



NORTH BAY VILLAGE  
EST. 1945

## NORTH BAY VILLAGE SPECIAL MAGISTRATE HEARING AGENDA VIRTUAL MEETING – JUNE 29, 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: 886 9969 7890.
3. Enter the Password: 629001.
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.



**NORTH BAY VILLAGE**  
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1. **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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2. **Case #230421**

**1800 79 St Causeway**

**OFC. MARIA TOVAR**

North Bay White House  
Association No. 1, Inc.  
P.O.Box 41-4331  
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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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 #230415**                      **1790 Kennedy Causeway**                      **OFC. MARIA TOVAR**  
North Bay White House  
Association, No. 2, Inc  
P.O.Box 41-4331  
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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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.

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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).

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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. | <b><u>Case #211229</u></b> | <b><u>7925 West Drive</u></b><br>Valleyview Reit Llc<br>7925 West Dr.<br>Miami, Fl. 33142 | <b>OFC. ORLANDO RODRIGUEZ</b> |
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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. | <b><u>Case #6489</u></b> | <b><u>1780 Kennedy Causeway</u></b><br>North Bay White House<br>Association No. 3, Inc.<br>1770 79 St Cswy #B101<br>North Bay Village, Fl 33141 | <b>OFC. ORLANDO RODRIGUEZ</b> |
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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. | <b><u>Case #230413</u></b> | <b><u>1780 Kennedy Causeway</u></b><br>North Bay White House<br>Association No. 3, Inc.<br>North Bay Village, Fl 33141 | <b>OFC. MARIA TOVAR</b> |
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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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| 12. | <b><u>Case #230419</u></b> | <b><u>1820 S Treasure Drive</u></b><br>Casa Del Rey Condominium<br>Association, INC.<br>1820 S. Treasure Drive<br>North Bay Village, Fl. 33141 | <b>OFC. ORLANDO RODRIGUEZ</b> |
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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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| 13. <b>Case #230411</b> | <b>1770 Kennedy Causeway</b><br>North Bay White House<br>Association No. 4, Inc.<br>P.O.Box 41-4331<br>Miami Beach, FL 33141 | OFC. MARIA TOVAR |
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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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| 14. <b>Case #7200</b> | <b>7600 Beach View Drive</b><br>Kpi Equity Holdings<br>16275 Collins Ave Unit 1903<br>Sunny Isles Beach, FL 33160 | OFC. ORLANDO RODRIGUEZ |
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**CODE SECTION:**

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

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| 15. <b>Case #6825</b> | <b>7945 East Drive #207</b><br>MGP Shipping Line Llc<br>7900 Tatum Waterway Dr Apt. 502<br>Miami Beach, FL 33141 | OFC. MARIA TOVAR |
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**CODE SECTION:**

**Section 105.1** of the Florida Building Code of ordinances. Interior demolition (Kitchen, bathroom, and wall) without required permits.

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| 16. <b>Case #7180</b> | <b>7517 Bounty Ave</b><br>Jose A Rivera<br>7517 Bounty Ave<br>Miami, FL 33141 | OFC. ORLANDO RODRIGUEZ |
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**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.

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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.

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19. **Case# 230417**

**1850 S. Treasure Drive**

OFC. ORLANDO RODRIGUEZ

Treasure 1850 LLC  
3921 Alton Rd 465  
Miami, FL 33140

**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 # 230409**

**1601-1647 N Treasure Drive**

OFC. ORLANDO RODRIGUEZ

Treasure Island Cove  
Condominium Association, Inc.  
P.O.Box 523532  
Miami, FL 33152

**CODE SECTION:**

**Section 151.20(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, Fl 33133

**CODE SECTION:**

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

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22. **Case #230407**

**1819-1855 Kennedy Cswy**

OFC. ORLANDO RODRIGUEZ

North Bay Village  
Holdings Llc  
755 Berri St Ste 200  
Montreal, Qc H2y 3e5 Canada

**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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23. **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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