

TOWN OF BAY HARBOR ISLANDS SPECIAL MASTER HEARING

Special Master Richard Kroop

January 23, 2020

9:30 AM

1. **1073 98 Street**
Owner: Preston Bircher
Registered Agent: N/A
Type of Hearing: Re-Hearing
Code Officer: Evelyn Merizalde

Citation #: 18-000555 **Date Issued:** July 5, 2019

Obtain an after the fact building and electrical permit for the wooden deck.

Violation:

Code Section: 5-6(a)Permits shall be required and must be obtained for all structures erected, constructed, moved, reconstructed or structurally altered or other work done on such structures. Daily Penalty \$250.00

Department's Recommendation:

Case History:

7/17/19 Special Master hearing- The owner has 30 days to obtain a permit for the wooden deck and electrical outlet or have it removed.

2. **1063 95 Street**
Owner: 1050 KC, LLC
Registered Agent: Frances Nuehut
Type of Hearing: Re-Hearing
Code Officer: Evelyn Merizalde

Citation #: 18-001854 **Date Issued:** September 20, 2018

Obtain after the fact mechanical and plumbing permits and pass all required inspections for the range hood fire suppression system installed in Unico Cafe. Permit application attached.

Violation:

Code Section: 5-6(a)Permits shall be required and must be obtained for all structures erected, constructed, moved, reconstructed or structurally altered or other work done on such structures. Daily Penalty \$250.00

Department's Recommendation:

Case History:

1/16/19 Special Master hearing- The case will be set for a special master hearing when the permit is in compliance and finalized.

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3. **1331 97 Street**
Owner: Beaujon Davidson & Shani Kagan
Registered Agent: N/A
Citation #: 19-000660
Date Issued: May 9, 2019
Violation: Found interior demolition work in progress without a permit.
Code Section: 5-6(a)Permits shall be required and must be obtained for all structures erected, constructed, moved, reconstructed or structurally altered or other work done on such structures. Daily Penalty \$250.00

Department's Recommendation:

Case History:

New case no prior history.

4. **1080 93 Street**
Owner: Bal Harbour Investments, LLC
Registered Agent: Jordan Weinkle, Esq.
Citation #: 19-000628
Date Issued: September 10, 2019
Violation: Obtain an after the fact permit for the kitchen and bathroom remodeling work in progress.
Code Section: 5-6(a)Permits shall be required and must be obtained for all structures erected, constructed, moved, reconstructed or structurally altered or other work done on such structures. Daily Penalty \$250.00

Department's Recommendation:

Case History:

New case no prior history.

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5. **9430 West Broadview Drive**

Owner: Ryan Shapiro

Registered Agent: N/A

Citation #: 19-000756

Type of Hearing: **New Hearing**

Code Officer: **Evelyn Merizalde**

Date Issued: April 22, 2019

Violation: Have a jet vac truck clean out the storm drain.

Code Section: 5-5 (c) Erosion and runoff control. In compliance with the town's National Pollution Discharge Elimination System (NPDES) permit requirements, prior to beginning any clearing, grubbing, or construction activities, as part of the building permit process, the contractor shall submit a plan (erosion and sediment control plan) detailing the location and handling of materials.... Daily Penalty \$250.00

Department's Recommendation:

Case History:

New case no prior history.

6. **1047 92 Street**

Owner: BHI the Club 2, LLC

Registered Agent: CT Corporation System

Citation #: 19-001842

Type of Hearing: **New Hearing**

Code Officer: **Evelyn Merizalde**

Date Issued: September 27, 2019

Violation: Silt fencing must be installed behind the construction fence along the perimeter of the site. Move the fence/ posts behind the valley gutter and install a dust screen on the construction fence .

Code Section: 5-5(c) Erosion and runoff control. In compliance with the town's National Pollution Discharge Elimination System (NPDES) permit requirements, prior to beginning any clearing, grubbing, or construction activities, Daily Penalty \$250.00 5-5(f) A temporary construction fence screening the site shall be erected and maintained in good order at all properties... Daily Penalty \$250.00

Department's Recommendation:

Case History:

New case no prior history.

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7. **1047 92 Street**
Owner: BHI the Club 2, LLC
Registered Agent: CT Corporation System
Citation # : 19-001626
Violation: Drain and maintain the site free of standing water at all times.
Code Section: 23-12(1) Nothing shall be done or suffered to be done or permitted to exist on any improved or unimproved property which may be or become an annoyance, blight, eyesore, danger or nuisance to the neighborhood, the inhabitants of buildings or the safety and welfare of the general public.... Daily Penalty \$50.00

Type of Hearing:

New Hearing

Code Officer:

Evelyn Merizalde

Date Issued:

Department's Recommendation:

Case History:

New case no prior history.

8. **9200 West Bay Harbor Drive**
Owner: Curtis Woodworth, Courtney Woodworth
Registered Agent: N/A
Citation # : 19-001060
Violation: Obtain after the fact building, plumbing and electrical permits for the kitchen demolition.
Code Section: 5-6(a) Permits shall be required and must be obtained for all structures erected, constructed, moved, reconstructed or structurally altered or other work done on such structures. Daily Penalty \$250.00

Type of Hearing:

New Hearing

Code Officer:

Evelyn Merizalde

Date Issued:

May 30, 2019

Department's Recommendation:

Case History:

New case no prior history.

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9. **9881 East Bay Harbor Drive**
Owner: Rexleigh Apartments, Inc.
Registered Agent: Harry Bruder
Citation # : 19-002609
Date Issued: December 23, 2019
Violation: Immediate action required to repair and/or replace the seawall. Permit required. Have the collapsed seawall inspected by a structural engineer, remove all debris from the waterway and install a barricade to prevent unauthorized access to the location of the collapsed seawall.
Code Section: 23-12(11) It shall be unlawful and a public nuisance for any property owner in the town to permit, or to fail to repair or reconstruct, any failed seawall upon his property. Daily Penalty \$50.00

Type of Hearing: New Hearing

Code Officer: Evelyn Merizalde

Department's Recommendation:

Case History:

New case no prior history.

10. **9940 West Bay Harbor Drive 3A-S**
Owner: Iscaluva Realty, LLC
Registered Agent: Synder International Law Group, LLC
Citation # : 18-000824
Date Issued: September 20, 2018
Violation: A business tax receipt from the Town of Bay Harbor Islands Clerk's Office is required for vacation rental use. Approval has been denied by Kai Condominium Association to operate the unit as a vacation rental. Remove all advertisements from vacation rental websites, cancel.....
Code Section: 23-72(a) Registration required. It is unlawful for any person to allow another person to occupy any residential property as a vacation rental within the Town of Bay Harbor Islands, or offer such rental services within the town, unless the person has registered the vacation rental property with the town and the vacation rental property has been issued a (BTR)..... Daily Penalty \$250.00

Type of Hearing: New Hearing

Code Officer: Evelyn Merizalde

Department's Recommendation:

Case History:

New case no prior history.

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11. **9381 East Bay Harbor Drive**

Owner: London Towers Condominium, Inc.

Registered Agent: Linda Johnson

Citation #: 19-001661

Type of Hearing: New Hearing

Code Officer: Evelyn Merizalde

Date Issued: August 15, 2019

Violation: Install a temporary construction fence around the pool, have the pool emptied or serviced on a regular basis.

Code Section: 5-5(f)(3) Work on pools, pool installations or substantial renovations will require a temporary construction fence at all times to avoid health and safety hazards. Also pools undergoing renovations and new pools being installed must be emptied of accumulated water at all times. Daily Penalty \$250.00

Department's Recommendation:

Case History:

New case no prior history.

12. **10000 West Bay Harbor Drive**

Owner: Ten Thousand Plaza Condominium

Registered Agent: Robert Yaffe

Citation #: 19-000498

Type of Hearing: New Hearing

Code Officer: Evelyn Merizalde

Date Issued: March 15, 2019

Violation: Hire a licensed contractor to repair the fire rated wall. Permit required.

Code Section: 5-6(a) Permits shall be required and must be obtained for all structures erected, constructed, moved, reconstructed or structurally altered or other work done on such structures. Daily Penalty \$250.00

Department's Recommendation:

Case History:

New case no prior history.

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13. **1019 Kane Concourse** **Type of Hearing:** **New Hearing**
Owner: Bussel Family Holding Co, LLC **Code Officer:** **Evelyn Merizalde**
Registered Agent: Bussel Family Holding Co, LLC
Citation # : 19-001413 **Date Issued:** July 16, 2019
Violation: Obtain a permit for the window / door sign and make all required changes to meet the code requirement.
Code Section: 17-20(b) One window signs and one door signs are permitted per business establishment. Window signs shall not exceed 25 percent of the total window glass area of each business establishment, excluding doors. Notwithstanding the above, if a business establishment occupies a street frontage with more than 50 feet, a second window sign...Daily Penalty \$75.00

Department's Recommendation:

Case History:

New case no prior history.

14. **9140 West Bay Harbor Drive** **Type of Hearing:** **New Hearing**
Owner: JEANNE BURACK **Building Official:** **Eliezer Palacio**
Registered Agent: N/A
Citation # : 19-002416 **Date Issued:** November 20, 2019
Violation: Apply and obtain all permits as per the repairs indicated on your engineers report.
Code Section: 24-3 The intent and purpose of this chapter is to protect the public health, safety, morals and welfare of all of the people of the town by establishing minimum standards governing the condition, occupancy and maintenance of all buildings and premises, establishing minimum standards governing utilities, facilities and other physical components and conditions essential... Daily Penalty \$50.00

Department's Recommendation:

Case History:

New case no prior history.

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15. **1130 93 Street**

Owner: 1130 93ST LLC

Registered Agent: N/A

Citation # : 19-002415

Type of Hearing: New Hearing

Building Official: Eliezer Palacio

Date Issued: November 20, 2019

Violation: Apply and obtain all permits as per the repairs indicated on your engineers report.

Code Section: 24-3 The intent and purpose of this chapter is to protect the public health, safety, morals and welfare of all of the people of the town by establishing minimum standards governing the condition, occupancy and maintenance of all buildings and premises, establishing minimum standards governing utilities, facilities and other physical components and conditions essential... Daily Penalty \$50.00

Department's Recommendation:

Case History:

New case no prior history.

16. **9260-80 Bay Harbor Terrace**

Owner: Southern Star Condominium

Registered Agent: LJ Service Group

Citation # : 19-002413

Type of Hearing: New Hearing

Building Official: Eliezer Palacio

Date Issued: November 20, 2019

Violation: Apply and obtain all permits as per the repairs indicated on your engineers report.

Code Section: 24-3 The intent and purpose of this chapter is to protect the public health, safety, morals and welfare of all of the people of the town by establishing minimum standards governing the condition, occupancy and maintenance of all buildings and premises, establishing minimum standards governing utilities, facilities and other physical components and conditions essential... Daily Penalty \$50.00

Department's Recommendation:

Case History:

New case no prior history.

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17. 1175 98 Street

Owner: TROSS INFINITY LLC

Registered Agent: Nobile Law Firm, P.A.

Citation # : 19-000231

Type of Hearing: New Hearing

Building Official: Eliezer Palacio

Date Issued: February 12, 2019

Violation: Submit Engineers 40 Year Re-Certification Report and \$250.00 processing fee.

Code Section: 24-3 The intent and purpose of this chapter is to protect the public health, safety, morals and welfare of all of the people of the town by establishing minimum standards governing the condition, occupancy and maintenance of all buildings and premises, establishing minimum standards governing utilities, facilities and other physical components and conditions essential... Daily Penalty \$50.00

Department's Recommendation:

Case History:

New case no prior history.

18. 9291 East Bay Harbor Drive

Owner: KINGSLEY ARMS APARTMENTS INC

Registered Agent: Jeffrey Perlow & Associates, P.A.

Citation # : 18-002329

Type of Hearing: New Hearing

Building Official: Eliezer Palacio

Date Issued: November 27, 2018

Violation: Apply and obtain all permits and inspections as per the repairs indicated on your engineers report.

Code Section: 24-3 The intent and purpose of this chapter is to protect the public health, safety, morals and welfare of all of the people of the town by establishing minimum standards governing the condition, occupancy and maintenance of all buildings and premises, establishing minimum standards governing utilities, facilities and other physical components and conditions essential... Daily Penalty \$50.00

Department's Recommendation:

Case History:

New case no prior history.

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19. 1101 99 Street #6
Owner: Beach Park, LLC
Registered Agent: Paula Moshe
Citation # : 19-001364
Violation: Hire a licensed contractor to remove the mold and fiberglass particles from the unit. Have the unit re-inspected by a licensed mold company and submit a copy of the report....
Code Section: 23-12 Nothing shall be done or suffered to be done or permitted to exist on any improved or Daily Penalty \$50.00
5-6(a)Permits shall be required and must be obtained for all structures erected, constructed, moved, reconstructed or structure..... Daily Penalty \$250.00

Type of Hearing: New Hearing

Code Officer: Scherrie Griffin

Date Issued: September 24, 2019

Department's Recommendation:

Case History:

New case no prior history.