



NORTH BAY VILLAGE
EST. 1945

NORTH BAY VILLAGE SPECIAL MAGISTRATE HEARING AGENDA VIRTUAL MEETING –APRIL 17, 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: 863 8497 8085.
3. Enter the Password: 356385.
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#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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2. **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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3. **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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4. **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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5. **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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6. **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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7. **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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8. **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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14. **Case #240508**

1666 Kennedy Cswy #206

OFC. ORLANDO RODRIGUEZ

Causeway Tower LLC
Law Offices Of Cordero, Benages
And Davies
1666 Kennedy Causeway #610
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).

15. **Case #240524**

1666 Kennedy Cswy #503

OFC.MARIA TOVAR

Daystar LLC
Causeway Tower LLC
1666 Kennedy Causeway #610
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).

16. **Case #240321**

1666 Kennedy Cswy #207

OFC. ORLANDO RODRIGUEZ

Causeway Tower LLC
Falke Atlantic Corporation
1666 Kennedy Causeway #610
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).

17. **Case #240516**

1666 Kennedy Cswy #410

OFC.MARIA TOVAR

Causeway Tower LLC
E & R INT'L Seafood
1666 Kennedy Causeway #610
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).



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18. **Case #240325**

1666 Kennedy Cswy #412

OFC. ORLANDO RODRIGUEZ

Causeway Tower LLC
Apex Corporate Services LLC
1666 Kennedy Causeway #610
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).

19. **Case #240319**

1666 Kennedy Cswy #509

OFC. ORLANDO RODRIGUEZ

Causeway Tower LLC
Ceme Development, INC
1666 Kennedy Causeway #610
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).

20. **Case #240520**

1666 Kennedy Cswy #600

OFC. MARIA TOVAR

Causeway Tower LLC
Hi-Gloss Design INC
1666 Kennedy Causeway # 610
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).

21. **Case #241234**

7501 E Treasure Drive #103

OFC. MARIA TOVAR

Dreamcatcher.com, INC
Treasures On the Bay II Condo
800 West Ave C-1
Miami Beach, FL 33139

CODE SECTION:

Section 110.06 of the North Bay Village code of ordinances. Operating a business without a Business Tax Receipt (BTR).



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22. **Case #241230**

7501 E Treasure Drive #106

OFC.MARIA TOVAR

Bartending Academy
Treasures On the Bay II Condo
800 West Ave C-1
Miami Beach, FL 33139

CODE SECTION:

Section 110.06 of the North Bay Village code of ordinances. Operating a business without a Business Tax Receipt (BTR).

23. **Case #241228**

7501 E Treasure Drive #107

OFC.MARIA TOVAR

Costa Miami Realty LLC
Treasures On the Bay II Condo
800 West Ave C-1
Miami Beach, FL 33139

CODE SECTION:

Section 110.06 of the North Bay Village code of ordinances. Operating a business without a Business Tax Receipt (BTR).

24. **Case #241226**

7501 E Treasure Drive #108

OFC.MARIA TOVAR

Demarco Construction
Treasures On the Bay II Condo
800 West Ave C-1
Miami Beach, FL 33139

CODE SECTION:

Section 110.06 of the North Bay Village code of ordinances. Operating a business without a Business Tax Receipt (BTR).

25. **Case #241104**

1881 Kennedy Cswy

OFC. ORLANDO RODRIGUEZ

The Bridgewater Tower
Condominium Association, Inc.
SKRLD, INC
201 Alhambra Circle
Coral Gables, FL 33134

CODE SECTION:

Section 8.17(J)(1)(2) of the North Bay Village code of ordinances. Building maintenance violation.
