



NORTH BAY VILLAGE  
EST. 1945

## NORTH BAY VILLAGE SPECIAL MAGISTRATE HEARING AGENDA VIRTUAL MEETING –FEBRUARY 20, 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: 839 4232 9980.
3. Enter the Password: 183278.
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.



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1. **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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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#5345**      **7700 Center Bay Drive**      **OFC. ORLANDO RODRIGUEZ**  
David Davidof  
Sivan Azran  
7700 Center Bay Drive  
North Bay Village, FL 33141

**CODE SECTION**

*Section 94.021(A)(1) of the North Bay Village Code of ordinances. Landscape, weeds, and grass are overgrown on the vacant lot.*

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7. **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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8. **Case#6331**      **7541 Bounty Ave**      **OFC. MARIA TOVAR**  
Manuel A Garcia  
Laura Pelegrin Jimenez  
7541 Bounty Ave  
North Bay Village, FL 33141

**CODE SECTION:**

*Section 105.1 of the Florida Building Code. Work commenced without the required permits. The ceiling was repaired on the front porch on a Saturday.*

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9. **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.

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10. **Case#6327**                      **7410 Beach View Drive**                      **OFC. MARIA TOVAR**  
Life Is Sobe 7410 LLC  
7410 Beach View Drive  
North Bay Village, FL 33141

**CODE SECTION**

**Section 105.1** of the Florida Building Code. Work commenced without the required permits. A fence was installed on the property.

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11. **Case#3180**                      **7410 Beach View Drive**                      **OFC. ORLANDO RODRIGUEZ**  
Life Is Sobe 7410 LLC  
7410 Beach View Drive  
North Bay Village, FL 33141

**CODE SECTION**

**Section 94.021 (A)(3)** Of the North Bay Village Code of ordinances. Stagnant water causing nuisance and mosquito breeding ground.

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12. **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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13. **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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14. **Case#5338**

**7431 Coquina Drive**

**OFC. ORLANDO 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).*

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15. **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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16. **Case#5344**

**7920 East Drive**

**OFC. ORLANDO RODRIGUEZ**

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

**CODE SECTION:**

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

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17. **Case#5366**

**1865 79 St Cswy #160**

**OFC. ORLANDO RODRIGUEZ**

Randolph Marks  
1865 79 St Cswy #160  
North Bay Village, Fl. 33141

**CODE SECTION:**

**Section 105.1** *Of the Florida Building Code. Work commenced without the required permits. A new bathroom was installed with a new sink and cabinets.*

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