NORTH BAY VILLAGE
SPECIAL VILLAGE COMMISSION MEETING
PUBLIC MEETING NOTICE

North Bay Village Commission will hold a public meeting on:
Monday, April 24, 2023 at 6:00 PM
1666 Kennedy Causeway, #101, North Bay Village, FL 33141
(In-person and virtual via Zoom. See below for details)

The meeting agenda is available online at:
https://northbayvillage-fl.gov/agendas-minutes

Elected Officials and Village staff will participate from the physical meeting location. Members of the public may attend the meeting in person at the physical meeting location, or, alternatively, may watch or call in to the meeting by following these instructions:

ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION: The meeting will be held in person at the physical meeting location stated above. Admission to the physical meeting location is on a first-come, first-serve basis and space is limited. Doors will open 30 minutes prior to the meeting start time. The Village highly encourages those in attendance to wear facial coverings and abide by social distancing as recommended by the CDC.
Watch the Public Meeting: https://northbayvillage-fl.gov/videos TV Channel 661 Facebook Live
Participate in the meeting via Zoom: Meeting ID: 884 5066 8245 Passcode: 992706
Listen via telephone to the Virtual Public Meeting: 1-305-224-1968 or 1-929-205-6099
For technical support during the meeting, please contact: (786) 309-4991

PUBLIC COMMENTS

Public comments will be accepted by the following means:

IN-PERSON COMMENTS: Members of the public may attend the meeting at the physical meeting location stated above and deliver their public comments in person during the public comment portion of the agenda.

VIRTUAL COMMENTS: ***Public comments will also be accepted during the meeting using the virtual meeting platform.***

VIA E-MAIL TO: publiccomment@nbvillage.com

Interested parties or their authorized representatives may address the Commission and/or Board via written or electronic commentary ("e-comments") by emailing the Village Clerk at least two (2) hours prior to the commencement of the meeting. E-comments will not be read during the meeting but will be distributed to the Village Commission or Board prior to the commencement of the meeting. You may send your concerns with the subject line "PUBLIC COMMENT" and the following information in the body of the email: your name, address, if you are a hired Consultant or Village Employee, and/or if you are engaged in lobbying activities and/or representing an organization.

PUBLIC RECORDS

The meeting will be recorded for later viewing and is a public record. Minutes of the meeting will be taken and will be made available.

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY VILLAGE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE VILLAGE CLERK, NORTH BAY VILLAGE, 1666 KENNEDY CAUSEWAY. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171 EXT 45. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE VILLAGE WEBSITE AT www.northbayvillage-fl.gov.

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT 786-224-8070 NO LATER THAN FIVE DAYS PRIOR TO SUCH PROCEEDING. TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSON WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT 786-224- 8070 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

LOBBYING ACTIVITIES

Any person who received compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the Village Clerk prior to engaging in lobbying activities per Village Code Sec. 38- 17. ""Lobbyist"" specifically includes the principal, as well as any agent, officer or employee of a principal, regardless of whether the lobbying activities fall within the normal scope of employment of the agent, officer or employee. The term ""lobbyist"" specifically excludes the following persons: lobbyists hired by the Village who are communication with Village personnel in the course of performing under their contracts; attorneys or other representatives retained to represent individuals and corporate entities in quasi-judicial proceedings where the law prohibits ex -parte communications; expert witnesses who only provide scientific, technical or other specialized information or testimony at public meetings; employees of the principal who do not engage in lobbying activities and representatives of non-profit organizations who only appear at publicly noticed meetings, without special compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support or opposition to any item.

Have questions or need additional information?

E-mail: villageclerk@nbvillage.com

Call: 305-756-7171

North Bay Village

OFFICIAL AGENDA
SPECIAL VILLAGE COMMISSION MEETING
1666 Kennedy Causeway, #101, North Bay Village, FL 33141 (In-person and virtual via Zoom. See below for details) Meeting ID: 884 5066 8245 Passcode: 992706
Monday, April 24, 2023
6:00 PM

Decorum: Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the board shall be barred from further appearance before the board by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. Signs or placards may be disallowed in the commission chamber by the presiding officer. Persons exiting the commission chambers shall do so quietly.

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1. Opening Items

A. Call to Order
B. Roll Call
C. Pledge of Allegiance

2. Public Comments

3. Discussion/Action Items

3.1. Discussion Regarding the Evacuation Plans of Residents for the Majestic Isles Condominium Located at 7946 East Drive

230419 Unsafe Structure Letter S&S.PDF

4. Adjournment

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT 305-756-7171 EXT. 45 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING.

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY VILLAGE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE VILLAGE CLERK, NORTH BAY VILLAGE, 1666 KENNEDY CAUSEWAY. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171 EXT 45. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE VILLAGE WEBSITE AT www.nbvillage.com.

TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSON WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT (305) 756-7171 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

ITEM NO. 3.1

North Bay Village
Recommendation Memorandum

DATE: April 24, 2023

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Discussion Regarding the Evacuation Plans of Residents for the Majestic Isles Condominium Located at 7946 East Drive

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RECOMMENDATION

BACKGROUND AND ANALYSIS

Pursuant to §30.06 of the Village Code, a Special Commission Meeting has been called by two Members of the Village Commission to discuss the property located at 7946 East Drive, the Majestic Isles Condominium, and its impending evacuation plan for residents.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

None

PERSONNEL IMPACT

None

ATTACHMENTS

230419 Unsafe Structure Letter S&S.PDF

April 19, 2023

North Bay Village Building & Zoning
1666 79th Street Causeway #101
North Bay Village, FL 33141
ATTN: Pedro Martinez, Chief Building Official

RE: Structural Condition Letter
Majestic Isle Condominium
7946 East Drive
North Bay Village, FL 33141
Folio #23-3209-030-0001
Case #CE-042303

Mr. Martinez,

The purpose of this letter is to inform you of conditions observed during a recent inspections at the property. I was retained to perform a Building Recertification, pursuant to County of Miami-Dade Code, Section 8-11. The existing structure is 3 story condominium building constructed in 1960. The structure of the building consists of concrete and concrete-masonry exterior walls, with concrete decking in the common areas and wood decking in the residential units.

I performed an inspection of the property on April 14, 2023 in anticipation of the required Building Certification. Ms. Bouwen had expressed concerns about the sagging floors and termite damage to the floor framing. Also, in light of a recent leak from the roof drain, the . During the inspection, the following observations were made:

- The floor within Units 309, 310, 308, 209, and 206 raised concerns. A ZipLevel PRO-2000 high-presicision altimeter was utilized to measure the differences in elevations throughout the units.[1] Using a common reference point in the hallway, measurements were taken within the interior.
- In Unit 309, the floor levels had deflected approximately 2.4 inches from the entrance to the lowest spot within the living room. Noting the span of the exposed joist framing above (2x8 at 16" c/c), the presumed span of the joists was more than 13 feet. The termination of the tile floor installation was noted within the closet, which was installed throughout the majority of the interior. See **Figure 1** for photos.
- Within Unit 310, the floor deflected approximately 1.1 inches from the entrance to the lowest spot in the middle of the living room. The tile flooring was also cracked at this location where the deflections were highest and coincidentally in the middle of the space. See **Figure 2** for photos.
- Within 308, the interior of the living room had deflected approximately 4.0 inches from the front entrance (**Figure 3**).
- In Unit 307, a ceramic tile flooring installation was observed over the original wood decking (**Figure 4**).

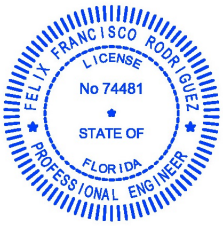
[1] https://www.ziplevel.com/.

- Unit 209 had been affected by the recent leak from the roof drain. The ceiling drywall had been removed, exposing the floor joists, which were similarly constructed as 2x8 sections spaced at 16 inches on center. There was visible termite damage on the underside of the floor joists. Given that the inspection consisted solely of visible damage, further investigation would be required to assess the total amount of termite damage to the floor framing (**Figure 5**).
- In Unit 206, the floors were similarly finished with ceramic tile flooring. However, in the utility closet I noted the tiles terminated and exposed a second layer of ceramic tile flooring underneath (**Figure 6**).

In light of the observations made, it was determined that the floors have deflected beyond the allowable deflection limits set forth in the 2020 Florida Building Code, Building, Table 1604.3.[2] These conidtions therefore meet the physical criteria for an unsafe building, pursuant to the County of Miami-Dade Code, Section 8-5(b)(2)(iv)[3]: "*There is an unusual sagging or leaning out of plumb of the building or any parts of the building and such effect is caused by deterioration or over-stressing.*" The excessive sagging of the floor decking is due to deterioration from colonization of wood-boring insects and due to over-stressing from installation of ceramic tile flooring.

Because of the existence of these conditions in multiple units, it is my duty to inform you of these conditions. Furthermore, these conditions pose a threat to life safety, in lieu of a completed Building Recertification. The building is not safe for continued occupancy until necessary repairs have been performed to the building.

Should you have any questions, please do not hesitate to contact me.



Digitally signed by FELIX F RODRIGUEZ
DN: c=US, o=VECTOR DESIGN ENGINEERING SERVICES LLC, dnQualifier=A01410C000001 80663838620008E1A6, cn=FELIX F RODRIGUEZ
Date: 2023.04.19 23:42:16 -04'00'

Felix F. Rodriguez, PE, SE, CGC
Florida PE #74481, CGC1530105
Civil / Structural / Mechanical Disciplines
Licensed Infrared Thermographer, Level II #14602

CC: Petra Bouwen – President, Majestic Isle Condominium Association, Inc.

[2] https://codes.iccsafe.org/content/FLBC2020P1/chapter-16-structural-design.
[3] http://miamidade.elaws.us/code/coor_ch8_arti_sec8-5.



Figure 1. Summary of observations made in Unit 309: Collapsed section of ceiling drywall under roof drain (**top-left**); Overview of sagging floor in living room (**top-right**); relative elevation measurements taken with ZipLevel (**middle row**); measurement of presumed joist span of 13 feet (**bottom-left**); ceramic tile flooring installation over wood decking (**bottom-right**).



Figure 2. Summary of observations made in Unit 310: Relative elevation measurements taken with ZipLevel (**top row**); cracks in ceramic tile flooring installation in middle of living room (**bottom row**).



Figure 3. Summary of observations made in Unit 308: Linear crack in ceramic tile flooring installation extending across living room (**left**); relative elevation measurement taken with ZipLevel (**right**);.



Figure 4. Summary of observations made in Unit 307: Installation of ceramic tile flooring within living room (**left**); termination of ceramic tiles at bedroom entrance, noted by ramp constructed (**right**).



Figure 5. Summary of observations made in Unit 209: Exposed ceiling framing below recent water leak from roof drain (**left**); closeup indicating termite damage to floor joists (**right**).



Figure 6. Two layers of tile installed over wood decking (Unit 206).