



NORTH BAY VILLAGE
EST. 1945

NORTH BAY VILLAGE SPECIAL MAGISTRATE HEARING AGENDA VIRTUAL MEETING – May 19, 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, 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: 845 5282 8290.
3. Enter the Password: 007681.
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 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.



NORTH BAY VILLAGE
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| 1. Case # 7158 | 1601-1643 N Treasure Drive
Treasure Island Cove Condo Association Inc.
P.O.BOX 523532
MIAMI, FL 33152 | OFC. ORLANDO RODRIGUEZ |
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CODE SECTION:

Section 8-1 of the Miami-Dade County code of ordinances. Work commenced without the required permits. (Resurface/Re-striping parking lot.)

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| 2. Case #211215 | 1666 Kennedy Causeway
Causeway Tower Llc
1666 Kennedy Causeway # 610
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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| 3. Case # 210723 | 7920 East Drive
Belle Isle Condominium Association, Inc.
7920 East Drive
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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| 4. Case # 210719 | 7945 East Drive
Bays Water Condominium Association, Inc.
7945 East Drive
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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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.

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.

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

CODE SECTION:

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

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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| 9. Case #211201 | 7915 East Drive
C & D Bay Village Llc
7915 E Drive #1
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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| 10. Case #211229 | 7925 West Drive
Valleyview Reit Llc
7925 WEST DR
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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| 11. Case #6549 | 7505 Bounty Ave
Romulo Herrera
7505 Bounty Ave
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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| 12. Case #6550 | 7505 Bounty Ave
Romulo Herrera
7505 Bounty Ave
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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13. **Case #6539**

1690 S Treasure Drive

OFC. MARIA TOVAR

Atmosphere Invest Llc
4000 Hollywood Blvd 285 S
Hollywood, Fl. 33021

CODE SECTION:

Section 8-1 of the Miami-Dade County code of ordinances. Work commenced without the required permits. (Interior remodeling, plumbing, electrical, and Tiki hut built without zoning approval.)

14. **Case #211213**

7928 West Drive

OFC. ORLANDO RODRIGUEZ

The Islander Club Condo
Association, Inc.
P.O. Box 415700
Miami Beach, Fl. 33141

CODE SECTION:

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

15. **Case #211211**

7921 East Drive

OFC. ORLANDO RODRIGUEZ

The Lido Condominium
Association, Inc
7921 East Drive # 6
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.

16. **Case #211209**

7909-7911 East Drive

OFC. ORLANDO RODRIGUEZ

Harbor Condo HOA Inc.
5701 Biscayne Blvd Cs1
Miami, Fl. 33137

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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17. **Case #211227**

1880 S Treasure Drive

OFC. ORLANDO RODRIGUEZ

Treasure Bay Club Condo
T.B.C. Condo Association Inc.
C/O: Urban Resource
Po Box 415700
Miami Beach, Fl. 33141

CODE SECTION:

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

18. **Case #6653**

7720 Miami View Drive

OFC. MARIA TOVAR

Miami View Drive Llc
Po Box 338
Alpine, NJ. 07620

CODE SECTION:

Section 105.1 of the Florida Building Code North Bay Village code of ordinances. Construction commenced without the required permits.

19. **Case #6542**

8020 East Drive #218

OFC. MARIA TOVAR

Harbor Condo HOA Inc.
5701 Biscayne Blvd Cs1
Miami, Fl. 33137

CODE SECTION:

Section 8-1 of the Miami-Dade County code of ordinances. Construction commenced without the required permits. (Windows Replaced)
