



NORTH BAY VILLAGE SPECIAL MAGISTRATE HEARING AGENDA VIRTUAL MEETING – OCTOBER 22, 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 #08649

Property Address: 1790 Kennedy Causeway #B110

Respondent: Mauricio Baracchi Mata

Violation: Section 105.1 Of the Florida Building Code. *Work performed without the required permits. (Kitchen remodeling with no permits).*

Code Officer: Maria Tovar

2. CASE #08164

Property Address: 7933 West Drive

Respondent: Magaluf Towers Condominium Association, Inc.

Violation: Section 105.1 Of the Florida Building Code. *Interior restoration/remodel for (8) units water damaged.*

Code Officer: Orlando Rodriguez

3. CASE #08000

Property Address: 7441 Miami view Drive

Respondent: Shmuel Stern & W Susan.

Violation: Section 105.1 Of the Florida Building Code. *Demolition of front porch tiles and door replacement.*

Code Officer: Maria Tovar

4. CASE #08003

Property Address: 7904 West Drive #908

Respondent: Martin E Bogardus Trs, Martin E Bogardus, Mabel C Bogardus Revocable Tr, and Mabel C Bogardus Trs.

Violation: Section 105.1 Of the Florida Building Code. *Windows were installed without permits.*

Code Officer: Maria Tovar



5. CASE #08646

Property Address: 7904 West Drive #908

Respondent: Martin E Bogardus Trs, Martin E Bogardus, Mabel C Bogardus Revocable Tr, and Mabel C Bogardus Trs.

Violation: Section 105.1 Of the Florida Building Code. *Remodeling the kitchen and bathroom.*

Code Officer: Maria Tovar

6. CASE #08174

Property Address: 7710 Beach View Drive

Respondent: 7710 Beachview NBI LLLC

Violation: Section 94.021(A)(1) Of the North Bay Village Code of Ordinances. *The landscaping, trees, and grass on the property are not maintained.*

Code Officer: Orlando Rodriguez
