



NORTH BAY VILLAGE
EST. 1945

NORTH BAY VILLAGE SPECIAL MAGISTRATE HEARING AGENDA VIRTUAL MEETING – JANUARY 23, 2025

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: 820 7902 5069.
3. Enter the Password: 575542.
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#6895** **7909 East Drive #203** **OFC. MARIA TOVAR**
June F Cohen
9145 NW 1 Ave
Miami Shores, Fl 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).

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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.

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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.

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4. **Case#5333** **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 105.1 Of the Florida Building Code. Work commenced without the required permits. Electrical work was done on the exterior LED lights for parking area.



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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#6315** **1441 S Treasure Drive** **OFC. MARIA TOVAR**
Jacob James Sherrill
1441 S Treasure Drive
North Bay Village, FL 33141

CODE SECTION

Section 105.1 of the Florida Building Code. Work commenced without the required permits. The exterior door was removed and replaced with concrete.

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7. **Case#240601** **1735 N Treasure Drive** **OFC. ORLANDO RODRIGUEZ**
Florida Real Estate Company LLC
200 International CL STE 3500
Hunt Valley, MD 21030

CODE SECTION:

Section 9.3 (E)(12)(a)/(b) Of the North Bay Village Code of ordinances. Parking lot, sidewalk, and driveway maintenance required.

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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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13. **Case#6849**

1800 79 St Cswy #A301

OFC. MARIA TOVAR

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

CODE SECTION

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

14. **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.

15. **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).

16. **Case# 240652**

7549 Buccaneer Ave

OFC. MARIA TOVAR

Wendy Yajaira Duvall
Mariano Hernan Beltrame
7549 Buccaneer Ave
North Bay Village, FI 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. Failure to renew permits numbers 160000046, 160000504, 160000270. For interior demolition, fence, interior remodeling, windows, door framing and the dumpster.



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17. **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.

18. **Case#6324#6325**

7904 West Drive #601

OFC. MARIA TOVAR

Alphonso Morgan
7904 West Drive #601
North Bay Village, Fl 33141

CODE SECTION

Section 13.3(B)(C) of the North Bay Village Code of ordinances. The property was found advertising and operating as a short-term vacation rental without a license.

Section 110.06 Of the North Bay Code of ordinances. Operating a business without a Business Tax Receipt(BTR).

19. **Case#5338**

7431 Coquina Drive

OFC. OLANDO RODRIGUEZ

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. Work performed without the required building permits. (Removed old driveway and installed gravel driveway).

20. **Case#6316**

7601 E Treasure Drive

OFC. MARIA TOVAR

The Grandview Palace Condo
Association, INC.
7601 E Treasure Drive
North Bay Village, Fl 33141

CODE SECTION

Section 105.1 Of the Florida Building Code. Work commenced without the required permits. Plumbing work was done, vertical risers were installed in multiple units.



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21. **Case#5334**

7401 Miami View Drive

OFC. ORLANDO RODRIGUEZ

Thomas J Olsen
7401 Miami View Drive
North Bay Village, FL 33141

CODE SECTION

Section 94.021(A)(1) *Of the North Bay Village Code of ordinances. Landscape is overgrown and unkept on the property.*

22. **Case#6320**

7920 East Drive #5

OFC. MARIA TOVAR

Amethyst Holdings LLC
7920 East Drive #5
North Bay Village, FL 33141

CODE SECTION

Section 105.1 *of the Florida Building Code. Work commenced without the required permits. The bathroom was remodeled, and the tub and toilet were replaced.*

23. **Case#6321**

1510 S Treasure Drive

OFC. MARIA TOVAR

1510 South Treasure Drive
Rentals LLC
1510 S Treasure drive
North Bay Village, FL 33141

CODE SECTION

Section 105.1 *of the Florida Building Code. Work commenced without the required permits. The side wooden gates were replaced with a white PVC vinyl fence on a Saturday.*

24. **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.*
