



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

Agenda of August 28th, 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 Bermudez, Code Compliance Field Supervisor
Jean Avenia, Code Compliance Field Supervisor
Janet Hernandez, Code Compliance Clerk
Pedro Ruiz, Code Compliance Officer III
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
Jorge Duany, 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".



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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-2503-25797**
ADM FEE \$150.00

1375 NW 97 AVE UNIT 4
LEVEL II WEST LLC
CHABO CPA LLC
AMERICARS AUTO LLC
BERNARDO L GONZALEZ

C. CARDENTY

CODE SECTION:

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

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

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

2. **CODE-2503-25862**
ADM FEE \$150.00

2129 NW 86 AVE
AMB HTD BEACON CENTRE LLC
CORPORATION SERVICE COMPANY
SCENTIMENT LLC
REGISTERED AGENTS INC

C. CARDENTY

CODE SECTION:

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

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

3. **CODE-2504-26528**
ADM FEE \$150.00

1375 NW 97 AVE UNIT 4
LEVEL II WEST LLC
CHABO CPA LLC
GREEN PEAK CAPITAL LLC
MITCHELL SETH POLANSKY PA

C. CARDENTY

CODE SECTION:

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

4. **CODE-2504-26876**
ADM FEE \$150.00

6350 NW 110 AVE
DORAL ISLES COMMUNITY ASSOCIATION INC
BECKER & POLIAKOFF PA

C. CARDENTY

CODE SECTION:

F.B.C. 105.4 EXPIRED BUILDING PERMIT

5. **CODE-2505-27484**
ADM FEE \$150.00

1450 NW 87 AVE UNITS 106-108
1450 PROFESSIONAL PLAZA LLC
CORPORATE CREATIONS NETWORK INC
SHOIS RESTAURANT II CORP
WILMER ESCARAY

C. CARDENTY

CODE SECTION:

SEC. 35-46 PERMIT REQUIRED - SPECIAL EVENTS



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

6. **CODE-2410-23163**
ADM FEE \$150.00

4732 NW 114 AVE UNIT 204
HORTENSIA ARMAND

P. RUIZ

CODE SECTION:

SEC. 5-149 DISCONTINUANCE OF UTILITIES

SEC. 5-151 HOT WATER

SEC. 5-158 MAINTENANCE OF PLUMBING FIXTURES

7. **CODE-2502-25229**
ADM FEE \$150.00

8310 NW 14 ST
PSBP INDUSTRIAL LLC
CORPORATION SERVICE COMPANY
CASA BLANCA EXPRESS INC
MARIA L ENRIQUEZ

C. RODRIGUEZ

CODE SECTION:

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

8. **CODE-2404-20143**
ADM FEE \$150.00

8386 NW 56 ST
8368 NW 56 ST LLC
GC DORAL HOLDINGS LLC C/O DANIEL TODD WHYTE
VALERY SWIMWEAR LLC
CLAUDIA VARESANO

A. MANTECON

CODE SECTION:

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

9. **CODE-2402-19005**
ADM FEE \$150.00

8368 NW 56 ST
8368 NW 56 ST LLC C/O AKERMAN LLP
GC DORAL HOLDINGS LLC C/O DANIEL TODD WHYTE
VALERY SWIMWEAR LLC
CLAUDIA VARESANO

A. MANTECON

CODE SECTION:

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10. **CODE-2501-24645**
ADM FEE \$150.00

10600 NW 37 TER
NIGHTWISH LLC
PABLO BARED
THE COLD LIFE LLC
KYLE PONTON

K. LOUIS

CODE SECTION:

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

EXTENSION OF TIME

11. **CODE-2403-19512**
ADM FEE \$150.00

6450 NW 110 AVE
DORAL ISLES COMMUNITY ASSOCIATION INC
BECKER & POLIAKOFF P.A

P. RUIZ

CODE SECTION:

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

CAP FINES

12. **CODE-2310-17463**
FINES: \$47,500.00
ADM FEE \$150.00

5637 NW 113 AVE
GRISEL GUTIERREZ
CARLOS F FERNANDEZ DE CASTRO

J. AVENIA

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

13. **CODE-2402-19395**
FINES: \$70,250.00
ADM FEE \$320.00

10330 NW 66 ST
GARY PIAZZA
JUAN PABLO ESPINOSA PEREZ

J. AVENIA

CODE SECTION:

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

14. **CODE-2303-13477**
FINES: \$94,750.00
ADM FEE \$150.00

2350 NW 96 AVE
TULIP WAREHOUSE LLC
LAW OFFICE OF CARLOS A ROMERO JR

C. CARDENTY

CODE SECTION:

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

LIEN RELEASE

CODE-2109-2558

10874 NW 73 TER
SONIA CASTANEDA

CODE SECTION:

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

CODE-2202-4984

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

CODE SECTION:

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



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CODE-2311-18039

1455 NW 107 AVE UNIT 436

WEST DADE COUNTY ASSOCIATES
PANDA PANCAKES LLC
KLIMATE GROUP INC

CODE SECTION:

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

ICBH

CODE-2504-26851

10350 NW 68 TER

IFEANYI IWUCHUKWU

CODE SECTION:

F.B.C. 105.4 EXPIRED BUILDING PERMIT

CODE-2403-19626

FOLIO 35-3019-018-1740

COSTA BRAVA ASSOCIATION INC
EISINGER, BROWN, LEWIS, FRANKEL & CHAIET

CODE SECTION:

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

NEXT MEETING DATE: September 18th, 2025 @ 2:00 P.M.
ADJOURNMENT