



NORTH BAY VILLAGE  
EST. 1945

## NORTH BAY VILLAGE SPECIAL MAGISTRATE HEARING AGENDA VIRTUAL MEETING – October 13, 2022

**LOCATION:**

Virtual Meeting

**TIME:**

2:00 P.M.

**SPECIAL MAGISTRATE:**

Regine Monestime Esquire

**NORTH BAY VILLAGE STAFF:**

Haydee S. Sera 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: 829 5547 1573.
3. Enter the Password: 862005.
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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1. **Case #6765**                      **7901 Hispanola Ave #1101**                      **OFC. ORLANDO RODRIGUEZ**  
Kevin Colin  
Cynthia Colin.  
7901 Hispanola Ave #1101  
North Bay Village, FL 33141

**CODE SECTION:**  
*Section 96.02 of the North Bay Village code of ordinances. (Excessively Loud noise/music).*

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2. **Case # 7158**                      **1601-1643 N Treasure Drive**                      **OFC. ORLANDO RODRIGUEZ**  
Treasure Island Cove Condo  
Association Inc.  
P.O.BOX 523532  
MIAMI, FL 33152

**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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3. **Case #211215**                      **1666 Kennedy Causeway**                      **OFC. ORLANDO RODRIGUEZ**  
Causeway Tower Llc  
1666 Kennedy Causeway # 610  
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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4. **Case # 210723**                      **7920 East Drive**                      **OFC. ORLANDO RODRIGUEZ**  
Belle Isle Condominium  
Association, Inc.  
7920 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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5. **Case # 210719**                      **7945 East Drive**                      **OFC. ORLANDO RODRIGUEZ**  
Bays Water Condominium  
Association, Inc.  
7945 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 #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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7. **Case # 6470**                      **7533 Adventure Ave**                      **OFC. ORLANDO RODRIGUEZ**  
Debra and Danny LLC  
7533 Adventure Ave  
North Bay Village, Fl 33141

**CODE SECTION:**

**Section 105.1** of the Florida Building code. (Accessory structure installed in the set back with electrical connections and air conditioning split unit).

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8. **Case #6544**                      **7508 W Treasure Drive**                      **OFC. MARIA TOVAR**  
7508 Treasure LLC  
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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9. **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).

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10. **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.)

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11. **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.

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12. **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.)

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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.)

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14. **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)

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15. **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).

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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.

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18. **Case #6679**

**7801 Center Bay Drive**

**OFC. MARIA TOVAR**

Amiel D Aviman  
7901 Hispanola Ave #1506  
North Bay Village, FL 33141

**CODE SECTION:**

**Section 104.02(A)** of the North Bay Village code of ordinances. Maintenance of road way and public right of way. (Dust sediment soil is prohibited to discharge into street or storm drain).

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19. **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.

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20. **Case #6680**

**1700 N. Treasure Drive**

**OFC. MARIA TOVAR**

Edgard Mendez  
& W Fortuna  
1700 N. Treasure Drive  
North Bay Village, Fl. 33141

**CODE SECTION:**

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

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