



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

Agenda of July 17th, 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

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. **CODE-2312-18468**
ADM FEE \$150.00

1903-1905 NW 79 AVE
PSBP INDUSTRIAL LLC
CORPORATION SERVICE COMPANY
TROOP INTERNATIONAL LOGISTIC INC
BGCONGROUP LLC

C. CARDENTY

CODE SECTION:

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

2. **CODE-2412-24246**
ADM FEE \$150.00

2301 NW 84 AVE
VIDREPUR OF AMERICA LLC
CASTILLO ALVARO BPA

C. CARDENTY

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

3. **CODE-2504-26442**
ADM FEE \$150.00

2101 NW 97 AVE
EMW HOLDING LLC
VARCA LAW PLLC
EXCLUSIVE MOTORING WORLDWIDE INC
ROLANDO RAMIREZ

C. CARDENTY

CODE SECTION:

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

4. **CODE-2409-22828**
ADM FEE \$150.00

1701 NW 84 AVE UNIT C-3
AMB PROPERTY CORPORATION
NEW WORLD PARTNERS JOINT VENTURE
CORPORATION SERVICE COMPANY
SENSE HOLDINGS LLC
JACKY ZEIGEN

C. CARDENTY

CODE SECTION:

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

5. **CODE-2406-21325**
ADM FEE \$150.00

2520 NW 97 AVE UNIT 3110
ALBION REALTY LLC
ZALINA GECAJ
FGV LLC
ROGERIO ALVES

P. RUIZ

CODE SECTION:

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

6. **CODE-2410-23116**
ADM FEE \$150.00

7500 NW 102 CT
MODERN DORAL COMMUNITY ASSOCIATION INC
SKRLD INC

P. RUIZ

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

7. **CODE-2411-23598**
ADM FEE \$150.00

8730 NW 27 ST
MIA 27TH STREET HOSPITALITY LLC
CHIRAG B DESAI

P. RUIZ

CODE SECTION:

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

8. **CODE-2411-24024**
ADM FEE \$150.00

5409 NW 82 AVE
US ANDES INVESTMENTS LLC
NANCY VILLAMIL
DAIDOKORO INC
ALEJANDRO DELGADO TRIANA

J. AVENIA

CODE SECTION:

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

9. **CODE-2501-24536**
ADM FEE \$150.00

2108 NW 99 AVE
QUANTUM GOLD LLC
NADEL HOWARD

K. LOUIS

CODE SECTION:

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

10. **CODE-2311-18039**
ADM FEE \$150.00

1455 NW 107 AVE UNIT 436
WEST DADE COUNTY ASSOCIATES
PANDA PANCAKES LLC
KLIMATE GROUP INC

K. LOUIS

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

11. **CODE-2504-26614**
ADM FEE \$150.00

7900 NW 58 ST
7 ELEVEN INC
CORPORATE CREATIONS NETWORK INC

A. GONZALEZ

CODE SECTION:

SEC. 5-137 STORMWATER DRAINAGE

12. **CODE-2412-24228**
ADM FEE \$150.00

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

13. **CODE-2408-22136**
ADM FEE \$0.00

5750 NW 107 AVE
TROPIC OIL COMPANY LLC
CORPORATION SERVICE COMPANY

C. RODRIGUEZ

CODE SECTION:

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

14. **CODE-2410-23511**
ADM FEE \$150.00

9755 NW 52 ST
DORAL HOUSE CONDOMINIUM ASSOCIATION INC
SRLD INC

C. RODRIGUEZ

CODE SECTION:

SEC. 74-723 COLOR, DESIGN, SMOKE, NOISE, ETC; NUISANCES; MOVES AND LOCATIONS TO BE APPROVED

LOCATION ON LAND SUBJECT TO FLOODING - NUISANCES



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

15. **CODE-2502-25574**
ADM FEE \$150.00

5900 NW 97 AVE UNIT C-19
DUSSAQ GROUP ENTERPRISES INC
MAURICE AIII DUSSAQ
SOUTH FLORIDA FOODS INTERNATIONAL INC
ELENA M DUSSAQ

C. RODRIGUEZ

CODE SECTION:

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

CAP FINES

16. **CODE-2308-16281**
FINES: \$54,500.00
ADM FEE \$150.00

8258 NW 58 ST
58TH STREET INVESTMENT LLC
JOHN STEWART
EGO COLLISION CENTER CORP
MARLY GOMEZ

A. GONZALEZ

CODE SECTION:

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

17. **CODE-2308-16282**
FINES: \$54,500.00
ADM FEE \$150.00

8250 NW 58 ST
58TH STREET INVESTMENT LLC
JOHN STEWART
EGO COLLISION CENTER CORP
MARLY GOMEZ

A. GONZALEZ

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

18. **CODE-2309-17118**
FINES: \$68,500.00
ADM FEE \$150.00

2500 NW 79 AVE UNITS 275-277-278
2500 DORAL K LLC
ADA VALDIVIA

C. CARDENTY

CODE SECTION:

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

19. **CODE-2312-18514**
FINES: \$54,500.00
ADM FEE \$150.00

8000 NW 21 ST
FIRE FIGHTERS MEMORIAL BUILDING CORPORATION
MCALLISTER IV WILLIAM PD
PARTIES BY PAT INC
JOSE M MARTINEZ

C. CARDENTY

CODE SECTION:

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

20. **CODE-2402-19002**
FINES: \$59,750.00
ADM FEE \$235.00

6810 NW 105 AVE
MARIELA MASCIAVE
OMAR CHAYA

J. AVENIA

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

MITIGATION

21. **CODE-2407-21963**
FINES: \$36,835.00

8191 NW 12 ST
ARC CAFEUSA001 LLC
CORPORATION SERVICE COMPANY

C. CARDENTY

CODE SECTION:

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

22. **CODE-2407-21536**
FINES: \$17,000.00

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

C. CARDENTY

CODE SECTION:

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

23. **CODE-2401-18658**
FINES: \$36,000.00

6000 NW 97 AVE UNIT B-1
D.C.P. LLC
MICHAEL MONTERO
LCM ENTERTAINMENT INC
JUMPIN JAMBOREE
DIANA CHOLAKOVA

J. AVENIA

CODE SECTION:

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

24. **CODE-2405-20783**
FINES: \$52,000.00

3737 NW 87 AVE UNIT 107
DORAL COURT RETAIL INVESTMENTS LLC
CORPORATION SERVICE COMPANY
URDANETA & URDANETA CORP
THE WONDERFUL LASHES STUDIO
OTTO URDANETA

J. AVENIA

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

25. **CODE-2409-22645**
FINES: \$22,835.00

6800 NW 102 AVE
FPM DORAL LLC
FPM FLORIDA PROPERTY MANAGEMENT LLC

J. AVENIA

CODE SECTION:

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

LIEN RELEASE

C2019-06-0101

9831 NW 58 ST UNIT 128
MANCINI HOLDINGS LLC
TAX BUREAU SERVICE CORP
VENEZUELAN DEPOT INC
XARPEL MARGARITA

CODE SECTION:

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

CODE-2303-13756

9895 NW 51 LN
TROY HARRISON

CODE SECTION:

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



CITY OF DORAL SPECIAL MAGISTRATE HEARING AGENDA

CONTINUANCE 8-21-2025

CODE-2505-27484

1450 NW 87 AVE UNITS 106-108

1450 PROFESSIONAL PLAZA LLC
CORPORATE CREATIONS NETWORK INC
SHOIS RESTAURANT II CORP
WILMER ESCARAY

CODE SECTION:

SEC. 35-46 PERMIT REQUIRED - SPECIAL EVENTS

CODE-2401-18778

7322 NW 112 CT

LUISA MELIDA AGUILAR

CODE SECTION:

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

CODE-2406-21332

1950 NW 87 AVE

DBH PROPERTIES LTD
MARIO HENRIQUEZ

CODE SECTION:

SEC. 77-190 MARKING - PARKING LOT MARKING

NEXT MEETING DATE: August 21st, 2025 @ 2:00 P.M.
ADJOURNMENT