



NORTH BAY VILLAGE
EST. 1945

NORTH BAY VILLAGE SPECIAL MAGISTRATE HEARING AGENDA VIRTUAL MEETING – FEBRUARY 19, 2026

REVISED AGENDA

(Revised Information is highlighted in *red* – 2/5/2026)

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: 821 0218 3819.
3. Click "Join."
4. Upon commencement of the hearing, the Special Master shall provide an explanation of the hearing procedures.
5. Those who will be speaking during the hearing shall be sworn in.
6. The Special Master shall proceed to call the cases listed in the agenda.
7. Each case before a Special Master shall be presented by the Village staff.
8. 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.
9. 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.
 10. 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.
 11. 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.
 12. 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.
 13. 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#08617** **7904 West Drive #1002** **OFC. MARIA TOVAR**
Kassandra Bosire
7904 West Drive #1002
North Bay Village, FL 33141

CODE SECTION

Section 105.1 of the Florida Building Code. Work commenced without the required permits.
Remodeling the kitchen and bathroom.

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2. **Case #241101** **1881 Kennedy Cswy** **OFC. ORLANDO RODRIGUEZ**
The Bridgewater Tower
Condominium Association, Inc.
BV
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.

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3. **Case #5350** **7511 Coquina Drive** **OFC. MARIA TOVAR**
Mohammed Hossain
&W Jesmin
7511 Coquina Drive
North Bay Village, FL 33141

CODE SECTION:

Section 105.1 of the Florida Building Code. Work performed without the required permits. New kitchen at the rear of the property, a screen porch, a roof, and electrical.

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4. **Case #08051** **7929 West Drive #402** **OFC. ORLANDO RODRIGUEZ**
Jilla Rene Azarbal
7929 West Drive #402
North Bay Village, FL 33141

CODE SECTION:

Section 105.1 of the Florida Building Code. Work performed without the required permits. Remodeled (2) bathrooms that require building, electrical, and plumbing permits.



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| 5. Case #221201 | 7904 West Drive
Bayshore Yacht & Tennis
Club Condo.
7904 West 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.

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| 6. Case #08065 | 1770 79 St Cswy
North Bay White House
Association No. 4, Inc.
1840 West 49 Street Ste 233
Hialeah, FL 33012 | OFC. ORLANDO RODRIGUEZ |
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CODE SECTION:

Section 105.1 of the Florida Building Code. Work performed without the required permits. Installed hydraulic power unit, new controller, and a mini split A/C unit.

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| 7. Case #08063 | 1790 79 St Cswy
North Bay White House
Association No. 2, Inc.
1840 West 49 Street Ste 233
Hialeah, FL 33012 | OFC. MARIA TOVAR |
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CODE SECTION:

Section 105.1 of the Florida Building Code. Work performed without the required permits. Installed hydraulic power unit, new controller, and a mini split A/C unit.

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| 8. Case #08066 | 1780 79 St Cswy
North Bay White House
Association No. 3, Inc.
P.O.Box 414044
Miami Beach, FL 33141 | OFC. ORLANDO RODRIGUEZ |
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CODE SECTION:

Section 105.1 of the Florida Building Code. Work performed without the required permits. Installed hydraulic power unit and a new electrical controller for the elevator.



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13. **Case #250341**

1508 79 St Causeway

OFC. MARIA TOVAR

Hess Realty LLC
593 S Main Street
Findlay, OH 45840

CODE SECTION:

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

14. **Case #08068**

7520 W Treasure Drive

OFC. ORLANDO RODRIGUEZ

7520 W Treasure LLC
7520 W Treasure Drive
North Bay Village, Fl. 33141

CODE SECTION:

Section 105.1 of the Florida Building Code. Work without the required permits. Installed (2) Mooring piles and (2) electrical jet ski lifts in the rear of the property.

15. **Case #250823**

7545 E Treasure Drive

OFC. MARIA TOVAR

Caribbean Towers Condominium
Association INC.
7545 E 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.

16. **Case #08074**

1819-1855 Kennedy Cswy

OFC. ORLANDO RODRIGUEZ

1819 NBV Owner LLC
The Continuum Comp LLC
49 West 23 St 4 FL
New York, NY 10010

CODE SECTION:

Section 105.1 of the Florida Building Code. A new canopy/roof was installed over the rear deck of the restaurant without building permits.



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17. **Case #08558**

7509 Adventure Ave

OFC. ORLANDO RODRIGUEZ

Joshua C Cones
Ryan Thomas Whidby
7509 Adventure Ave
North Bay Village, FL 33141

CODE SECTION:

Section 105.1 of the Florida Building Code. Commenced work without the required permits. Installed a new roof with lights on the rooftop of the home.

18. **Case #250827**

1801 S Treasure Drive

OFC. MARIA TOVAR

North Bay Villas Condominium
Association INC
1801 S Treasure Drive
Management Office
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 #250825**

1865 Kennedy Cswy

OFC. ORLANDO RODRIGUEZ

Kennedy House Condominium
INC.
1865 79 St Cswy
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 #250922**

1550 Kennedy Cswy

OFC. MARIA TOVAR

BMS North Bay Village LLC
C/O Public Storage
701 Western Ave
Glendale, CA 91201

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 #250829**

1750 S Treasure Drive

OFC. MARIA TOVAR

Koorse Property Group LLC
5736 Pine Tree Drive
Miami Beach, FL 33139

CODE SECTION:

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

22. **Case #08577&08578**

7720 Miami View Drive

OFC. ORLANDO RODRIGUEZ

7720 View Drive LLC
5914 Coral Way
Management Office
Miami, FL 33155

CODE SECTION:

Section 13.3 (B)(C) of the North Bay Village code of ordinances. Operating and advertising a short-term rental in the village without a license.

Section 110.06(A) of the North Bay Village Code of ordinances. Operating a business in the village without a valid Business Tax Receipt. (BTR)

23. **Case #08579,08580
&08581**

7720 Miami View Drive

OFC. ORLANDO RODRIGUEZ

7720 View Drive LLC
5914 Coral Way
Management Office
Miami, FL 33155

CODE SECTION:

Section 13.3 (B)(C) of the North Bay Village code of ordinances. Operating and advertising a short-term rental in the village without a license.

Section 110.06(A) of the North Bay Village Code of ordinances. Operating a business in the village without a valid Business Tax Receipt. (BTR)

Section 96.02 Of the North Bay Village Code of Ordinances. Unreasonably loud noise is prohibited in the village.



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24. **Case #08583,08584
&08585**

7720 Miami View Drive

7720 View Drive LLC
5914 Coral Way
Management Office
Miami, FL 33155

OFC. ORLANDO RODRIGUEZ

CODE SECTION:

Section 13.3 (B)(C) of the North Bay Village code of ordinances. Operating and advertising a short-term rental in the village without a license.

Section 110.06(A) of the North Bay Village Code of ordinances. Operating a business in the village without a valid Business Tax Receipt. (BTR)

Section 96.02 Of the North Bay Village Code of Ordinances. Unreasonably loud noise is prohibited in the village.
