



NORTH BAY VILLAGE
EST. 1945

NORTH BAY VILLAGE SPECIAL MAGISTRATE HEARING AGENDA VIRTUAL MEETING – April 13, 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: 830 4268 9454.
3. Enter the Password: 895745.
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 #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.*

2. **Case #6813** **7501 East Treasure Drive** **OFC. MARIA TOVAR**
Treasures On The Bay II
Condominium Association, Inc.
7501 East Treasure Drive
North Bay Village, Fl. 33141

CODE SECTION:

***Section 96.04(A)** of the North Bay Village code of ordinances. Construction noise activity (filling with concrete 3 columns in the boiler room).*

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.*

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 #6667** **1440 S. Treasure Drive** **OFC. MARIA TOVAR**
Ahmed Elfeki
1440 S Treasure Drive
North Bay Village, Fl. 33141

CODE SECTION:

Section 105.1 of the Florida Building code. Work performed without the required permits. (Driveway demolition without 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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EST. 1945

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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 #220911 | 7525 E TREASURE DR #708
Ag Icc Mc Treasure North Llc
C/O Angelo Gordon & Co Lp
245 Park Ave 24th Floor
New York, NY 10167 | OFC. ORLANDO RODRIGUEZ |
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CODE SECTION:

Section 151.04(C)(1)(3)(5) of the North Bay Village code of ordinances. Minimum housing standards for buildings. All foundations exterior walls shall be in good repair. (Balcony in disrepair).

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| 12. Case #7179 | 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. Work performed without the required permits. (Structural repair to the balcony wall behind #205 without the required permit).



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EST. 1945

13. **Case #6812**

7531 Beach View Drive

OFC. MARIA TOVAR

Beachview 7531 Llc.
6151 Biscayne Blvd
Miami, Fl. 33137

CODE SECTION:

Section 96.04(A) of the North Bay Village code of ordinances. Construction noise activity on the weekend without approval. (Working on electrical panel, painting, and plastering).

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).
