES LLC  
CORPORATE CREATIONS NETWORK INC

**CODE SECTION:**

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

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## CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

### **MITIGATION**

13. **CODE-2406-21425**  
**FINES: \$16,000.00**

**6450 NW 110 AVE**  
DORAL ISLES COMMUNITY ASSOCIATION INC  
SKRLD INC  
CRAFT DORAL ISLES LLC  
BLUEMAX PARTNERS CORP

D. PORRAS

**CODE SECTION:**

**SEC. 41-74 BUSINESS LIMITED BY BUSINESS TAX RECEIPT**

14. **CODE-2303-13756**  
**FINES: \$55,500.00**

**9895 NW 51 LN**  
TROY HARRISON

D. PORRAS

**CODE SECTION:**

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

### **LIEN RELEASE**

15. **CODE-2206-8138**

**1401 NW 88 AVE**  
RIG STAR HOLDING CORP  
GHASSAN ABOUD  
IACF FITNESS LLC  
NICOLAS ALVAREZ

**CODE SECTION:**

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



## CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

16. **CODE-2408-22552**

**8191 NW 12 ST**  
ARC CAFEUSA001 LLC  
CORPORATION SERVICE COMPANY

CODE SECTION:

SEC. 71-8 LANDSCAPE MAINTENANCE

**ICBH**

**CODE-2401-18815**

**6957 NW 107 CT**  
YANNIBERT JOTA

CODE SECTION:

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

**CODE-2405-20444**

**7780 NW 25 ST UNIT 22**  
DORAL MICC RETAIL LLC  
ALEX D SIRULNIK PA  
INVERSIONES FORO LLC  
YRABELL ROMAY

CODE SECTION:

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

**CODE-2410-23132**

**4701 NW 79 AVE**  
DTT DORAL 79 LLC  
NESTOR MACHADO

CODE SECTION:

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



## CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

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**CODE-2503-26177**

**1800 NW 79 AVE**

1303 INVESTMENT LLC  
ELAN BUSINESS SERVICES CORP

### **CODE SECTION:**

**SEC. 30-4 STANDARDS FOR MAINTENANCE AND APPEARANCE OF PROPERTY UPON WHICH CONSTRUCTION OR DEMOLITION IS BEING PERFORMED**

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**CODE-2501-24861**

**2475 NW 95 AVE**

JARDACK REAL ESTATE CORPORATION  
JARDACK HANI  
E PARKING CORP  
CAMILO G RINCON

### **CODE SECTION:**

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

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17. **CODE-2407-21898**

**11361 NW 57 LN**

MARTHA G ORTIZ  
MARCELO C BUITRAGO

### **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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**TO BE CONTINUED 05-15-2025**

**CODE-2411-23645**

**9748 NW 57 TER**

THE KATHERINE AND ANDRES LIVING TRUST  
ANDRES MENDEZ  
KATHERINE MALAGA

**CODE SECTION:**

**F.B.C. 105.4 EXPIRED BUILDING PERMIT**

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**NEXT MEETING DATE: May 15th, 2025 @ 2:00 P.M.  
ADJOURNMENT**