



NORTH BAY VILLAGE  
EST. 1945

## NORTH BAY VILLAGE SPECIAL MAGISTRATE HEARING AGENDA VIRTUAL MEETING – JULY 27, 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: 825 6188 3237.
3. Enter the Password: 688572.
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. <b>Case #6484</b> | <b>7928 West Drive #510</b><br>Alejandro Corpus Posadas<br>Camila Mac Navas<br>7928 West Drive #510<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. Commenced plumbing, flooring, electrical, and structural, demo work without permits.

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| 2. <b>Case #3162&amp;3164</b> | <b>7928 West Drive #510</b><br>Alejandro Corpus Posadas<br>Camila Mac Navas<br>7928 West Drive #510<br>North Bay Village, FL 33141 | <b>OFC. ORLANDO RODRIGUEZ</b> |
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**CODE SECTION:**

**Section 13.3(B)(C)** of the North Bay Village code of ordinances. Operating and advertising as a short-term rental without a license to operate in NBV.

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| 3. <b>Case #211215</b> | <b>1666 Kennedy Causeway</b><br>Causeway Tower Llc<br>1666 Kennedy Causeway # 610<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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| 4. <b>Case#6828</b> | <b>7513 Bounty Ave</b><br>7513 Bounty Llc<br>2235 SW 25 Ter.<br>Miami, Fl 33133 | <b>OFC. MARIA TOVAR</b> |
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**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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5. **Case #6835**

**7621 Coquina Drive**

**OFC. MARIA TOVAR**

Samuel J Heskiel  
7621 Coquina Drive  
North Bay Village, FI 33141

**CODE SECTION:**

**Section 96.04(A)** Of the North Bay Village Code of ordinances. Construction noise activity on Saturday. (Interior demolition)

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6. **Case #047303**

**7946 East Drive**

**OFC. ORLANDO RODRIGUEZ**

Majestic Isle Condominium  
Association, Inc.  
7946 East Drive  
North Bay Village, FI 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, FI 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. **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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10. **Case #6489**                      **1780 Kennedy Causeway**                      **OFC. ORLANDO RODRIGUEZ**  
North Bay White House  
Association No. 3, Inc.  
1770 79 St Cswy #B101  
North Bay Village, Fl 33141

**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 #6834**                      **1801 S Treasure Drive #526**                      **OFC. MARIA TOVAR**  
Rafaella Ledo Massey  
1801 S Treasure Drive #526  
North Bay Village, Fl 33141

**CODE SECTION:**

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

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12. **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).

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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 permits.

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