



NORTH BAY VILLAGE
EST. 1945

NORTH BAY VILLAGE SPECIAL MAGISTRATE HEARING AGENDA VIRTUAL MEETING – September 19, 2024

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: 896 1643 6596.
3. Enter the Password: 296075
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.



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1. **Case#6886** **7544 Buccaneer Ave** **OFC. MARIA TOVAR**
Hanz Schmitz Le
Amparo Schmitz Le
Rem Julieta Schmitz Lopez
7544 Buccaneer Ave
North Bay Village, FL 33141

CODE SECTION

Section 105.1 of the Florida Building Code. Structural work commenced without the required permits. (Removed and installed windows).

2. **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.

3. **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.

4. **Case#6305** **7548 Mutiny Ave** **OFC. MARIA TOVAR**
Maria Kurani &H Nirmal
7548 Mutiny Ave
North Bay Village, Fl 33141

CODE SECTION

Section 105.1 of the Florida Building code. Work commenced without the required permits. (Interior remodeling, floors and electrical work on a Saturday).



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5. **Case #047303** **7946 East Drive** **OFC. ORLANDO RODRIGUEZ**
Majestic Isle Condominium
Association, Inc.
7946 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#6900** **7711 Beach View Drive** **OFC. MARIA TOVAR**
Carmen L Vilarino
7711 Beach View Drive
North Bay Village, FL 33141

CODE SECTION

Section 104.02 (A)(C) of the North Bay Village Code of ordinances. (Notice #2) Discharge of dust sediment, soil, mod, sand, and gravel into public road storm drains.

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7. **Case#240636** **7553 Bounty Ave** **OFC. MARIA TOVAR**
Carmen Acosta
7553 Bounty Ave
North Bay Village, FL 33141

CODE SECTION:

Section 105.4-105.5 of the Florida Building Code. Renewal of permits required within 180 days when the permit becomes null and voided.

Section 95.01(F)(F) of the North Bay Village Code of ordinances. Failure to maintain pool free of stagnant water.

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8. **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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9. **Case#6887** **7601 E Treasure Drive#CU14** **OFC. MARIA TOVAR**
Luki LLC
465 Ocean Drive #1123
Miami Beach, FL 33139

CODE SECTION:
Section 105.1 of the Florida Building Code. Work commenced without the required permits. (Interior demolition, structural, electrical, and plumbing.

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10. **Case#6864** **1470 S Treasure Drive** **OFC. MARIA TOVAR**
Jonathan Javitt
Marcia Javitt
1470 S Treasure Drive
North Bay Village, FL 33141

CODE SECTION:
Section 105.1 of the Florida Building code. Work performed without the required permits. Repairing second floor roof, balcony deck, and (4) mooring piling installed.

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11. **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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12. **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. Failure to obtain recertification of buildings and components.



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13. **Case #230419**

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 151.20(A) of the North Bay Village code of ordinances. Failure to obtain recertification of buildings and components.

14. **Case#6862**

7560 W Treasure Drive

OFC. MARIA TOVAR

Timothy Wilcox
7560 W Treasure Drive
North Bay Village, Fl 33141

CODE SECTION

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

15. **Case#3194**

1460 S Treasure Drive

OFC. ORLANDO RODRIGUEZ

Anthony Marlowe
1460 S Treasure Drive
North Bay Village, Fl 33141

CODE SECTION

Section 105.1 Of the Florida Building code. Work commenced without required permits. Removed all sod from the front, side, and rear of the yard and replaced with artificial turf.

16. **Case#6849**

1800 79 St Cswy #A301

OFC. MARIA TOVAR

Leonor E. Albornoz Linares
1549 Ne 110 St
Miami, Fl 33161

CODE SECTION

Section 105.1 of the Florida Building code. Work commenced without required permits. (Entry doors replaced).



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17. **Case#5304**

7934 West Drive #1201

OFC. ORLANDO RODRIGUEZ

Svetlana Kostic
7934 West Drive #1201
North Bay Village, FL 33141

CODE SECTION:

Section 105.1 Of the Florida Building Code. Work performed without the required permits. 2 bathrooms were remodeled with new floors and tiles.

18. **Case #5305**

1440 S Treasure Drive

OFC. ORLANDO RODRIGUEZ

Ahmed Elfeki
1440 S Treasure Drive
North Bay Village, FI 33141

CODE SECTION:

Section 105.1 of the Florida Building Code. Work performed without the required permits. (Cutting into the public sidewalk).

19. **Case#6896**

7525 Adventure Ave

OFC. MARIA TOVAR

Adventure Avenue LLC
7525 Adventure Ave
North Bay Village, FI 33141

CODE SECTION:

Section 105.1 of the Florida Building Code. Work commenced without the required permits. (Installed new driveway)

20. **Case#6895**

7909 East Drive #203

OFC. MARIA TOVAR

June F Cohen
9145 NW 1 Ave
Miami Shores, FI 33150

CODE SECTION:

Section 105.1 of the Florida Building code. Work commenced without the required permits. (A/C mini split was replaced and electrical work on the electrical panel on a Saturday).

21. **Case#5316**

7513 W Treasure Drive

OFC. ORLANDO RODRIGUEZ

Tal Sadetzki
Diana Maria Rodan
7513 W Treasure Drive
North Bay Village, FI 33141

CODE SECTION:

Section 105.1 of the Florida Building code. Work performed without the required building permits. (Demolition plumbing, electrical, and interior remodeling).



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22. **Case#5312**

7520 W Treasure Drive

OFC. ORLANDO RODRIGUEZ

Treasure Bay Drive LLC
2600 S Douglas Rd #607
Coral Gables, FL 33134

CODE SECTION:

Section 105.1 of the Florida Building code. Work commenced without the required permits. (Replaced the front door and trim).

23. **Case#5309**

7520 W Treasure Drive

OFC. ORLANDO RODRIGUEZ

Treasure Bay Drive LLC
2600 S Douglas Rd #607
Coral Gables, FL 33134

CODE SECTION:

Section 105.1 of the Florida Building code. Work commenced without the required permits. (Installing glass railing on the property).

24. **Case#6899**

1540 N Treasure Drive

OFC. MARIA TOVAR

Caya Homes & Investments
Corp
393 SW 1595 LN
Pembroke Pines, FI 33027

CODE SECTION:

Section 105.1 of the Florida Building code. Work performed without the required permits. (Installed underground fiber glass pool a wood fence on a Saturday).

25. **Case#6307**

7548 Adventure Ave

OFC. MARIA TOVAR

11 Invest Pro Llc
7505 Mutiny Ave
North Bay Village, FI 33141

CODE SECTION:

Section 94.021 (A)(1) of the North Bay Village code of ordinances. Failure to maintain landscape on the property. (Grass overgrown).

26. **Case#6880**

1671 S Treasure Drive

OFC. MARIA TOVAR

11 Invest Pro LLC
7544 Mutiny Ave
North Bay Village, FI 33141

CODE SECTION

Section 105.1 of the Florida Building code. Work commenced without the required permits. (Fence was replaced).



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27. **Case#6308**

1671 S Treasure Drive

OFC. MARIA TOVAR

11 Invest Pro LLC
7544 Mutiny Ave
North Bay Village, FL 33141

CODE SECTION

Section 94.021(A)(1) of the North Bay Village code of ordinances. Failure to maintain landscape maintenance on the property. (Grass overgrown).

28. **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.
