



NORTH BAY VILLAGE
EST. 1945

NORTH BAY VILLAGE SPECIAL MAGISTRATE HEARING AGENDA VIRTUAL MEETING – May 25, 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: 870 7127 7608.
3. Enter the Password: 895902.
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 #6484 | 7928 West Drive #510
Alejandro Corpus Posadas
Camila Mac Navas
7928 West Drive #510
North Bay Village, FL 33141 | OFC. ORLANDO RODRIGUEZ |
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CODE SECTION:

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

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| 2. Case #6829 | 1620 N Treasure Drive
Andy Dorcely
1652 Ne 143 St
North Miami, Fl 33181 | OFC. MARIA TOVAR |
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CODE SECTION:

Section 105.1 Of the Florida building code of ordinances. Work without permits. (Installing a water heater).

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| 3. 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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| 4. 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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5. **Case # 6832**

7537 Mutiny Ave

OFC. MARIA TOVAR

Ana Caims
1730 S Treasure Drive
North Bay Village, Fl. 33141

CODE SECTION:

Section 96.04 (A) of the North Bay Village Code of ordinances. Construction noise activity on a Saturday. (Tile work on entrance porch without required permits.)

6. **Case #221201**

7904 West Drive

OFC. ORLANDO RODRIGUEZ

Bayshore Yacht & Tennis
Club Condo.
7904 West 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.

7. **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).

8. **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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| 9. 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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| 10. Case #6489 | 1780 Kennedy Causeway
North Bay White House
Association No. 3, Inc.
1770 79 St Cswy #B101
North Bay Village, Fl 33141 | OFC. ORLANDO RODRIGUEZ |
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CODE SECTION:

Section 105.1 of the Florida Building code. Work performed without the required permits. (Trash chute, fire sprinkler, & Wall).

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| 11. Case #6830 | 7910 Harbor Island Dr #1103
Carlos Guerrero
7910 Harbor Island Drive #1103
North Bay Village, Fl 33141 | OFC. MARIA TOVAR |
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CODE SECTION:

Section 105.1 of the Florida Building Code of ordinances. Work commenced without the required permits. (Demolition/Flooring).

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| 12. Case #7183 | 1820 S Treasure Drive
Casa Del Rey Condominium
Association, INC.
1820 S. Treasure Drive
North Bay Village, Fl. 33141 | OFC. ORLANDO RODRIGUEZ |
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CODE SECTION:

Section 105.1 of the Florida Building Code of ordinances. Replacing 2 front glass doors and 2 windows without the required permits.



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13. **Case #6824**

1570 S Treasure Drive

OFC. MARIA TOVAR

Paul Ventre
Ashley Juster Ventre
2410 Inlet Drive
Ft Lauderdale, FL 33316-3622

CODE SECTION:

Section 105.1 of the Florida building code of ordinances. Work commenced without the required permits. (Replacing all the fascia of the house.)

14. **Case #7200**

7600 Beach View Drive

OFC. ORLANDO RODRIGUEZ

Kpi Equity Holdings
16275 Collins Ave Unit 1903
Sunny Isles Beach, FL 33160

CODE SECTION:

Section 105.1 of the Florida Building code of ordinances. Work commenced without required permits. (demolition, electrical, plumbing, structural, and mechanical).

15. **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.

16. **Case#7180**

7517 Bounty Ave

OFC. ORLANDO RODRIGUEZ

Jose A Rivera
7517 Bounty Ave
Miami, FL 33141

CODE SECTION:

Section 105.1 of the Florida Building code of ordinances. Commenced building, plumbing, mechanical, electrical, and flooring work without the required permits.



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17. **Case#6814**

7549 Bounty Ave

OFC. MARIA TOVAR

Lars Schoett
7549 Bounty Ave
North Bay Village, FL 33141

CODE SECTION:

Section 105.1 of the Florida Building code of ordinances. Complete kitchen demolition, interior wall, floor, pool refurbishing on a Saturday without permit.

18. **Case#6816**

7431 Coquina Drive

OFC. MARIA TOVAR

Troy Scott Eldridge
Viktoria C S Eldridge
7431 Coquina Drive
North Bay Village, FL 33141

CODE SECTION:

Section 105.1 of the Florida Building code of ordinances. Enclosing front porch with sliding door, tiles removal, and some electrical work without permits on a Saturday.

19. **Case#6817**

7927 East Drive

OFC. MARIA TOVAR

7927/7931 East Drive
Property Holdings Llc
Po Box 96702
Maple, Ontario, L6A0A2, Canada

CODE SECTION:

Section 94.10(F) of the North Bay Village code of ordinances. Placing construction material inside of the trash cans.

20. **Case # 6818**

7509 Mutiny Ave

OFC. MARIA TOVAR

Israel Maya
Roxana Yanina Morales
7509 Mutiny Ave
North Bay Village, FL. 33141

CODE SECTION:

Section 96.04 (A) Of the North Bay Village code of ordinances. Construction noise activity before 8:00 am.



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21. **Case#6828**

7513 Bounty Ave

OFC. MARIA TOVAR

7513 Bounty Llc
2235 SW 25 Ter.
Miami, FI 33133

CODE SECTION:

Section 105.1 of the Florida Building Code of ordinances. Work commenced without the required Permits.(Windows, doors, structure, & interior remodeling.)

22. **Case#6822**

7421 Center Bay Drive

OFC. MARIA TOVAR

Christopher Michael Wands
Emily Faye Safran
7421 Center Bay Drive
North Bay Village, FI 33141

CODE SECTION:

Section 96.04(A) of the North Bay Village code of ordinances(work commenced without the required permits on a Saturday. Plumbing, replacing sewer/water line.
