



# V I L L A G E O F K E Y B I S C A Y N E

## Department of Building, Zoning and Planning

### *Village Council*

Franklin H. Caplan, *Mayor*  
Michael E. Kelly, *Vice Mayor*  
Michael W. Davey  
Enrique Garcia  
Robert Gusman  
Mayra P. Lindsay  
James S. Taintor

### *Director*

Jud Kurlancheek, AICP

### *Chief Building Official*

Eugenio M. Santiago, P.E., CFM

## BOARD OF CODE ENFORCEMENT SPECIAL MAGISTRATES FOR THE VILLAGE OF KEY BISCAIYNE

BUILDING, ZONING AND PLANNING DEPARTMENT  
88 W MCINTYRE ST. SUITE 250  
KEY BISCAIYNE, FL 33149

FRIDAY, SEPTEMBER 12<sup>TH</sup>, 2014 AT 9:00 A.M.

### SPECIAL MAGISTRATES

MARK FRIED    ROSEMARY SALA    TIMOTHY STICKNEY    MICHELLE ESTEVEZ    NANCY STONER

ALTERNATES:    GABRIEL CHAVARRIA    CHRISTINA CHARTOUNI

- A. Call to Order and Attendance
- B. Deferrals, Withdrawals and Additions
- C. Swearing of Witnesses
- D. Explanation of the Public Hearing Process

### NOTICE REGARDING CELL PHONES:

Please turn off all cell phones or place them on silent. If you must use your cell phone, please leave the Council Chamber.

**NOTICE REGARDING ORDER:** Please be advised that the following cases on the agenda are quasi-judicial in nature. If you wish to testify in any of these cases, please inform the Clerk of the Board by filling out the available sign-up form. The parties will be allowed to testify in the order provided for in the rules for hearings before the Board of Code Enforcement Special Magistrates for the Village of Key Biscayne ("Board") that are sent with the notice of hearing. A copy of the rules for hearings before the Board may be obtained from the Clerk of the Board.

If authorized by the Board, third parties may testify in a case after the Village and the respondent have made their presentations. Third parties will not be permitted to cross-examine witnesses, but third parties may suggest questions for the Board to ask the parties and witnesses. All testimony will be given under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you refuse either to be cross-examined or to be sworn, your testimony may not be considered.

88 West McIntyre Street • Suite 250 • Key Biscayne, Florida 33149 • (305) 365-5512 • Fax (305) 365-5556

MISSION STATEMENT: "TO PROVIDE A SAFE, QUALITY COMMUNITY ENVIRONMENT FOR ALL ISLANDERS THROUGH RESPONSIBLE GOVERNMENT."

[www.keybiscayne.fl.gov](http://www.keybiscayne.fl.gov)

### Case 1

Owner: Key Islander Condo Assoc. Inc., c/o Certified Property Management Corp.  
– Luis de la Cruz  
Address: 1801 Coral Way, #305, Miami, FL 33145  
Code Section: Section 8-11 of the Miami- Dade County Code  
Violation: Failure of the owner of a 40 year old building to complete required repairs or modifications  
Location: 290 Sunrise Dr., Key Biscayne, FL 33149  
Date: 3-13-14  
Officer: Michael Mila  
Purpose of Hearing: Status report and request for extension

### Case 2

Owner: Key Biscayne VI, Inc., c/o Cadisa Inc. – Carlos Diaz-Sampol (RA)  
Address: 2050 Coral Way, Ste 402, Miami, FL 33145  
Code Section: Section 8-11 of the Miami- Dade County Code  
Violation: Failure of the owner of a 40 year old building to complete required repairs or modifications  
Location: 201 and 251 Galen Dr., Key Biscayne, FL 33149  
Date: 3-12-14  
Officer: Michael Mila  
Purpose of Hearing: Status report and request for extension

### Case 3

Owner: St. Christopher's By the Sea Episcopal Church, Inc. c/o Joseph W. Downs III  
Address: 95 Harbor Dr., Key Biscayne, FL 33149  
Code Section: Section 8-11 of the Miami- Dade County Code  
Violation: Failure of the owner of a 40 year old building to complete required repairs or modifications  
Location: 95 Harbor Dr., Key Biscayne, FL 33149  
Date: 2-13-14  
Officer: Michael Mila  
Purpose of Hearing: Status report and request for extension

### Case 4

Owner: RDW Key Biscayne LLC c/o Corporate Creations Network Inc.  
Address: 11380 Prosperity Farms Rd., #221E, Palm Beach Gardens, FL 33410  
Code Section: Section 8-11 (f) (IV) of Miami Dade County Code  
Violation: Failure of the owner of a 40 year old building to complete required repairs or modifications  
Location: 285 Sunrise Dr., Key Biscayne, FL 33149  
Date: 3-13-14  
Officer: Michael Mila  
Purpose of Hearing: Status report and request for extension