



NORTH BAY VILLAGE
EST. 1945

NORTH BAY VILLAGE SPECIAL MAGISTRATE HEARING AGENDA VIRTUAL MEETING – JANUARY 25, 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: 851 0361 5895.
3. Enter the Password: 618665.
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#3316&3317** **7504 W Treasure Drive** **OFC. ORLANDO RODRIGUEZ**
7504 W Treasure LLC
7504 W Treasure Drive
North Bay Village, FL 33141

CODE SECTION

Section 96.01 of the North Bay Village code of ordinances. Excessive loud music could be heard from exterior of the house disturbing the residents.

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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#3318** **7400 Beachview Drive** **OFC. ORLANDO RODRIGUEZ**
Juan M Antorena &
W Nancy
7400 Beachview Drive
North Bay Village, FL 33141

CODE SECTION

Section 96.02 of the North Bay Village code of ordinances. Excessive loud music could be heard from exterior of the house disturbing the residents.



NORTH BAY VILLAGE
EST. 1945

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.

6. **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.

7. **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.

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.



NORTH BAY VILLAGE
EST. 1945

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| 9. Case #6656 | 7557 Mutiny Ave
San Marcos Investment
Group LLC
1013 Ne 6 St
Hallandale, Fl 33304 | OFC. MARIA TOVAR |
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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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| 10. 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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| 11. Case#230407 | 1819-1855 Kennedy Cswy
North Bay Village
Holdings Llc
755 Berri St Ste 200
Montreal, Qc H2y 3e5 Canada | 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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| 12. Case # 210723 | 7920 East Drive
Belle Isle Condominium
Association, Inc.
7920 East Drive
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.



NORTH BAY VILLAGE
EST. 1945

13. **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.

14. **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.

15. **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.

16. **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.



NORTH BAY VILLAGE
EST. 1945

17. **Case#6842**

7904 West Drive #515

OFC. MARIA TOVAR

Junmei Xie
Yifei Xie
7904 West Drive #515
North Bay Village, FL 33141

CODE SECTION

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

18. **Case#3173**

7904 West Drive #602

OFC. ORLANDO RODRIGUEZ

Alexa Cedeno
Leslie R Schwimmer
7904 West Drive #602
North Bay Village, FL 33141

CODE SECTION

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

19. **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).

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



NORTH BAY VILLAGE
EST. 1945

21. **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.

22. **Case #230421**

1800 79 St Causeway

OFC. MARIA TOVAR

North Bay White House
Association No. 1, 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.

23. **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.

24. **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.



NORTH BAY VILLAGE
EST. 1945

25. **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.

26. **Case #6873**

7520 W Treasure Drive

OFC. MARIA TOVAR

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

CODE SECTION:

Section 105.1 of the Florida Building code of ordinances. Work without the required permits. Plastering and exterior construction on a Saturday.

27. **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 of ordinances. Work performed without the required permits. Repairing second floor roof/balcony deck, and (4) mooring piling installed.

28. **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 of ordinances. Work commenced without the required permits. (Kitchen demolition)



NORTH BAY VILLAGE
EST. 1945

29. **Case #6858**

7801 Miami View Drive

OFC. MARIA TOVAR

Marc Megna
Melanie Megna
7801 Miami View Drive
North Bay Village, FL 33141

CODE SECTION:

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

30. **Case #6853**

7553 W Treasure Drive

OFC. MARIA TOVAR

William Randolph Reynolds
Residential Contractor LLC
1521 Alton Rd 660
Miami Beach, FL 33139

CODE SECTION:

Section 105.1 of the Florida Building code of ordinances. Work commenced without the required permits. Interior demolition. (Ceiling, wall, kitchen, bathroom, and sewer line)
