



NORTH BAY VILLAGE  
EST. 1945

## NORTH BAY VILLAGE SPECIAL MAGISTRATE HEARING AGENDA VIRTUAL MEETING – January 26, 2023

**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: 811 3508 8958.
3. Enter the Password: 551620.
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 #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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2. **Case # 7158**                      **1601-1647 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 #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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6. **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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7. **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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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).*

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9. **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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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.

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11. **Case #220911**                      **7525 E. Treasure Dr. #708**                      **OFC. ORLANDO RODRIGUEZ**  
Ag ICC Mc Treasure North LLC  
C/O Angelo Gordon & Co LP  
245 Park Ave 24th Floor  
New York, NY 10167

**CODE SECTION:**

**Section 151.04(C)(1)(3)(5)** of the North Bay Village code of ordinances. Minimum housing standards for buildings. All foundations exterior walls shall be in good repair. (Balcony in disrepair).

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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 #7179**

**1820 S Treasure Drive**

OFC. ORLANDO RODRIGUEZ

Casa Del Rey Condominium  
Association, INC.  
1820 S. Treasure Drive  
North Bay Village, Fl. 33141

**CODE SECTION:**

**Section 105.1** of the Florida Building code. Work performed without the required permits. (Structural repair to the balcony wall behind #205 without the required permit).

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14. **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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15. **Case #6484**

**7928 West Drive #510**

OFC. ORLANDO RODRIGUEZ

Alejandro Corpus Posadas  
Camila Mac Navas  
7928 West Drive #510  
North Bay Village, FL 33141

**CODE SECTION:**

**Section 105.1** of the Florida Building code. Commenced plumbing, flooring, electrical, and structural, demo work without permits.

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16. **Case #7191**

**7928 West Drive #510**

OFC. ORLANDO RODRIGUEZ

Alejandro Corpus Posadas  
Camila Mac Navas  
7928 West Drive #510  
North Bay Village, FL 33141

**CODE SECTION:**

**Section 115.3** of the Florida Building code. Unlawful continuance of work having been served with stop work order.

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17. **Case #6478**

**1580 Kennedy Causeway**

**OFC. ORLANDO RODRIGUEZ**

Simcha Connection INC  
1580 Kennedy Causeway  
North Bay Village, FL 33141

**CODE SECTION:**

**Section 105.1** of the Florida Building code. Commenced work without permits. (14x10 asphalt patch around basin drain).

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