

**TOWN OF BAY HARBOR ISLANDS  
SPECIAL MASTER HEARING  
SPECIAL MASTER RICHARD KROOP**

**AGENDA**

December 15, 2021  
10:00 AM

**SPECIAL NOTICE – HYBRID MEETING**

The Town of Bay Harbor Islands Special Master Hearing will take place in a Hybrid format where the Special Master and Staff will be physically present at the Town Hall Council Chambers. Members of the public are welcome to participate in person or virtually via the Zoom platform.

Zoom Link: <https://us06web.zoom.us/j/83727628777>  
Meeting ID: 837 2762 8777

To request to speak during Zoom Public Comment, please utilize the “raise your hand” Zoom feature on your electronic device. You will be recognized at the direction of the Zoom Meeting Host.

Members of the Public may also be admitted to the Council Chambers in person, subject to social distancing and facial covering.

In addition, any member of the public who does not wish, or is unable to participate through the Zoom video conferencing platform, but would still like to participate can do so by listening to the meeting as it happens by dialing the Toll-free number below:

US Toll Free Number: 877 853 5247 or 888 788 0099  
For higher quality, dial a number based on your current location.  
US: 1 646 558 8656 or 1 301 715 8592 or 1 312 626 6799  
Meeting ID: 837 2762 8777  
Participant ID: Press the # key

To request to speak: Dial \*9 on your telephone device to activate the “Raise your Hand” feature on the zoom platform.

1. 9250 West Bay Harbor Drive #5A

**Type of Hearing:** Special Master Hearing

**Owner:** Freda Greenbaum

**Code Officer:** Scherrie Griffin

**Registered Agent:** N/A

**Citation #:** 21-000568

**Date Issued:** 4/9/2021

**Violation:** Hire a licensed contractor to obtain the required permits from the Town of Bay Harbor Islands Building Department.

**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:**

Assess a fine from 5/7/21- 6/24/21, which represents 48 days at \$250.00 per day for a total of \$12,000.00.

**Case History:**

New case

2. 1025 93 Street

**Type of Hearing:** Special Master Hearing

**Owner:** Cyneri Properties, Inc.

**Code Officer:** Evelyn Merizalde

**Registered Agent:** Eric Stein

**Citation #:** 20-001912

**Date Issued:** 7/16/2021

**Violation:** Hire a licensed contractor to repair the ceiling in unit #7. A permit is required to repair the ceiling in unit # 7 and an after-the-fact permit is required for the roof repair.

**Code Section:** 24-13 (a)Every foundation, exterior and interior wall, roof, floor, ceiling, window and exterior door shall be structurally sound and maintained in good repair.

**Department's Recommendation:**

Assess a fine from 7/16/21-12/4/21 which represents 141 days at \$50.00 per day for a total of \$7,050.00

**Case History:**

New case.

3. 10261 East Bay Harbor Drive, Unit 701

**Type of Hearing:** Special Master Hearing

**Owner:** Bay Harbor 701, LLC

**Code Officer:** Evelyn Merizalde

**Registered Agent:** Christopher Langen

**Citation #:** 21-000456

**Date Issued:** 3/10/2021

**Violation:** Hire a licensed contractor to obtain after the fact building, plumbing, electrical, demolition permits. Application attached.

**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

<b><u>Department's Recommendation:</u></b> Assess a fine from 3/10/21-5/2021, which represents 71 days at \$250.00 per day for a total of \$17,750.00	<b><u>Case History:</u></b> New case.
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4. 1100 100 Street # 406

**Type of Hearing:** Special Master Hearing

**Owner:** Bay Harbor Islands I, LLC

**Code Officer:** Scherrie Griffin

**Registered Agent:** Synder International Law Group, P.A.

**Citation #:** 21-001301

**Date Issued:** 7/6/2021

**Violation:** Hire a licensed contractor to obtain a Building Permit from the Town of Bay Harbor Islands Building Department. Permit application attached.

**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

<b><u>Department's Recommendation:</u></b> Assess a fine from 7/6/21- 9/13/21, which represents 69 days at \$17,250.00	<b><u>Case History:</u></b> New case
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Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Special Master with respect to any matter to be considered at this meeting or hearing, he or she will need a record of the proceedings and that, for such purpose he or she may need to ensure that a verbatim records of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.