



NORTH BAY VILLAGE  
EST. 1945

## NORTH BAY VILLAGE SPECIAL MAGISTRATE HEARING AGENDA VIRTUAL MEETING – APRIL 14, 2022

**LOCATION:**

Virtual Meeting

**TIME:**

2:00 P.M.

**SPECIAL MAGISTRATE:**

Regine Monestime Esquire

**NORTH BAY VILLAGE STAFF:**

Haydee S. Sera Esquire, Village Attorney

Debra Eastman, Interim Village Clerk

Orlando Rodriguez, Code Enforcement Division Director

Maria Tovar, Code Enforcement Officer

**NOTICE OF PROCEDURES**

Due to a declaration of emergency adopted by the Village Commission on April 22, 2020, North Bay Village (the "Village") will be conducting its Special Master hearings by video conference. Video conference hearings shall be conducted by the use of the platform Zoom. Anyone wishing to attend a hearing may do so by following these instructions:

1. Go to <https://zoom.us/>.
2. Enter the Meeting ID: 881 0204 6339.
3. Enter the Password: 744369.
4. Click "Join."
5. Upon commencement of the hearing, the Special Master shall provide an explanation of the hearing procedures.
6. Those who will be speaking during the hearing shall be sworn in.
7. The Special Master shall proceed to call the cases listed in the agenda.
8. Each case before a Special Master shall be presented by the Village staff.
9. All hearings before the Special Master shall be conducted as quasi-judicial hearings. All witnesses shall be sworn to tell the truth under penalty of perjury. Although the Florida Rules of Evidence shall not be applied to the proceedings strictly, due process and fundamental fairness shall be accorded to all alleged violators. Hearsay testimony may be considered to give weight or credibility to other evidence, but no order

- shall be entered based solely on hearsay testimony.
10. IF YOU WISH TO INTRODUCE EXHIBITS AS EVIDENCE, YOU MUST PROVIDE THE VILLAGE WITH A COPY OF THOSE EXHIBITS AT LEAST 3 DAYS PRIOR TO THE HEARING. PLEASE EMAIL YOUR EXHIBITS TO [code@nbvillage.com](mailto:code@nbvillage.com) AND INCLUDE THE PROPERTY ADDRESS AND CASE NUMBER IN YOUR EMAIL.
    - a. For all quasi-judicial hearings, a list of all proposed exhibits and a copy of the proposed exhibits shall be provided to the Clerk for the Special Master, in a format that is easily viewable on the Zoom platform. All exhibits shall be clearly labeled so as to allow for efficient retrieval and display on the Zoom platform during the hearing.
  11. In determining appeals, the Special Master shall determine whether:
    - a. The person and, or, the property owner were properly served with the civil citation and notice of hearing.
    - b. The citation adequately identifies facts constituting reasonable cause and the section or paragraph of the applicable law violated.
    - c. The Special Master shall consider all the evidence presented during the hearing.
  12. The record shall consist of the code enforcement file, the testimony of the Code Enforcement Officer who issued the civil citation and any other evidence accepted by the Special Master.
  13. The Special Master shall base its determination on substantial, competent evidence in the record and shall issue an order containing a statement of facts, conclusions of law and order. The order may affirm in whole or in part, or reverse, the charge of violation, affirm or modify the fine levied in the ticket, direct additional corrective action by the violator and, or, property owner, request corrective action by the Village, include the cost of repairs incurred, or that might be incurred by the Village, in correcting the violation, request the initiation of enforcement proceedings and take any other action consistent with the powers of the Special Master.
  14. Any person who might seek judicial review of the order of the Special Master must arrange for a court reporter to transcribe the hearing.





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5. **Case #210725**                      **7924 East Drive**                      **OFC. ORLANDO RODRIGUEZ**  
North Bay Investors Inc.  
7924 East Drive  
North Bay Village, Fl. 33141

**CODE SECTION:**

**Section 151.20(A)** of the North Bay Village code of ordinances. Failure to obtain recertification of buildings and components.

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6. **Case # 210721**                      **1735 N Treasure Drive**                      **OFC. ORLANDO RODRIGUEZ**  
Florida Real Estate Co. Llc  
200 International Cl # 3500  
Hunt Valley, Md. 21030

**CODE SECTION:**

**Section 151.20(A)** of the North Bay Village code of ordinances. Failure to obtain recertification of buildings and components.

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7. **Case #6544**                      **7508 W Treasure Drive**                      **OFC. MARIA TOVAR**  
Neriman Caliskan  
7508 W Treasure Dr  
North Bay Village, Fl. 33141

**CODE SECTION:**

**Section 8-1** of the Miami-Dade County code of ordinances. Work commenced without the required permits. (Interior demolition, electrical, plumbing, Structural & Mechanical.)

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8. **Case #6528**                      **1800 79 Street Cswy #A201**                      **OFC. MARIA TOVAR**  
Greenwald Real  
Estate Llc  
121 Ne 34th St., Apt 1201  
Miami, Fl 33137

**CODE SECTION:**

**Section 8-1** of the Miami-Dade County code of ordinances. Work commenced without the required permits. Interior demolition including, plumbing, electrical, structural, flooring and A/C work on the property.

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| 13. <b>Case #211201</b> | <b>7915 East Drive</b><br>C & D Bay Village Llc<br>7915 E Drive #1<br>North Bay Village, FL 33141 | OFC. ORLANDO RODRIGUEZ |
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**CODE SECTION:**

**Section 151.20(A)** of the North Bay Village code of ordinances. Failure to obtain recertification of buildings and components.

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| 14. <b>Case #211229</b> | <b>7925 West Drive</b><br>Valleyview Reit Llc<br>7925 WEST DR<br>MIAMI, FL 33142 | OFC. ORLANDO RODRIGUEZ |
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**CODE SECTION:**

**Section 151.20(A)** of the North Bay Village code of ordinances. Failure to obtain recertification of buildings and components.

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| 15. <b>Case #6549</b> | <b>7505 Bounty Ave</b><br>Romulo Herrera<br>7505 Bounty Ave<br>North Bay Village, Fl. 33141 | OFC. MARIA TOVAR |
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**CODE SECTION:**

**Section 151.20(A)** Section 96.04(A) of the North Bay Village code of ordinances. Construction noise prohibited on a weekend (Saturday/Roofing work.)

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| 16. <b>Case #6550</b> | <b>7505 Bounty Ave</b><br>Romulo Herrera<br>7505 Bounty Ave<br>North Bay Village, Fl. 33141 | OFC. MARIA TOVAR |
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**CODE SECTION:**

**Section 8-1** of the Miami-Dade County code of ordinances. Work commenced without the required permits. (Roofing work.)

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