

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

AGENDA

March 24, 2022

10:00 AM

1. 1001 91 Street

Type of Hearing: Special Master Hearing

Presenter: Mike Mesa, Chief Building Official

Owner: Longwood Towers Condominium Association, Inc.

Code Officer:

Registered Agent: Jorge Mirabal

Citation #: 21-001337

Date Issued: 7/7/2021

Violation: Failure to obtain 40 Year Re-certification as required by Miami Dade.

Code Section: 24-3 Failing to maintain building minimum standards

Department's Recommendation:	Case History:
Close the case.	9/29/21- Fifteen days to submit report. Reschedule for next hearing.

2. 1080 94 Street

Type of Hearing: Special Master Hearing

Presenter: Mike Mesa, Chief Building Official

Owner: The Vintage Condominium Owners Association, Inc.

Code Officer:

Registered Agent: Thomas Kucera

Citation #: 21-001346

Date Issued: 7/7/2021

Violation:

Failure to obtain 40 Year Re-certification as required by Miami Dade.

Code Section: 24-3 Failing to maintain building minimum standards

Department's Recommendation:	Case History:
Close the case.	9/29/21- Fifteen days to submit report. Reset 60 days.

3. 1165 98 Street

Type of Hearing: Special Master Hearing

Presenter: Mike Mesa, Chief Building Officer

Owner: Alcazar Condominium, Inc.

Code Officer:

Registered Agent: Quest Management Group

Citation #: 21-001345

Date Issued: 7/7/2021

Violation: Failure to obtain 40 Year Re-certification as required by Miami Dade

Code Section: 24-3 Failing to maintain building minimum standards

Department's Recommendation:

Close the case.

Case History:

9/29/21- Fifteen days to submit report. Reset 60 days.

4. 1063 95 Street # 1065

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: 1050 LLC

Code Officer: Scherrie Griffin

Registered Agent: Frances Neuhut

Citation #: 21-000079

Date Issued: 1/15/2021

Violation: Found interior altercations done without permits.

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:

Impose a fine.

Case History:

New case no prior history.

5. 1150 98 Street

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Owner: The Villas at Bay Harbor Condominium Association, Inc.

Code Officer: Evelyn Merizalde

Registered Agent: Matt Ackerman

Citation #: 21-000958

Date Issued: 8/7/2021

Violation: Please remove the vegetation that appears to be damaging the wall, and have the wall repaired.

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

Department's Recommendation: Grant an extension to complete the repairs.	Case History: 9/29/21- Continuance granted for 60 days.
--	---

6. 1125 97 Street

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Owner: 1125 97 BAY HARBOR LLC

Code Officer: Evelyn Merizalde

Registered Agent: Eleonora Depalma

Citation #: 21-002397

Date Issued: 11/29/2021

Violation:

Obtain an after the fact permit to install new outdoor stair railings.

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: Grant an extension to complete the repairs.	Case History: New case no prior history.
--	--

7. 9270 West Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Owner: The Lexington Condominium, Inc.

Code Officer: Evelyn Merizalde

Registered Agent: Jorgr Mirabal

Citation #: 19-000531

Date Issued: 8/4/2021

Violation: Notice of violation issued to obtain an after-the fact permit for the seawall repair.

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

<p><u>Department's Recommendation:</u> Impose a fine from 8/4/21-2/23/22, which represents 203 days at \$50.00 per day for a total of \$10,150.00.</p>	<p><u>Case History:</u> New case no prior history.</p>
---	---

8. 9440 West Broadview Drive

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Owner: 9440 West Broadview Drive LLC

Code Officer: Evelyn Merizalde

Registered Agent: Derek A Schwartz PA

Citation #: 21-000800

Date Issued: 4/26/2021

Violation:

Obtain an after the fact permit for the pile installation.

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

<p><u>Department's Recommendation:</u> Impose a fine from 9/29/21- 3/24/22, which represents 176 days at \$250.00 per day for a total of \$44,000.00. The fine shall continue to accrue until compliance is met.</p>	<p><u>Case History:</u> 9/29/21- The owner has 30 days to hire a new contractor.</p>
---	---

9. 1055 99 Street

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Owner: Arielle Gruber

Code Officer: Evelyn Merizalde

Registered Agent: N/A

Citation #: 21-001048

Date Issued: 6/17/2021

Violation: Hire a license contractor to obtain after the fact permits for interior renovations. 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

<p><u>Department's Recommendation:</u> Impose a fine of \$250.00 plus \$150.00 administrative fee for a total of \$400.00.</p>	<p><u>Case History:</u> 9/29/21- Continuance granted for 60 days.</p>
---	--

10. 1135 101 Street

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Owner: BAY HARBOR 1135 LLC

Code Officer: Evelyn Merizalde

Registered Agent: UNIVERSAL REGISTERED AGENTS, INC.

Citation #: 21-001735

Date Issued: 9/3/2021

Violation: Obtain an after the fact permit for interior demolition in unit 1 &2 . 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

<p><u>Department's Recommendation:</u> Impose a fine of \$250.00 plus \$150.00 administrative fee for a total of \$400.00.</p>	<p><u>Case History:</u> New case no prior history.</p>
---	---

11. 1080 94 Street # 604

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Owner: Diana Berber

Code Officer: Evelyn Merizalde

Registered Agent: N/A

Citation #: 21-000849

Date Issued: 5/6/2021

Violation: Obtain after the fact permits for the bathroom remodeling work in progress.

Code Section: 5-6(d) If any required permit is not obtained in accordance with this section, any person who was required to obtain the permit shall be punished by a fine not exceeding \$250.00 per day for a first violation and not exceeding \$500.00 per day for a repeat violation, unless otherwise prescribed in the Code, ordinances or by resolution of the town council.

<p><u>Department's Recommendation:</u> Impose a fine of \$250.00 plus a \$150.00</p>	<p><u>Case History:</u> 9/29/21- Continuance granted to obtain the</p>
---	---

administrative fee for a total of \$400.00.	required permits within 60 days.
---	----------------------------------

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.