

TOWN OF BAY HARBOR ISLANDS SPECIAL MASTER HEARING

Special Master Richard Kroop

September 23, 2020

9:30 AM

1.

1047 92 Street

Type of Hearing: New Hearing

Owner: BHI THE CLUB 2, LLC

Building Official: Eliezer Palacio

Registered Agent: CT Corporation System

Citation #: 20-000967

Date Issued: June 18, 2020

Violation: Foundation Permit B18-000440 expired on 5/19/2019. No activity on site. Lack of progress abandonment.

Code Section: 5-1 The Florida Building Code is hereby adopted as the building code of the town Daily Penalty \$100.00

Department's Recommendation:

Assess a fine from 6/18/20-9/23/20 which represents 98 days \$100.00 per day for a total of \$9,800.00. The fine will continue to accrue at \$100.00 per day until compliance is met. Authorize the Town to petition the court for injunctive relief to conduct curative actions.

Case History:

New case no prior history.

2.

1047 92 Street

Type of Hearing: New Hearing

Owner: BHI THE CLUB 2, LLC

Code Officer: Evelyn Merizalde

Registered Agent: CT Corporation

Citation #: 20-000732

Date Issued: June 17, 2020

Violation: Notice of violation issued to trim the landscaping, remove debris, secure the construction fence properly to the ground and to pump the water out of the site.

Code Section: 5-5(h)(6) The owner, occupant or user of a construction site shall complete job site maintenance, on a daily basis, prior to the conclusion of each day's work.. Daily Penalty \$250.00 5-5(e) Vegetation such as grass...shall be maintained in such a fashion so that the site does not appear overgrown or unkempt.. Daily Penalty \$250.00 5-5(f) Construction fence maintenance.... Daily Penalty \$250.00

Department's Recommendation:

Assess a fine in the amount of \$71,750.00. The fine will continue to accrue at \$500.00 per day until compliance is met. Authorize the Town to petition the court for injunctive relief to conduct curative actions.

Case History:

New case no prior history.

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3. **1047 92 Street**
- Owner:** BHI THE CLUB 2, LLC
- Registered Agent:** CT Corporation
- Type of Hearing:** New Hearing
- Code Officer:** Evelyn Merizalde
- Citation #:** 20-001264
- Date Issued:** August 19, 2020
- Violation:** Abandoned Sophie project contains stagnant water, foundation piles, construction material, building material, equipment, well, partial structures, electrical connections, plumbing connections, Temporary electric pole construction fence, trenches, lot is not properly graded...
- Code Section:** 23-12(1) A condition which is an annoyance... \$50.00 23-12(3) No weeds, brush or other unsightly growths \$25.00 24-13(a) The Structure must be maintained in good repair..\$50.00 24-13(d) Maintain exterior surfaces \$50.00 24-15(a) Vacant structure \$50.00 24-15(b) Overgrowth weeds \$50.00 24-17(i) (1) Vacant property registration \$250.00 24-9(a) Foundations\$50.00 24-9(e) Exterior structure \$50.00
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| Department's Recommendation:
Assess a fine from 8/19/20-9/23/20 which represents 36 days @ \$675.00 per day for a total of \$24,300.00. The fine will continue to accrue until compliance is met. Authorize the Town to petition the court for injunctive relief to conduct curative actions. + | Case History:
New case no prior history. |
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4. **1055 92 Street**
- Owner:** BHI THE CLUB 2, LLC
- Registered Agent:** CT Corporation
- Type of Hearing:** New Hearing
- Code Officer:** Evelyn Merizalde
- Citation #:** 20-001269
- Date Issued:** August 19, 2020
- Violation:** Abandoned Sophie project contains stagnant water, foundation piles, construction material, building material, equipment, well, partial structures, electrical connections, plumbing connections, Temporary electric pole construction fence, trenches, lot is not properly graded...
- Code Section:** 23-12(1) A condition which is an annoyance... \$50.00 23-12(3) No weeds, brush or other unsightly growths \$25.00 24-13(a) The Structure must be maintained in good repair..\$50.00 24-13(d) Maintain exterior surfaces \$50.00 24-15(a) Vacant structure \$50.00 24-15(b) Overgrowth weeds \$50.00 24-17(i) (1) Vacant property registration \$250.00 24-9(a) Foundations\$50.00 24-9(e) Exterior structure \$50.00
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| Department's Recommendation:
Assess a fine from 8/19/20-9/23/20 which represents 36 days @ \$675.00 per day for a total of \$24,300.00. The fine will continue to accrue at \$675.00 per day until compliance is met. Request the Special Master to authorize the Town to petition the court for injunctive relief to conduct curative actions. | Case History:
New case no prior history. |
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