



# VILLAGE OF KEY BISCAIYNE

## Department of Building, Zoning and Planning

### *Village Council*

Mayra P. Lindsay, *Mayor*  
Franklin H. Caplan, *Vice Mayor*  
Luis F. de la Cruz  
Theodore Holloway  
Michael E. Kelly  
Edward London  
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, DECEMBER 4, 2015 AT 9:00 A.M.

### SPECIAL MAGISTRATES

ROSEMARY SALA    TIMOTHY STICKNEY    MICHELLE ESTEVEZ    NANCY STONER    MICHEAL DAVEY

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.

**Case 1**

<b>Owner:</b>	Innova Investment Group, LLC. c/o Nicolas Bravo
<b>Address:</b>	1110 Brickell Av. # 317, Miami Florida 33131
<b>Code Section:</b>	Section 105.1 Florida Building Code
<b>Violation:</b>	Interior remodel w/o proper permits including Elect., Mech., Plumb., and Framing
<b>Location:</b>	100 Sunrise Dr. #1, Key Biscayne, FL 33149
<b>Date:</b>	9/20/2011
<b>Officer:</b>	Sergio Bonich / Michael Mila
<b>Purpose of Hearing:</b>	Mitigation of fines

**Case 2**

<b>Owner:</b>	Armando and Cristina Chomat
<b>Address:</b>	450 Grapetree Dr # 302, Key Biscayne, FL 33149
<b>Contractor:</b>	Quintero Gral. Contractor Corp. c/o Bernardo Quintero
<b>Address:</b>	8801 NW 112 Terrace, Hialeah Gardens, FL 33018
<b>Code Section:</b>	Section 105.1 of the Florida Building Code
<b>Violation:</b>	Work without issued permits. Demo: Building, Plumbing, Electrical, and Mechanical
<b>Location:</b>	450 Grapetree Dr # 302, Key Biscayne, FL 33149
<b>Date:</b>	12/12/2014 and 1/13/2015
<b>Officer:</b>	Teal Kawana / Michael Mila
<b>Purpose of Hearing:</b>	Mitigation of fines