



NORTH BAY VILLAGE SPECIAL MAGISTRATE HEARING AGENDA VIRTUAL MEETING – AUGUST 20, 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

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.



1. CASE #08596

Property Address: 1800 79 St Causeway #A208

Respondent: Federico Zamora

Violation: Section 105.1 Of the Florida Building Code. *Work commenced without the required permits; electrical and mechanical work was done. A mini split unit was installed and mounted on the building.*

Code Officer: Orlando Rodriguez

2. CASE #08638

Property Address: 7904 West Drive #910

Respondent: Rick Nielsen

Violation: Section 105.4-5 Of the Florida Building Code. *Building permits become null/void and expired after (6) months are in violation. (BLDR-000471-2024, PLMR-000472-2024).*

Code Officer: Maria Tovar

3. CASE #08155

Property Address: 7904 West Drive #602

Respondent: Alexa Cedeno & Leslie R Schwimmer

Violation: Section 105.4-5 Of the Florida Building Code. *Building permits become null/void and expired after (6) months are in violation. (BLDR-000338-2024, BLDR-000263-2024)*

Code Officer: Orlando Rodriguez

4. CASE #08640

Property Address: 7520 W Treasure Drive

Respondent: 7520 W Treasure Llc

Violation: Section 105.4-5 Of the Florida Building Code. *Building permits become null/void and expired after (6) months are in violation. (BLDR-000189-2024)*

Code Officer: Maria Tovar



5. CASE #08068

Property Address: 7520 W Treasure Drive

Respondent: 7520 W Treasure LLC

Violation: 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.*

Code Officer: Orlando Rodriguez

6. CASE #08633

Property Address: 7537 Mutiny Ave

Respondent: John Juhasz & Marlene Burgos

Violation: Section 105.1 Of the Florida Building Code. *Work performed without the required permits. (Plumbing work done and aluminum roof)*

Code Officer: Maria Tovar

7. CASE #3182

Property Address: 1681 Kennedy Causeway

Respondent: MG Prosper NBV LLC

Violation: Section 105.1 Of the Florida Building Code. *Commenced demo work inside the building. Demolition of walls, floors, and ceiling.*

Code Officer: Orlando Rodriguez

8. CASE #250823

Property Address: 7545 E Treasure Drive

Respondent: Caribbean Towers Condominium Association INC.

Violation: Section 151.20(A) Of the North Bay Village Code of Ordinances. *Failure to obtain recertification of buildings and components.*

Code Officer: Maria Tovar



9. CASE #08558

Property Address: 7509 Adventure Ave

Respondent: Joshua C Cones & Ryan Thomas Whidby

Violation: 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.*

Code Officer: Orlando Rodriguez

10. CASE #250922

Property Address: 1550 Kennedy Causeway

Respondent: BMS North Bay Village LLC C/O Public Storage

Violation: Section 151.20(A) Of the North Bay Village Code of Ordinances. *Failure to obtain recertification of buildings and components.*

Code Officer: Maria Tovar

11. CASE #08074

Property Address: 1819-1855 Kennedy Causeway

Respondent: 1819 NBV Owner Llc/ The Continuum Comp Llc

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

Code Officer: Orlando Rodriguez

12. CASE #08156

Property Address: 1819-1855 Kennedy Causeway

Respondent: 1819 NBV Owner Llc/ The Continuum Comp Llc

Violation: Section 105.1 Of the Florida Building Code. *Property installed an accessory structure to hold fire sprinklers without the required permits.*

Code Officer: Orlando Rodriguez



13. CASE #08154

Property Address: 7901 Hispanola Ave #707

Respondent: Gregory Hoffman

Violation: 105.4-5 Of the Florida Building Code. *Building permits become null/void and expired after (6) months are in violation. (BLDR-000136-2024, PLMR-000138-2024, ELER-000137-2024)*

Code Officer: Maria Tovar

14. CASE #08591

Property Address: 1441 S Treasure Drive

Respondent: Jonathan Offerman

Violation: 105.1 Of the Florida Building Code. *Work performed without the required permits. Installed a new half-moon canopy roof on the north side of the home.*

Code Officer: Orlando Rodriguez

15. CASE #250827

Property Address: 1801 S Treasure Drive

Respondent: North Bay Villas Condominium Association, Inc.

Violation: 151.20(A) Of the North Bay Village Code Ordinances. *Failure to obtain recertification of buildings and components.*

Code Officer: Maria Tovar

16. CASE #211215

Property Address: 1666 Kennedy Causeway

Respondent: Causeway Tower Llc

Violation: 151.20(A) Of the North Bay Village Code Ordinances. *Failure to obtain recertification of buildings and components.*

Code Officer: Orlando Rodriguez



17. CASE #08152

Property Address: 1880 S Treasure Dr #2h

Respondent: Mizner and Mizner Llc

Violation: 105.4-5 Of the Florida Building Code. *Building permits become null/void and expired after (6) months are in violation. (BLDR-000067-2019, PLMR-000069-2019, ELER-000068-2019)*

Code Officer: Maria Tovar

18. CASE #250825

Property Address: 1865 Kennedy Causeway

Respondent: Kennedy House Condominium, Inc.

Violation: 151.20(A) Of the North Bay Village Code of Ordinances. *Failure to obtain recertification of buildings and components.*

Code Officer: Orlando Rodriguez

19. CASE #250831

Property Address: 7601 E Treasure Drive

Respondent: The Grandview Palace Condominium Association, Inc.

Violation: 151.20(A) Of the North Bay Village Code of Ordinances. *Failure to obtain recertification of buildings and components.*

Code Officer: Maria Tovar

20. CASE #221201

Property Address: 7904 West Drive

Respondent: Bayshore Yacht & Tennis Club Condo.

Violation: 151.20(A) Of the North Bay Village Code of Ordinances. *Failure to obtain recertification of buildings and components.*

Code Officer: Orlando Rodriguez



21. CASE #08001

Property Address: 1440 S Treasure Drive

Respondent: Ahmed Elfeki

Violation: Section 105.4-5 Of the Florida Building Code. *Building permits become null/void and expired after (6) months are in violation. (BLDR-000104-2023, BLDR-000128-2021)*

Code Officer: Maria Tovar
