



NORTH BAY VILLAGE  
EST. 1945

## NORTH BAY VILLAGE SPECIAL MAGISTRATE HEARING AGENDA VIRTUAL MEETING – October 24, 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: 859 5984 0740.
3. Enter the Password: 307845
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](mailto: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#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#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#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#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).

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.

11. **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.

12. **Case#6899** **1540 N Treasure Drive** **OFC. MARIA TOVAR**  
Caya Homes & Investments  
Corp  
393 SW 1595 LN  
Pembroke Pines, FL 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).



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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.

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14. **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.

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15. **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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16. **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.

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17. **Case #5305**

**1440 S Treasure Drive**

OFC. ORLANDO RODRIGUEZ

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. (Cutting into the public sidewalk).

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18. **Case#6896**

**7525 Adventure Ave**

OFC. MARIA TOVAR

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

**CODE SECTION:**

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

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19. **Case#5316**

**7513 W Treasure Drive**

OFC. ORLANDO RODRIGUEZ

Tal Sadetzki  
Diana Maria Rodan  
7513 W Treasure Drive  
North Bay Village, FL 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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20. **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).

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21. **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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22. **Case# 6309 & 6310**

**7549 Buccaneer Ave**

**OFC. MARIA TOVAR**

Wendy Yajaira Duvall  
Mariano Hernan Beltrame  
7549 Buccaneer Ave  
North Bay Village, FL 33141

**CODE SECTION:**

**Section 110-06** of the North Bay Village Code of ordinances. Operating a business without a Business Tax Receipt (BTR).

**Section 13.3(B)C** of the North Bay Village Code of ordinances. Advertising/Operating as a short-term vacation rental without a license.

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23. **Case# 240652**

**7549 Buccaneer Ave**

**OFC. MARIA TOVAR**

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

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24. **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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25. **Case#5318,5319**  
**5320,5328,5329**

**7920 East Drive**  
Belle Isle Condominium  
Association, Inc.  
7920 East Drive  
North Bay Village, Fl. 33141

**OFC. ORLANDO RODRIGUEZ**

**CODE SECTION:**

**Section 94.021(A)(1)** of the North Bay Village code of ordinances. Landscape, grass, and weeds overgrown on the property.

**Section 94.021(A)(2)** of the North Bay Village code of ordinances. Trash, rubbish, and furniture were abandoned on the property.

**Section 94.021(A)(3)** of the North Bay Village code of ordinances. Stagnant water in the pool causing a nuisance and mosquito breeding ground.

**Section 94.10 (F)** of the North Bay Village code of ordinances. Construction materials placed in collection container.

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