

**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
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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.
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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

<u>Department's Recommendation:</u> 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	<u>Case History:</u> 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

<u>Department's Recommendation:</u> Assess a fine from 7/6/21- 9/13/21, which represents 69 days at \$17,250.00	<u>Case History:</u> 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.

AGENDA ITEM REPORT
December 15, 2021

ITEM NUMBER: 1.

ITEM: 9250 West Bay Harbor Drive #5A

DESCRIPTION:

New case

RECOMMENDED ACTION:

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.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Evelyn Merizalde, Code Compliance Supervisor
Scherrie Griffin, Code Compliance Officer

ATTACHMENTS

1.	21-000568 9250 WBHD- Freda Greenbaum 4.9.21
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**TOWN OF BAY HARBOR ISLANDS
CODE COMPLIANCE DIVISION**

**9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786**



April 09, 2021
FILE NUMBER: 21-000568

REVISED NOTICE OF VIOLATION

OWNER:

Freda Greenbaum
9250 West Bay Harbor Drive, 5A
Bay Harbor Islands, FL 33154

ADDRESS OF VIOLATION:

Freda Greenbaum -
9250 West BAY HARBOR Drive 5A
Bay Harbor Islands, FL 33154-3606
Parcel No: 1322270130130

REGISTERED AGENT:

-

TENANT:

-

Inspections of the above premise discloses violations(s) of the Code Ordinances of the Town of Bay Harbor Islands, as follows:

Code Section Violated: **Sec. 5-6(a)**

Nature of Violation and Details:

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

Daily Penalty: \$250.00

You may comply by: Hire a licensed contractor to obtain required permits from the Town of Bay Harbor Islands Building Department.

RE: Found construction work in progress without permits.

Location of Violation: 9250 West BAY HARBOR Drive 5A Violation Date: 03/24/2021

Compliance Date: May 07, 2021

YOU MUST REQUEST AN INSPECTION BY CODE COMPLIANCE OFFICER UPON COMPLETION OF THE WORK. IF YOU DON'T CALL, YOUR FINES WILL CONTINUE TO ACCUMULATE.

If the violation is corrected within the prescribed time period, the civil fine will not be imposed. If the violation is not corrected within the prescribed lime period, a civil fine up to the maximum set for the above shall be payable daily for each day of violation. Each day of violation after the time for correction shall be deemed a continuing violation and is subject to an additional penalty in the same amount. No further notices will be given. Civil fines may be paid at the office of the Town Clerk at the following address:

**Town of Bay Harbor Islands
Office of the Town Clerk
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154**

You may request an administrative hearing before a Special Master to appeal the notice of violation or to request an

extension of time. The request for hearing must be filed in the office of the Town Clerk in writing within twenty (20) days after service of notice of violation or you will be deemed to have admitted the violation and waived your right to a hearing. A timely request for a hearing will postpone the accrual of continuing additional penalties. You may be liable for the reasonable costs of hearing if you are found guilty of the violation.

Service Information:

Date Mailed: 04/09/2021
Date Posted: 04/09/2021

Cert Mail Article #: 7019 1120 0000 0739 6363

A handwritten signature in blue ink that reads "Scherrie Griffin". The signature is written in a cursive, flowing style.

Scherrie Griffin
Code Compliance Officer
sgriffin@bayharborislands-fl.gov
305-993-1786

ADDENDUM



Photo
Scherrie Griffin
Mar 24, 2021



Photo
Scherrie Griffin
Mar 24, 2021



Mar 24, 2021 at 1:17:33 PM
Scherrie Griffin
Code Compliance Officer

Photo
Scherrie Griffin
Mar 24, 2021



Mar 24, 2021 at 1:17:50 PM
Scherrie Griffin
Code Compliance Officer

Photo
Scherrie Griffin
Mar 24, 2021



Mar 24, 2021 at 1:19:10 PM
Scherrie Griffin
Code Compliance Officer

Photo
Scherrie Griffin

Mar 24, 2021



Photo
Scherrie Griffin
Mar 24, 2021



Photo
Scherrie Griffin
Mar 24, 2021

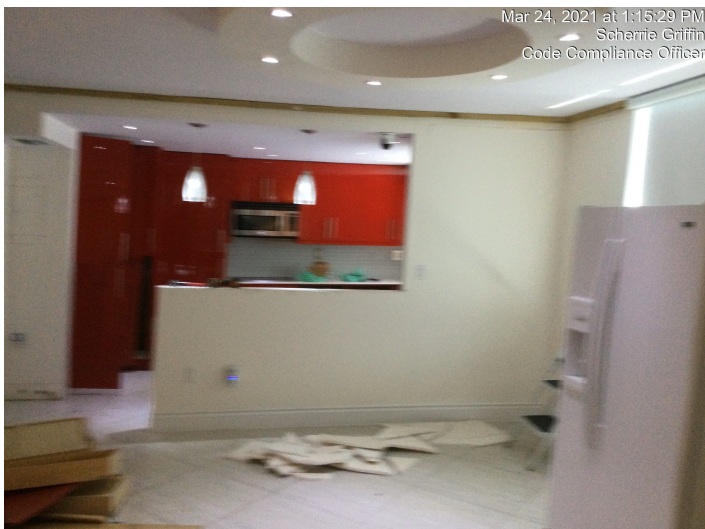


Photo
Scherrie Griffin
Mar 24, 2021



Mar 24, 2021 at 1:18:44 PM
Scherrie Griffin
Code Compliance Officer

Photo
Scherrie Griffin
Mar 24, 2021

AGENDA ITEM REPORT
December 15, 2021

ITEM NUMBER: 2.

ITEM: 1025 93 Street

DESCRIPTION:

New case.

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Evelyn Merizalde, Code Compliance Supervisor
Evelyn Merizalde, Code Compliance Supervisor

ATTACHMENTS

1.	20-001912 1023 93 Street Cyneri Properties, Inc. 7.16.21
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**TOWN OF BAY HARBOR ISLANDS
CODE COMPLIANCE DIVISION**

**9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786**



July 16, 2021
FILE NUMBER: 20-001912

NOTICE OF VIOLATION

OWNER:

CYNERI PROPERTIES INC
1820 NE 163 ST SUITE 100
North Miami Beach, FL 33162

ADDRESS OF VIOLATION:

CYNERI PROPERTIES INC -
1025 93 Street
Bay Harbor Islands, FL 33154-2330
Parcel No: 1322270012810

REGISTERED AGENT:

Eric Stein, Esq. -
1820 NE 163 ST SUITE 100
North Miami Beach, FL 33162

TENANT:

-

Inspections of the above premise discloses violations(s) of the Code Ordinances of the Town of Bay Harbor Islands, as follows:

Code Section Violated: **24-13(a)**

Nature of Violation and Details:

Every foundation, exterior and interior wall, roof, floor, ceiling, window and exterior door shall be structurally sound and maintained in good repair. Daily

Penalty \$50.00

Daily Penalty: \$50.00

You may comply by: 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.

RE: Report of an active leak impacting unit 7.

Location of Violation: 1025 93 Street Violation Date: 11/20/2020

Compliance Date: August 16, 2021

YOU MUST REQUEST AN INSPECTION BY CODE COMPLIANCE OFFICER UPON COMPLETION OF THE WORK. IF YOU DON'T CALL, YOUR FINES WILL CONTINUE TO ACCUMULATE.

If the violation is corrected within the prescribed time period, the civil fine will not be imposed. If the violation is not corrected within the prescribed lime period, a civil fine up to the maximum set for the above shall be payable daily for each day of violation. Each day of violation after the time for correction shall be deemed a continuing violation and is subject to an additional penalty in the same amount. No further notices will be given. Civil fines may be paid at the office of the Town Clerk at the following address:

**Town of Bay Harbor Islands
Office of the Town Clerk
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154**

You may request an administrative hearing before a Special Master to appeal the notice of violation or to request an extension of time. The request for hearing must be filed in the office of the Town Clerk in writing within twenty (20) days after service of notice of violation or you will be deemed to have admitted the violation and waived your right to a hearing. A timely request for a hearing will postpone the accrual of continuing additional penalties. You may be liable for the reasonable costs of hearing if you are found guilty of the violation.

Service Information:

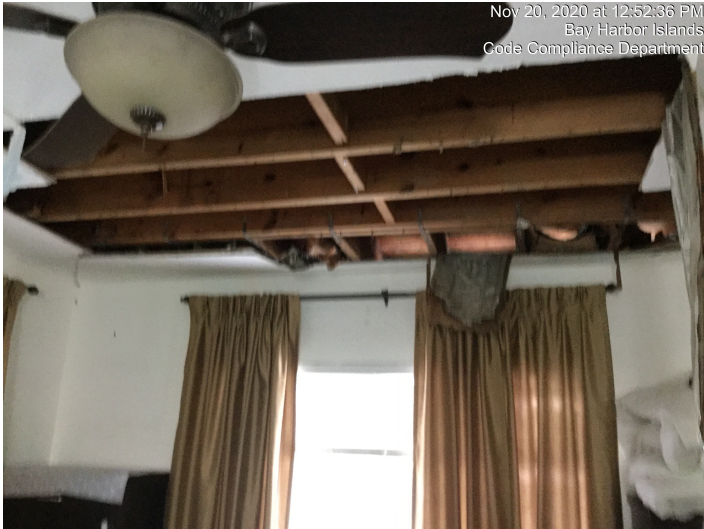
Date Mailed:
Date Posted:

Cert Mail Article #:

A handwritten signature in cursive script that reads "Evelyn Merizalde".

Evelyn Merizalde
Code Compliance Officer
emerizalde@bayharborislands-fl.gov
786-256-4347

ADDENDUM



Document
Evelyn Merizalde
Nov 30, 2020



Document
Evelyn Merizalde
Nov 30, 2020



Document
Evelyn Merizalde
Nov 30, 2020



Document
Evelyn Merizalde
Nov 30, 2020



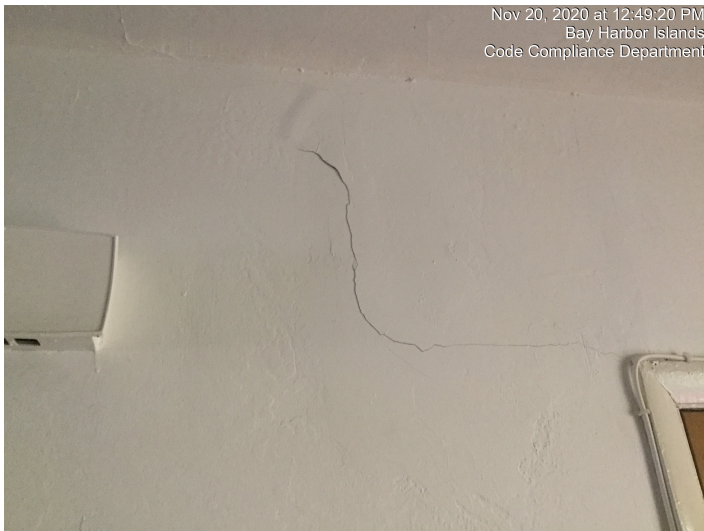
Document
Evelyn Merizalde

Nov 30, 2020



Nov 20, 2020 at 12:50:29 PM
Bay Harbor Islands
Code Compliance Department

Document
Evelyn Merizalde
Nov 30, 2020



Nov 20, 2020 at 12:49:20 PM
Bay Harbor Islands
Code Compliance Department

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Evelyn Merizalde
Nov 30, 2020



Nov 20, 2020 at 12:48:36 PM
Bay Harbor Islands
Code Compliance Department

Document
Evelyn Merizalde
Nov 30, 2020



Document
Evelyn Merizalde
Nov 30, 2020

AGENDA ITEM REPORT
December 15, 2021

ITEM NUMBER: 3.

ITEM: 10261 East Bay Harbor Drive, Unit 701

DESCRIPTION:

New case.

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Evelyn Merizalde, Code Compliance Supervisor
Evelyn Merizalde, Code Compliance Supervisor

ATTACHMENTS

1.	Bay Harbor 701 LLC NOV
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TOWN OF BAY HARBOR ISLANDS CODE COMPLIANCE DIVISION

9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



March 10, 2021
FILE NUMBER: 21-000456

NOTICE OF VIOLATION

OWNER:

BAY HARBOR 701 LLC
PO BOX 398570
MIAMI BEACH, FL 33239-8570

ADDRESS OF VIOLATION:

BAY HARBOR 701 LLC -
10261 East BAY HARBOR Drive 701
Bay Harbor Islands, FL 33154-3724
Parcel No: 1322271020060

REGISTERED AGENT:

- Christopher Langen
115 East Palm Midway
Miami Beach, FL 33139

TENANT:

-

Inspections of the above premise discloses violations(s) of the Code Ordinances of the Town of Bay Harbor Islands, as follows:

Code Section Violated: **Sec. 5-6(a)**

Nature of Violation and Details:

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

Daily Penalty: \$250.00

You may comply by: Hire a licensed contractor to obtain after the fact building, plumbing, electrical, demolition permits. Application attached.

RE: Anonymous complaint received regarding construction work in progress exceeds the scope of a flooring permit.

Location of Violation: 10261 East BAY HARBOR Drive 701 Violation Date: 03/10/2021

Compliance Date: April 12, 2021

YOU MUST REQUEST AN INSPECTION BY CODE COMPLIANCE OFFICER UPON COMPLETION OF THE WORK. IF YOU DON'T CALL, YOUR FINES WILL CONTINUE TO ACCUMULATE.

If the violation is corrected within the prescribed time period, the civil fine will not be imposed. If the violation is not corrected within the prescribed lime period, a civil fine up to the maximum set for the above shall be payable daily for each day of violation. Each day of violation after the time for correction shall be deemed a continuing violation and is subject to an additional penalty in the same amount. No further notices will be given. Civil fines may be paid at the office of the Town Clerk at the following address:

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Office of the Town Clerk
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154**

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Service Information:

Date Mailed: 03/10/2021
Date Posted: 03/10/2021

Cert Mail Article #: 7019 1120 0000 0739 0057

A handwritten signature in black ink that reads "Evelyn Merizalde". The signature is written in a cursive, flowing style.

Evelyn Merizalde
Code Compliance Officer
emerizalde@bayharborislands-fl.gov
786-256-4347

ADDENDUM

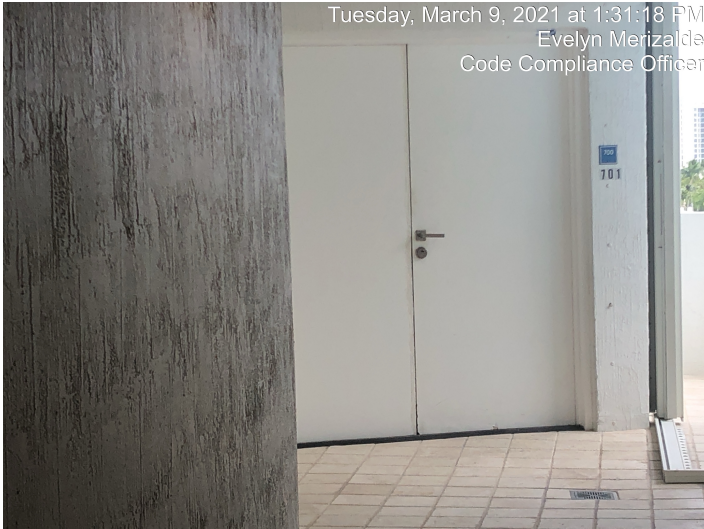


Photo
Evelyn Merizalde
Mar 10, 2021



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Mar 10, 2021



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Mar 10, 2021



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Evelyn Merizalde
Mar 10, 2021



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Evelyn Merizalde

Mar 10, 2021

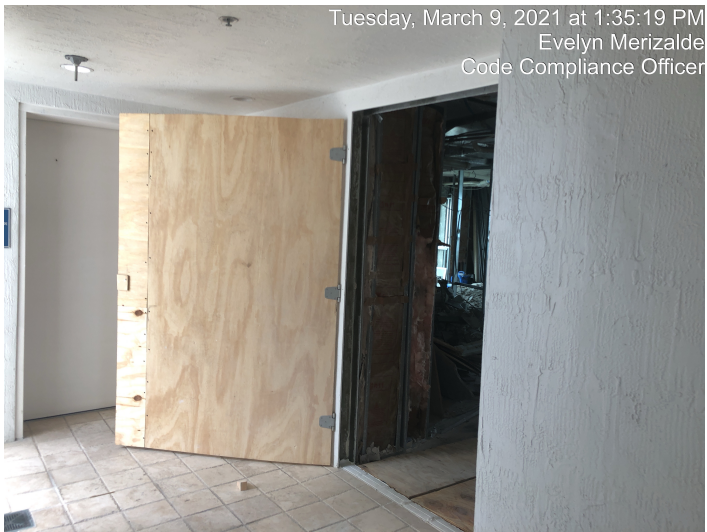


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Mar 10, 2021



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Mar 10, 2021



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Evelyn Merizalde
Mar 10, 2021



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Evelyn Merizalde
Mar 10, 2021

AGENDA ITEM REPORT
December 15, 2021

ITEM NUMBER: 4.

ITEM: 1100 100 Street # 406

DESCRIPTION:

New case

RECOMMENDED ACTION:

Assess a fine from 7/6/21- 9/13/21, which represents 69 days at \$17,250.00

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Evelyn Merizalde, Code Compliance Supervisor
Scherrie Griffin, Code Compliance Officer

ATTACHMENTS

1.	21-001301 1100 100 Street # 406 7.6.21
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TOWN OF BAY HARBOR ISLANDS CODE COMPLIANCE DIVISION

9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



July 06, 2021
FILE NUMBER: 21-001301

NOTICE OF VIOLATION

OWNER:

BAY HARBOR ISLAND I LLC
1395 BRICKEL AVE 14 FLR-FAP
MIAMI, FL 33131

ADDRESS OF VIOLATION:

BAY HARBOR ISLAND I LLC -
1100 100 Street 406
Bay Harbor Islands, FL 33154
Parcel No: 1322271240120

REGISTERED AGENT:

SNYDER INTERNATIONAL LAW GROUP, P.A. -
21500 Biscayne Blvd. Suite 401
Aventura, FL 33180

TENANT:

-

Inspections of the above premise discloses violations(s) of the Code Ordinances of the Town of Bay Harbor Islands, as follows:

Code Section Violated: **Sec. 5-6(a)**

Nature of Violation and Details:

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

Daily Penalty: \$250.00

You may comply by: Hire a licensed contractor to obtain a Building Permit from the Town of Bay Harbor Islands Building Department. Permit application attached.

RE: Found flooring installation in progress without a permit inside the unit and on the balcony.

Location of Violation: 1100 100 Street 406 Violation Date: 07/02/2021

Compliance Date: August 06, 2021

YOU MUST REQUEST AN INSPECTION BY CODE COMPLIANCE OFFICER UPON COMPLETION OF THE WORK. IF YOU DON'T CALL, YOUR FINES WILL CONTINUE TO ACCUMULATE.

If the violation is corrected within the prescribed time period, the civil fine will not be imposed. If the violation is not corrected within the prescribed lime period, a civil fine up to the maximum set for the above shall be payable daily for each day of violation. Each day of violation after the time for correction shall be deemed a continuing violation and is subject to an additional penalty in the same amount. No further notices will be given. Civil fines may be paid at the office of the Town Clerk at the following address:

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Bay Harbor Islands, FL 33154**

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Service Information:

Date Mailed: 07/06/2021
Date Posted: 07/06/2021

Cert Mail Article #: 7019 1120 0000 0739 6219

A handwritten signature in blue ink that reads "Scherrie Griffin". The signature is written in a cursive, flowing style.

Scherrie Griffin
Code Compliance Officer
sgriffin@bayharborislands-fl.gov
305-993-1786

ADDENDUM



Photo
Scherrie Griffin
Jul 02, 2021



Photo
Scherrie Griffin
Jul 02, 2021



Jul 2, 2021 at 10:31:09 AM
Code Compliance Department
Scherrie Griffin

Photo
Scherrie Griffin
Jul 02, 2021



Jul 2, 2021 at 10:31:06 AM
Code Compliance Department
Scherrie Griffin

Photo
Scherrie Griffin
Jul 02, 2021



Jul 2, 2021 at 10:30:46 AM
Code Compliance Department
Scherrie Griffin

Photo
Scherrie Griffin

Jul 02, 2021



Photo
Scherrie Griffin
Jul 02, 2021



Photo
Scherrie Griffin
Jul 02, 2021



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Scherrie Griffin
Jul 02, 2021



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Jul 02, 2021



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Scherrie Griffin
Jul 02, 2021



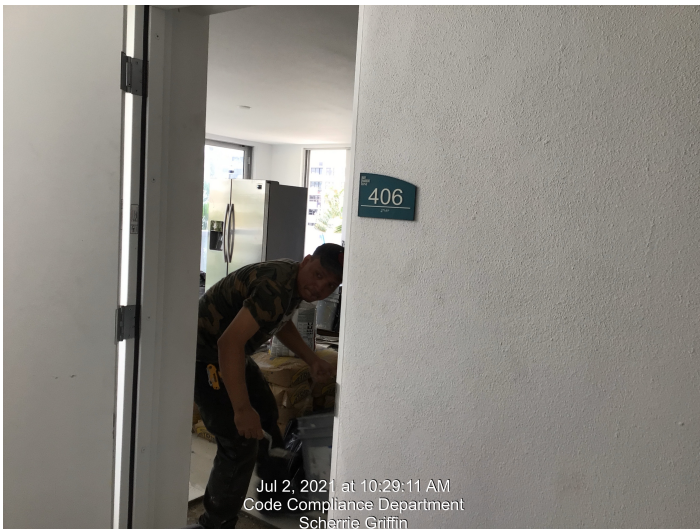
Jul 2, 2021 at 10:29:40 AM
Code Compliance Department
Scherrie Griffin

Photo
Scherrie Griffin
Jul 02, 2021



Jul 2, 2021 at 10:29:38 AM
Code Compliance Department
Scherrie Griffin

Photo
Scherrie Griffin
Jul 02, 2021



Jul 2, 2021 at 10:29:11 AM
Code Compliance Department
Scherrie Griffin

Photo
Scherrie Griffin

Jul 02, 2021



Photo
Scherrie Griffin
Jul 02, 2021



Photo
Scherrie Griffin
Jul 02, 2021



Photo
Scherrie Griffin
Jul 02, 2021

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Scherrie Griffin
Jul 02, 2021