



NORTH BAY VILLAGE
EST. 1945

NORTH BAY VILLAGE SPECIAL MAGISTRATE HEARING AGENDA VIRTUAL MEETING – SEPTEMBER 28, 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: 894 4305 8318.
3. Enter the Password: 082353.
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.



NORTH BAY VILLAGE
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| 1. | Case#3176 | 7830 Miami View Drive
Deborah P Wright
208 Washington Ave
Brooklyn, Ny 11205 | OFC. ORLANDO RODRIGUEZ |
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CODE SECTION

Section 96.02 of the North Bay Village code of ordinances. Unlawful to make or cause excessive, unreasonably loud noise.

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| 2. | Case#211227 | 1880 S Treasure Drive
Treasure Bay Club Condo
T.B.C. Condo Association Inc
C/O Urban Resource
Po Box 415700
Miami Beach, Fl 33141 | 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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| 3. | Case #211215 | 1666 Kennedy Causeway
Causeway Tower Llc
1666 Kennedy Causeway # 610
North Bay Village, Fl. 33141 | 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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| 4. | Case #230421 | 1800 79 St Causeway
North Bay White House
Association No. 1, Inc.
P.O.Box 41-4331
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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5. **Case #230411** **1770 Kennedy Causeway** **OFC. MARIA TOVAR**
North Bay White House
Association No. 4, 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.

6. **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.

7. **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.

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

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| 11. Case #6834 | 1801 S Treasure Drive #526
Rafaella Ledo Massey
1801 S Treasure Drive #526
North Bay Village, Fl 33141 | OFC. MARIA TOVAR |
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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
Kpi Equity Holdings
16275 Collins Ave Unit 1903
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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13. **Case#6825**

7945 East Drive #207

OFC. MARIA TOVAR

MGP Shipping Line Llc
7900 Tatum Waterway Dr Apt. 502
Miami Beach, Fl 33141

CODE SECTION:

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

14. **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.

15. **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.

16. **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.



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.

18. **Case #230419**

1820 S Treasure

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.

19. **Case #230413**

1780 Kennedy Causeway

OFC. MARIA TOVAR

North Bay White House
Association, No. 3, Inc
1770 79 St Cswy #B101
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.

20. **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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21. **Case#6842** **7904 West Drive #515** **OFC. MARIA TOVAR**
Junmei Xie
Yifei Xie
7904 West Drive #515
North Bay Village, FI 33141

CODE SECTION

Section 105.1 of the Florida Building code of ordinances. Work commenced without required permits.
(Tankless water heater installed).

22. **Case#3173** **7904 West Drive #602** **OFC. ORLANDO RODRIGUEZ**
Alexa Cedeno
Leslie R Schwimmer
7904 West Drive #602
North Bay Village, FI 33141

CODE SECTION

Section 105.1 of the Florida Building code of ordinances. Work commenced without required permits.
(Floors installation with no permits).

23. **Case#6846** **7904 West Drive #903** **OFC. MARIA TOVAR**
Hightower Investment
Group Llc
3422 Old Capital Trail 743
Wilmington, De 19808

CODE SECTION

Section 105.1 of the Florida Building code of ordinances. Interior demolition without required permits.
(Kitchen, bathroom, and floor).

24. **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 of ordinances. Work commenced without required permits.
(Entry doors replaced).

25. **Case#6850** **1800 79 St Cswy #A301** **OFC. MARIA TOVAR**
Leonor E. Albornoz Linares
1549 Ne 110 St
Miami, FI 33161

CODE SECTION

Section 96.04(A) of the North Bay Village code of ordinances. Construction noise activity on Saturday.
(Wood work and door replacement).



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26. **Case#6847**

7536 Mutiny Ave

OFC. MARIA TOVAR

MSM Real Estate Investments
Inc.
7536 Mutiny Ave
North Bay Village, FL 33141

CODE SECTION

Section 105.1 of the Florida Building code of ordinances. Work commenced without required permit.
(Painting).

27. **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.
