



NORTH BAY VILLAGE
EST. 1945

NORTH BAY VILLAGE SPECIAL MAGISTRATE HEARING AGENDA VIRTUAL MEETING – August 25, 2022

LOCATION:

Virtual Meeting

TIME:

2:00 P.M.

SPECIAL MAGISTRATE:

Regine Monestime Esquire

NORTH BAY VILLAGE STAFF:

Jose L. Arango Esquire, Village Attorney
Orlando Rodriguez, Code Enforcement Director
Maria Tovar, Code Enforcement Officer
Scarlet Cid, Code Enforcement Clerk

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: 846 5213 2975.
3. Enter the Password: 399050.
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.



NORTH BAY VILLAGE
EST. 1945

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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 # 6665** **7941 West Drive #301** **OFC. MARIA TOVAR**
Allan Maqueira
Silvania Rodrigues
Juana Ines Carcano Liano
7941 West Drive Apt 301
North Bay Village, Fl 33141

CODE SECTION:
Section 105.1 of the Florida Building code. Work performed without the required permits. (Kitchen renovation without permits)

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7. **Case #6544** **7508 W Treasure Drive** **OFC. MARIA TOVAR**
7508 Treasure Llc
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.)

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8. **Case #6656** **7557 Mutiny Ave** **OFC. MARIA TOVAR**
San Marcos Investment Group Llc
Estate Llc
7557 Mutiny Ave
North Bay Village, Fl 33141

CODE SECTION:
Section 105.1 of the Florida Building code. Construction commenced without the required permits. (Painting and Driveway demolition without permits)



NORTH BAY VILLAGE
EST. 1945

9. **Case #6476**

7910 West Drive #205

OFC. ORLANDO RODRIGUEZ

Gator Harbor West Ltd
7850 Nw 146 St 4th Floor
Miami Lakes, Fl 33016

CODE SECTION:

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

10. **Case #211229**

7925 West Drive

OFC. ORLANDO RODRIGUEZ

Valleyview Reit Llc
7925 WEST DR
MIAMI, FL 33142

CODE SECTION:

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

11. **Case #6550**

7505 Bounty Ave

OFC. MARIA TOVAR

Romulo Herrera
7505 Bounty Ave
North Bay Village, Fl. 33141

CODE SECTION:

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

12. **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.)



NORTH BAY VILLAGE
EST. 1945

13. **Case #6471**

1865 Kennedy Cswy #3A

OFC. ORLANDO RODRIGUEZ

Victor M Vargas
1865 79 Street Cswy #3a
North Bay Village, Fl. 33141

CODE SECTION:

Section 8-1 *1of the Miami-Dade County code of ordinances. Work commenced without the required permits. (Structural / Partition wall created for second bedroom)*

14. **Case #6667**

1440 S. Treasure Drive

OFC. MARIA TOVAR

Ahmed Elfeki
1440 S Treasure Drive
North Bay Village, Fl. 33141

CODE SECTION:

Section 105.1 *of the Florida Building code. Work performed without the required permits. (Driveway demolition without permits).*

15. **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.*

16. **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.*



NORTH BAY VILLAGE
EST. 1945

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| 17. Case # 3039
2443/3031/3030
3025 | 7500 Center Bay Drive
Hashim Alyawer
Olivia Spagnuolo
1200 West Ave Apt 1225
Miami, Fl. 33139 | OFC. MARIA TOVAR |
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CODE SECTION:

Section 151.01(C)(1)(2) of the North Bay Village Code of Ordinances. Failure to maintain structure, ceiling, roof, walls, doors, and windows.

Section 8.1 Miami-Dade County Code of Ordinances. Failure to obtain permit for a construction dumpster.

Section 94.02(A)(2) of the North Bay Village Code of Ordinances. Trash, rubbish, debris on the property weeds growing on the property.

Section 8.9(B) of the North Bay Village Code of Ordinances. Structure encroachment into side set back.

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| 18. Case #211211 | 7921 East Drive
The Lido Condominium
Association, Inc
7921 East Drive # 6
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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| 19. Case #6660 | 7710 Beach View Drive
Andres Berroa
Lacy Berroa
7710 Beachview Drive
North Bay Village, Fl. 33141 | OFC. MARIA TOVAR |
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CODE SECTION:

Section 105.1 of the Florida Building code. Work performed without the required permits. (Painting the exterior of the property without permits)