

**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

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

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

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

<p>Department's Recommendation: Impose a fine.</p>	<p>Case History: New case no prior history.</p>
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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.
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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.
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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>
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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>
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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>
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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>
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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>
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administrative fee for a total of \$400.00.	required permits within 60 days.
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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
March 24, 2022

ITEM NUMBER: 1.1.

ITEM: 1001 91 Street

DESCRIPTION:

9/29/21- Fifteen days to submit report. Reschedule for next hearing.

RECOMMENDED ACTION:

Close the case.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Evelyn Merizalde, Code Compliance Supervisor

ATTACHMENTS

1. NTA 21-001337 1001 91 st

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



NOTICE TO APPEAR #2

Date: March 03, 2022
File Number: 21-001337

RE: Notice of Violation No: 21-001337
Date of Issuance: Jul 07, 2021
Chief Building Official: Mike Mesa
Location of Violation: 1001 91 Street
Bay Harbor Islands, FL 33154-0000

TO: VIOLATOR
LONGWOOD TOWERS CONDOMINIUM ASSOCIATION, INC.
1001 - 91ST ST. OFFICE
Bay Harbor Islands, FL 33154

REGISTERED AGENT

Jorge Mirabal
1001 91 Street
Bay Harbor Islands, FL 33154

Code Sections Violated and Nature of Violations:

Code: Sec. 24-3

Violation: 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 to make such buildings and premises safe, sanitary and fit to be occupied, fixing certain responsibilities and duties of owners, operators, agents and occupants of any building, and fixing penalties for the violations of the provisions of this chapter. This chapter is hereby declared to be remedial and essential to the public interest and it is intended that this chapter be liberally construed to effectuate the purposes as stated above.

Corrective Action: Submit Engineers 40, 50, 60.... Year Re-Certification Report and \$250.00 processing fee.

You are hereby notified that a hearing before the Town's Special Master on the described violation will be held as follows:

Date: March 24, 2022
Time: 10:00AM
Town of Bay Harbor Islands
Place: Council Chambers, 2nd Floor
9665 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154

You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf. Decisions and agreements made by authorized representative shall be binding upon the owner of record. Failure to appear may result in adjudication of guilt and imposition of fines by the Special Master.

An Administrative Fee, to be determined at the time of hearing, will be levied in conjunction with any fines. The Order may be recorded and shall constitute a lien against your property. Thereafter, a foreclosure proceeding may be instituted against your property.

Any request for continuance must be received by the Special Master at least ten (10) calendar days prior to the date set for the hearing to be considered.

For information or comments, contact the Building Department at (305) 993-1786 or by email.

Sincerely,



Yvonne Hamilton
Interim Town Clerk

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



NOTICE TO APPEAR #2

Date: March 03, 2022
File Number: 21-001346

RE: Notice of Violation No: 21-001346
Date of Issuance: Jul 07, 2021
Chief Building Official: Mike Mesa
Location of Violation: 1080 94 Street
Bay Harbor Islands, FL 33154-0000

TO: VIOLATOR

THE VINTAGE CONDOMINIUM OWNERS ASSOCIATION, INC.
1084 94 Street
Bay Harbor Islands, FL 33154

REGISTERED AGENT

Thomas Kucera
1108 Kane Concourse, Suite 205
Bay Harbor Islands, FL 33154

Code Sections Violated and Nature of Violations:

Code: Sec. 24-3

Violation: 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 to make such buildings and premises safe, sanitary and fit to be occupied, fixing certain responsibilities and duties of owners, operators, agents and occupants of any building, and fixing penalties for the violations of the provisions of this chapter. This chapter is hereby declared to be remedial and essential to the public interest and it is intended that this chapter be liberally construed to effectuate the purposes as stated above.

Corrective Action: Submit Engineers 40, 50, 60.... Year Re-Certification Report and \$250.00 processing fee.

You are hereby notified that a hearing before the Town's Special Master on the described violation will be held as follows:

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Time: 10:00AM
Town of Bay Harbor Islands
Place: Council Chambers, 2nd Floor
9665 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154

You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf. Decisions and agreements made by authorized representative shall be binding upon the owner of record. Failure to appear may result in adjudication of guilt and imposition of fines by the Special Master.

An Administrative Fee, to be determined at the time of hearing, will be levied in conjunction with any fines. The Order may be recorded and shall constitute a lien against your property. Thereafter, a foreclosure proceeding may be instituted against your property.

Any request for continuance must be received by the Special Master at least ten (10) calendar days prior to the date set for the hearing to be considered.

For information or comments, contact the Building Department at (305) 993-1786 or by email.

Sincerely,



Yvonne Hamilton
Interim Town Clerk

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



NOTICE TO APPEAR #2

Date: March 03, 2022
File Number: 21-001345

RE: Notice of Violation No: 21-001345
Date of Issuance: Jul 07, 2021
Chief Building Official: Mike Mesa
Location of Violation: 1165 98 Street
Bay Harbor Islands, FL 33154-0000

TO: VIOLATOR

Alcazar Condominium, Inc.
1165 98 Street # 402
Bay Harbor Islands, FL 33154

REGISTERED AGENT

Quest Management Group
2550 NW 72 Avenue, #316
Miami, FL 33122

Code Sections Violated and Nature of Violations:

Code: Sec. 24-3

Violation: 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 to make such buildings and premises safe, sanitary and fit to be occupied, fixing certain responsibilities and duties of owners, operators, agents and occupants of any building, and fixing penalties for the violations of the provisions of this chapter. This chapter is hereby declared to be remedial and essential to the public interest and it is intended that this chapter be liberally construed to effectuate the purposes as stated above.

Corrective Action: Submit Engineers 40, 50, 60.... Year Re-Certification Report and \$250.00 processing fee.

You are hereby notified that a hearing before the Town's Special Master on the described violation will be held as follows:

Date: March 24, 2022

Time: 10:00AM

Town of Bay Harbor Islands
Place: Council Chambers, 2nd Floor
9665 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154

You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf. Decisions and agreements made by authorized representative shall be binding upon the owner of record. Failure to appear may result in adjudication of guilt and imposition of fines by the Special Master.

An Administrative Fee, to be determined at the time of hearing, will be levied in conjunction with any fines. The Order may be recorded and shall constitute a lien against your property. Thereafter, a foreclosure proceeding may be instituted against your property.

Any request for continuance must be received by the Special Master at least ten (10) calendar days prior to the date set for the hearing to be considered.

For information or comments, contact the Building Department at (305) 993-1786 or by email.

Sincerely,



Yvonne Hamilton
Interim Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
Council Chambers, 2nd Floor
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: March 01, 2022
File Number: 21-000079

RE: Notice of Violation No: 21-000079
Date of Issuance: Jan 15, 2021
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1063 95 Street #1065
Bay Harbor Islands, FL 33154-2108

TO: VIOLATOR
1050 LLC
1060 Kane Concourse
Bay Harbor Islands, FL 33154

REGISTERED AGENT
Frances Neuhut
9920 West Broadview Drive
Town of Bay Harbor Islands, FL 33154

Code Sections Violated and Nature of Violations:

Code: Sec. 5-6(a)

Violation: 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

Corrective Action: Hire a licensed General Contractor to obtain building, plumbing and electrical permits from the Town of Bay Harbor Islands Building Department.

You are hereby notified that a hearing before the Town's Special Master on the described violation will be held as follows:

Date: March 24, 2022

Time: 10:00AM

**Place: Bay Harbor Islands Town Hall
Council Chambers, 2nd Floor**

You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf. Decisions and agreements made by authorized representative shall be binding upon the owner of record. Failure to appear may result in adjudication of guilt and imposition of fines by the Special Master.

An Administrative Fee, to be determined at the time of hearing, will be levied in conjunction with any fines. The Order may be recorded and shall constitute a lien against your property. Thereafter, a foreclosure proceeding may be instituted against your property.

Any request for continuance must be received by the Special Master at least ten (10) calendar days prior to the date set for the hearing to be considered.

For information or comments, contact the Code Code Compliance Department at (305) 993-1786 or by email.

Sincerely,



Yvonne Hamilton
Interim Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
Council Chambers, 2nd Floor
Phone: (305) 993-1786



NOTICE TO APPEAR #2

Date: March 02, 2022
File Number: 21-000958

RE: Notice of Violation No: 21-000958
Date of Issuance: May 14, 2021
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 1150 98 Street
Bay Harbor Islands, FL 33154-0000

TO: VIOLATOR

The Villas at Bay Harbor Condominium Association, Inc.
1234 Washington Ave # 300
Miami Beach, FL 33139

REGISTERED AGENT

Matt Ackerman
1234 Washington Ave #300
Miami Beach, FL 33139

Code Sections Violated and Nature of Violations:

Code: Sec. 23-12(1)

Violation: 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. Without limiting the foregoing, the following shall constitute a nuisance: deteriorated landscaping, deteriorated fences, deteriorated roofs, deteriorated windows, deteriorated shutters, deteriorated screens, deteriorated exterior paint, deteriorated railings, deteriorated fascia boards, deteriorated exterior doors, deteriorated driveways, deteriorated parking areas, deteriorated garbage containers, deteriorated swimming pools and pool areas or any deteriorated part of structures to the extent it causes a blight on the neighborhood or endangers life or property. Deteriorated is defined as degeneration in the substance of the thing such as that arising from decay, corrosion, disintegration, lack of paint, broken parts, holes, or leaking in the case of roofs. No monkeys, apes, reptiles, horses, cattle, swine, goats, poultry, fowl or any other livestock shall be kept on any lot. Daily Penalty \$50.00

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

You are hereby notified that a hearing before the Town's Special Master on the described violation will be held as follows:

Date: March 24, 2022

Time: 10:00AM

**Bay Harbor Islands Town Hall
Place: 9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154
Council Chambers, 2nd Floor**

You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf. Decisions and agreements made by authorized representative shall be binding upon the owner of record. Failure to appear may result in adjudication of guilt and imposition of fines by the Special Master.

An Administrative Fee, to be determined at the time of hearing, will be levied in conjunction with any fines. The Order may be recorded and shall constitute a lien against your property. Thereafter, a foreclosure proceeding may be instituted against your property.

Any request for continuance must be received by the Special Master at least ten (10) calendar days prior to the date set for the hearing to be considered.

For information or comments, contact the Code Code Compliance Department at (305) 993-1786 or by email.

Sincerely,



Yvonne Hamilton
Interim Town Clerk

WHAT HAPPENS WHEN MY CASE IS CALLED?

When your case is called, you should answer "here" or "present" and step up to the podium in front of the Special Master. The Special Master will review the Town's case. The Town must present evidence of the violation by either live testimony or documents. The Town's case will be presented by the Town's attorney or designated representative. If the Special Master determines that the Town has presented sufficient evidence, you will have the opportunity to explain or rebut the Town's evidence (i.e., to tell your side of the story).

This is your opportunity to tell the Special Master your side of the story. You, your witness, and/or your evidence may show the Special Master why the information on the Town's violation notice is wrong or that the Town has cited the wrong person. If you have witnesses or evidence to substantiate or prove your case, you must have them or it with you at the hearing.

2. *Questions by the Special Master.*

The Special Master may ask questions of the parties and their witnesses in order to clarify the evidence.

3. *The Special Master's decision.*

After both sides are provided an opportunity to be heard, the Special Master will render a decision. The Special Master's decision will be based on a preponderance of evidence; that means whether it is more likely than not that an ordinance violation occurred or did not occur. The decision will be in the form of a written order. If the Special Master finds that a violation has occurred, he or she may impose fines or other penalties as the ordinance provides. You will be provided with a copy of the Special Master's order or any other notices or documents relevant to that day's proceedings.

WHAT IF I DISAGREE WITH THE SPECIAL MASTER'S DECISION?

If you disagree with the Special Master's decision, it will not help you to continue to argue your case, but you do have the right to appeal the decision to the Circuit Court of Miami-Dade County.

If you are issued a fine and would like to ask for mitigation on the amount. You can do so by requesting a Mitigation Hearing. The first step for any property owner seeking a reduction in penalties is to appear before the Special Master who may grant mitigation of not more than 50% of the total amount of the civil penalty, not including administrative costs. The procedures for appearing before the Special Master for such mitigation may be found in Resolution No. 855 adopted by the Town Council December 1999. A copy is available at Town Hall. Mitigation cannot be used as a substitute for an appeal.

If you go through the mitigation hearing in front of the Special Master, but you still desire further reduction on the fines, you may apply for Mitigation to the Town Council. Applications for mitigation to the Town Council must be submitted within 30 days of any mitigation having been granted by the Special Master. Additional information on how to file an application for mitigation to the Town Council is available at Town Hall.



SPECIAL MASTER HEARINGS



Town of Bay Harbor Islands

9665 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154

Phone: 305-993-1786
Fax: 305-861-1130

E-mail: townhall@bayharborislands.org

SPECIAL MASTER PROCESS—HEARINGS

The Town of Bay Harbor Islands holds Special Master Hearings on matters involving alleged violations of the Town's Municipal Code. Most matters involving ordinance violations relating to real property are heard by the Department's Special Masters.

HOW A CASE GETS TO THE SPECIAL MASTERS

Cases are referred to the Special Masters by the Code Compliance Officers, who in turn respond to other departments, agencies and/or to a citizen's or community group's complaint about an alleged violation of a local ordinance.

WHAT IS A SPECIAL MASTER HEARING

A Special Master Hearing is similar to a mini civil trial. There are no juries in these hearings. Hearings are held before the Special Master and are open to the public. The person or entity bringing the case is called the plaintiff and the entity against whom the case is brought is called the defendant. The Town is usually the plaintiff in cases before the Special Master.

Both sides have an opportunity to present their cases by sworn testimony and exhibits, with all live testimony given under oath and recorded. Since Special Master hearings are civil rather than criminal in nature, the burden of proof required is "by preponderance of evidence," and not "beyond a reasonable doubt." "By a preponderance of evidence" means that it is more likely than

not that an ordinance violation has occurred. If a violation is found to have occurred, the Special Master may impose a fine or other penalties, including correction of the violation. Jail time cannot be given. The Special Master will put his/her decision in writing, called the "Findings of Fact". Either party may appeal a final order to the Miami Dade County Circuit Court.

WHAT DO I DO IF I RECEIVE A NOTICE OF HEARING?

If you receive a notice of hearing, and that document orders you to appear at a hearing before the Special Master, you or your representative MUST show up at the location, date and time specified on the notice.

1. *Your right to an opportunity to be heard.*

You have the right to: (a) represent yourself; (b) hire an attorney to represent you at your expense; and/or have an authorized person represent you. Your authorized representative can be a friend, family member or employee. Please note that there are no public defenders in civil matters such as Special Master's Hearings.

2. *What if I cannot attend the hearing?*

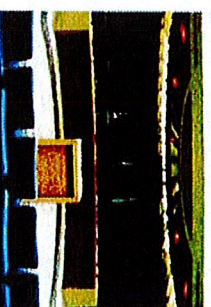
If you cannot attend the hearing, you or your representative must arrange for a continuance (a rescheduling) of the hearing. To get a continuance you must have a valid reason. The fact that you might be scheduled to work or are unprepared on the hearing date are not valid reasons for a continuance. Whether or not you are given a continuance is up to the Special Master. Continuances must be requested in writing prior to the scheduled hearing.

3. *What if I do not appear at the hearing?*

If you do not appear at the hearing, the Special Master will hold the hearing without you, and a fine or other penalties may be entered against you. This is called a default judgment.

Arriving late for a hearing may be treated as not appearing at all.

WHAT HAPPENS IN THE HEARING ROOM?



1. *Where do I go?*

Hearings are held in the Town Council Chambers, Second Floor, Town Hall (9665 Bay Harbor Terrace). Your hearing notice will tell you the date and time to appear. If this information is missing, please contact the Town's Code Compliance Department at 305-993-1786.

2. *What do I do in the hearing room?*

When you get to the hearing room, please sign in and have a seat. Please remain silent until your case is called. Food and drink are not allowed in the Council Chambers. Proper conduct must be maintained at all times. People disrupting the proceedings will be removed from the room and may risk having their cases heard without them.

3. *When the Special Master enters the room.*

When the Special Master enters the room or starts the hearing, he or she will give a few opening remarks. The Special Master will then start to call the cases, usually he will call the consent cases first (where the Town agrees to an administrative fee and no fine), cases agreed to be closed, cases where the defendant is present and cases where the defendant is not present.

Bay Harbor Island Town Hall
Code Compliance Division
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
Council Chambers, 2nd Floor
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: March 02, 2022
File Number: 21-002397

RE: Notice of Violation No: 21-002397
Date of Issuance: Nov 29, 2021
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 1125 97 Street
Bay Harbor Islands, FL 33154-2017

TO: VIOLATOR

1125 97 BAY HARBOR LLC
407 Lincoln Road PH NE
Miami Beach, FL 33139

REGISTERED AGENT

Eleonora Depalma
350 Lincoln Road, 2nd Floor
Miami Beach, FL 33139

Code Sections Violated and Nature of Violations:

Code: Sec. 23-12(1)

Violation: 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. Without limiting the foregoing, the following shall constitute a nuisance: deteriorated landscaping, deteriorated fences, deteriorated roofs, deteriorated windows, deteriorated shutters, deteriorated screens, deteriorated exterior paint, deteriorated railings, deteriorated fascia boards, deteriorated exterior doors, deteriorated driveways, deteriorated parking areas, deteriorated garbage containers, deteriorated swimming pools and pool areas or any deteriorated part of structures to the extent it causes a blight on the neighborhood or endangers life or property. Deteriorated is defined as degeneration in the substance of the thing such as that arising from decay, corrosion, disintegration, lack of paint, broken parts, holes, or leaking in the case of roofs. No monkeys, apes, reptiles, horses, cattle, swine, goats, poultry, fowl or any other livestock shall be kept on any lot. Daily Penalty \$50.00

Corrective Action: Install temporary safety stair railings.

Code: Sec. 5-6(a)

Violation: 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

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

You are hereby notified that a hearing before the Town's Special Master on the described violation will be held as follows:

Date: March 24, 2022

Time: 10:00AM

**Bay Harbor Islands Town Hall
Place: 996 Bay Harbor Terrace
Bay Harbor Islands, FL 33154
Council Chambers, 2nd Floor**

You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf. Decisions and agreements made by authorized representative shall be binding upon the owner of record. Failure to appear may result in adjudication of guilt and imposition of fines by the Special Master.

An Administrative Fee, to be determined at the time of hearing, will be levied in conjunction with any fines. The Order may be recorded and shall constitute a lien against your property. Thereafter, a foreclosure proceeding may be instituted against your property.

Any request for continuance must be received by the Special Master at least ten (10) calendar days prior to the date set for the hearing to be considered.

For information or comments, contact the Code Code Compliance Department at (305) 993-1786 or by email.

Sincerely,


Yvonne Hamilton
Interim Town Clerk

WHAT HAPPENS WHEN MY CASE IS CALLED?

When your case is called, you should answer "here" or "present" and step up to the podium in front of the Special Master. The Special Master will review the Town's case. The Town must present evidence of the violation by either live testimony or documents. The Town's case will be presented by the Town's attorney or designated representative. If the Special Master determines that the Town has presented sufficient evidence, you will have the opportunity to explain or rebut the Town's evidence (i.e., to tell your side of the story).

This is your opportunity to tell the Special Master your side of the story. You, your witness, and/or your evidence may show the Special Master why the information on the Town's violation notice is wrong or that the Town has cited the wrong person. If you have witnesses or evidence to substantiate or prove your case, you must have them or it with you at the hearing.

2. *Questions by the Special Master.*

The Special Master may ask questions of the parties and their witnesses in order to clarify the evidence.

3. *The Special Master's decision.*

After both sides are provided an opportunity to be heard, the Special Master will render a decision. The Special Master's decision will be based on a preponderance of evidence; that means whether it is more likely than not that an ordinance violation occurred or did not occur. The decision will be in the form of a written order. If the Special Master finds that a violation has occurred, he or she may impose fines or other penalties as the ordinance provides. You will be provided with a copy of the Special Master's order or any other notices or documents relevant to that day's proceedings.

WHAT IF I DISAGREE WITH THE SPECIAL MASTER'S DECISION?

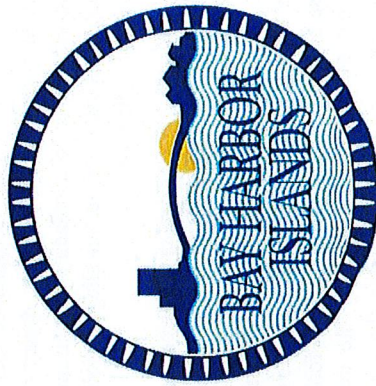
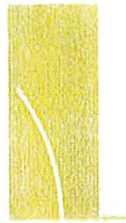
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If you are issued a fine and would like to ask for mitigation on the amount. You can do so by requesting a Mitigation Hearing. The first step for any property owner seeking a reduction in penalties is to appear before the Special Master who may grant mitigation of not more than 50% of the total amount of the civil penalty, not including administrative costs. The procedures for appearing before the Special Master for such mitigation may be found in Resolution No. 855 adopted by the Town Council December 1999. A copy is available at Town Hall. Mitigation cannot be used as a substitute for an appeal.

If you go through the mitigation hearing in front of the Special Master, but you still desire further reduction on the fines, you may apply for Mitigation to the Town Council. Applications for mitigation to the Town Council must be submitted within 30 days of any mitigation having been granted by the Special Master. Additional information on how to file an application for mitigation to the Town Council is available at Town Hall.



SPECIAL MASTER HEARINGS



Town of Bay Harbor Islands

9665 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154

Phone: 305-993-1786
Fax: 305-861-1130

E-mail: townhall@bayharborislands.org

SPECIAL MASTER PROCESS—HEARINGS

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HOW A CASE GETS TO THE SPECIAL MASTERS

Cases are referred to the Special Masters by the Code Compliance Officers, who in turn respond to other departments, agencies and/or to a citizen's or community group's complaint about an alleged violation of a local ordinance.

WHAT IS A SPECIAL MASTER HEARING

A Special Master Hearing is similar to a mini civil trial. There are no juries in these hearings. Hearings are held before the Special Master and are open to the public. The person or entity bringing the case is called the plaintiff and the entity against whom the case is brought is called the defendant. The Town is usually the plaintiff in cases before the Special Master.

Both sides have an opportunity to present their cases by sworn testimony and exhibits, with all live testimony given under oath and recorded. Since Special Master hearings are civil rather than criminal in nature, the burden of proof required is "by preponderance of evidence," and not "beyond a reasonable doubt." "By a preponderance of evidence" means that it is more likely than

not that an ordinance violation has occurred. If a violation is found to have occurred, the Special Master may impose a fine or other penalties, including correction of the violation. Jail time cannot be given. The Special Master will put his/her decision in writing, called the "Findings of Fact". Either party may appeal a final order to the Miami Dade County Circuit Court.

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You have the right to: (a) represent yourself; (b) hire an attorney to represent you at your expense; and/or have an authorized person represent you. Your authorized representative can be a friend, family member or employee. Please note that there are no public defenders in civil matters such as Special Master's Hearings.

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If you do not appear at the hearing, the Special Master will hold the hearing without you, and a fine or other penalties may be entered against you. This is called a default judgment.

Arriving late for a hearing may be treated as not appearing at all.

WHAT HAPPENS IN THE HEARING ROOM?



1. *Where do I go?*

Hearings are held in the Town Council Chambers, Second Floor, Town Hall (9665 Bay Harbor Terrace). Your hearing notice will tell you the date and time to appear. If this information is missing, please contact the Town's Code Compliance Department at 305-993-1786.

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When you get to the hearing room, please sign in and have a seat. Please remain silent until your case is called. Food and drink are not allowed in the Council Chambers. Proper conduct must be maintained at all times. People disrupting the proceedings will be removed from the room and may risk having their cases heard without them.

3. *When the Special Master enters the room.*

When the Special Master enters the room or starts the hearing, he or she will give a few opening remarks. The Special Master will then start to call the cases, usually he will call the consent cases first (where the Town agrees to an administrative fee and no fine), cases agreed to be closed, cases where the defendant is present and cases where the defendant is not present.

Bay Harbor Island Town Hall
Code Compliance Division
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
Council Chambers, 2nd Floor
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: March 02, 2022
File Number: 19-000531

RE: Notice of Violation No: 19-000531
Date of Issuance: August 4, 2021
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 9270 West Bay Harbor Drive
Bay Harbor Islands, FL 33154-0000

TO: VIOLATOR

THE LEXINGTON CONDOMINIUM INC.
9270 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

REGISTERED AGENT

Jorge Mirabal
9270 West Bay Harbor Drive
Bay Harbor Islands, FL 33154

Code Sections Violated and Nature of Violations:

Code: Sec. 23-12(1)

Violation: 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. Without limiting the foregoing, the following shall constitute a nuisance: deteriorated landscaping, deteriorated fences, deteriorated roofs, deteriorated windows, deteriorated shutters, deteriorated screens, deteriorated exterior paint, deteriorated railings, deteriorated fascia boards, deteriorated exterior doors, deteriorated driveways, deteriorated parking areas, deteriorated garbage containers, deteriorated swimming pools and pool areas or any deteriorated part of structures to the extent it causes a blight on the neighborhood or endangers life or property. Deteriorated is defined as degeneration in the substance of the thing such as that arising from decay, corrosion, disintegration, lack of paint, broken parts, holes, or leaking in the case of roofs. No monkeys, apes, reptiles, horses, cattle, swine, goats, poultry, fowl or any other livestock shall be kept on any lot. Daily Penalty \$50.00

Corrective Action: Obtain an after the fact permit for the seawall repair. Permit application

attached.

You are hereby notified that a hearing before the Town's Special Master on the described violation will be held as follows:

Date: March 24, 2022

Time: 10:00AM

Bay Harbor Islands Town Hall

Place: 9665 Bay Harbor Terrace

Council Chambers, 2nd Floor Bay Harbor Islands, FL 33154

You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf. Decisions and agreements made by authorized representative shall be binding upon the owner of record. Failure to appear may result in adjudication of guilt and imposition of fines by the Special Master.

An Administrative Fee, to be determined at the time of hearing, will be levied in conjunction with any fines. The Order may be recorded and shall constitute a lien against your property. Thereafter, a foreclosure proceeding may be instituted against your property.

Any request for continuance must be received by the Special Master at least ten (10) calendar days prior to the date set for the hearing to be considered.

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Sincerely,



Yvonne Hamilton
Interim Town Clerk

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The Special Master may ask questions of the parties and their witnesses in order to clarify the evidence.

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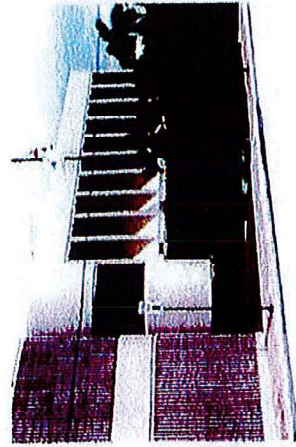
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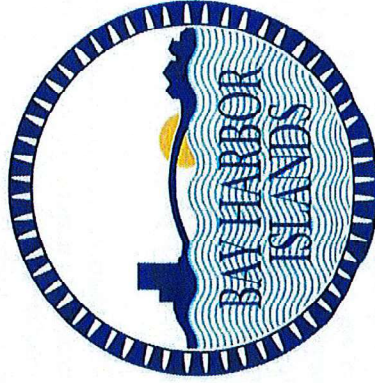
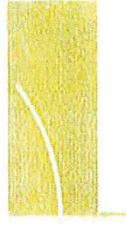
If you disagree with the Special Master's decision, it will not help you to continue to argue your case, but you do have the right to appeal the decision to the Circuit Court of Miami-Dade County.

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SPECIAL MASTER HEARINGS



Town of Bay Harbor Islands

9665 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154

Phone: 305-993-1786
Fax: 305-861-1130

E-mail: townhall@bayharborislands.org

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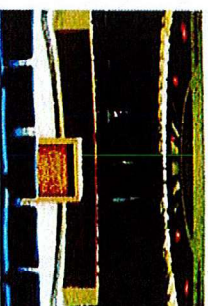
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Code Compliance Division
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
Council Chambers, 2nd Floor
Phone: (305) 993-1786



NOTICE TO APPEAR #2

Date: March 02, 2022
File Number: 21-000800

RE: Notice of Violation No: 21-000800
Date of Issuance: Apr 23, 2021
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 9440 West Broadview Drive
Bay Harbor Islands, FL 33154-1924

TO: VIOLATOR

9440 West Broadview Drive LLC
9440 West Broadview Drive
Bay Harbor Islands, FL 33154

REGISTERED AGENT

9440 West Broadview Drive, LLC
c/o Derek A Schwartz, P.A.
4755 Technology Way Ste. 205
Boca Raton, FL 33431

Code Sections Violated and Nature of Violations:

Code: Sec. 5-6(a)

Violation: 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

Corrective Action: Obtain an after the fact permit for the pile installation.

You are hereby notified that a hearing before the Town's Special Master on the described violation will be held as follows:

Date: March 24, 2022
Time: 10:00AM
Place: Bay Harbor Islands Town Hall
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

Council Chambers, 2nd Floor

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Sincerely,



Yvonne Hamilton
Interim Town Clerk

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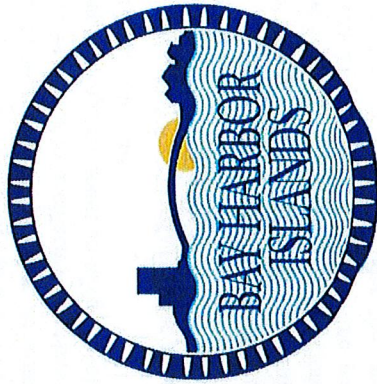
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SPECIAL MASTER HEARINGS



Town of Bay Harbor Islands

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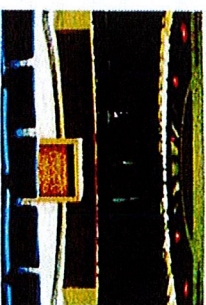
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Code Compliance Division
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
Council Chambers, 2nd Floor
Phone: (305) 993-1786



NOTICE TO APPEAR #2

Date: March 02, 2022
File Number: 21-001048

RE: Notice of Violation No: 21-001048
Date of Issuance: May 27, 2021
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 1055 99 Street
Bay Harbor Islands, FL 33154

TO: VIOLATOR

REGISTERED AGENT

Arielle Gruber
1055 99 Street
Bay Harbor Islands, FL 33154

N/A

Code Sections Violated and Nature of Violations:

Code: Sec. 5-6(a)

Violation: 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

Corrective Action: Hire a license contractor to obtain after the fact permits for interior renovations. Permit application attached.

You are hereby notified that a hearing before the Town's Special Master on the described violation will be held as follows:

Date: March 24, 2022

Time: 10:00AM

Place: Bay Harbor Islands Town Hall
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154
Council Chambers, 2nd Floor

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For information or comments, contact the Code Code Compliance Department at (305) 993-1786 or by email.

Sincerely,



Yvonne Hamilton
Interim Town Clerk

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WHAT IF I DISAGREE WITH THE SPECIAL MASTER'S DECISION?

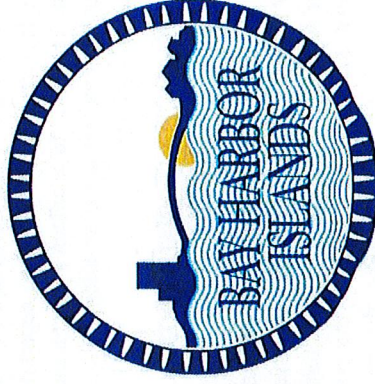
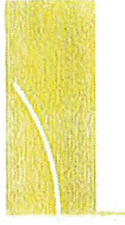
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SPECIAL MASTER HEARINGS



Town of Bay Harbor Islands

9665 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154

Phone: 305-993-1786
Fax: 305-861-1130

E-mail: townhall@bayharborislands.org

SPECIAL MASTER PROCESS—HEARINGS

The Town of Bay Harbor Islands holds Special Master Hearings on matters involving alleged violations of the Town's Municipal Code. Most matters involving ordinance violations relating to real property are heard by the Department's Special Masters.

HOW A CASE GETS TO THE SPECIAL MASTERS

Cases are referred to the Special Masters by the Code Compliance Officers, who in turn respond to other departments, agencies and/or to a citizen's or community group's complaint about an alleged violation of a local ordinance.

WHAT IS A SPECIAL MASTER HEARING

A Special Master Hearing is similar to a mini civil trial. There are no juries in these hearings. Hearings are held before the Special Master and are open to the public. The person or entity bringing the case is called the plaintiff and the entity against whom the case is brought is called the defendant. The Town is usually the plaintiff in cases before the Special Master.

Both sides have an opportunity to present their cases by sworn testimony and exhibits, with all live testimony given under oath and recorded. Since Special Master hearings are civil rather than criminal in nature, the burden of proof required is "by preponderance of evidence," and not "beyond a reasonable doubt." "By a preponderance of evidence" means that it is more likely than

not that an ordinance violation has occurred. If a violation is found to have occurred, the Special Master may impose a fine or other penalties, including correction of the violation. Jail time cannot be given. The Special Master will put his/her decision in writing, called the "Findings of Fact". Either party may appeal a final order to the Miami Dade County Circuit Court.

WHAT DO I DO IF I RECEIVE A NOTICE OF HEARING?

If you receive a notice of hearing, and that document orders you to appear at a hearing before the Special Master, you or your representative **MUST** show up at the location, date and time specified on the notice.

1. *Your right to an opportunity to be heard.*

You have the right to: (a) represent yourself; (b) hire an attorney to represent you at your expense; and/or have an authorized person represent you. Your authorized representative can be a friend, family member or employee. Please note that there are no public defenders in civil matters such as Special Master's Hearings.

2. *What if I cannot attend the hearing?*

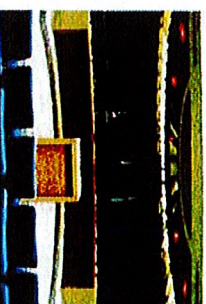
If you cannot attend the hearing, you or your representative must arrange for a continuance (a rescheduling) of the hearing. To get a continuance you must have a valid reason. The fact that you might be scheduled to work or are unprepared on the hearing date are not valid reasons for a continuance. Whether or not you are given a continuance is up to the Special Master. Continuances must be requested in writing prior to the scheduled hearing.

3. *What if I do not appear at the hearing?*

If you do not appear at the hearing, the Special Master will hold the hearing without you, and a fine or other penalties may be entered against you. This is called a default judgment.

Arriving late for a hearing may be treated as not appearing at all.

WHAT HAPPENS IN THE HEARING ROOM?



1. *Where do I go?*

Hearings are held in the Town Council Chambers, Second Floor, Town Hall (9665 Bay Harbor Terrace). Your hearing notice will tell you the date and time to appear. If this information is missing, please contact the Town's Code Compliance Department at 305-993-1786.

2. *What do I do in the hearing room?*

When you get to the hearing room, please sign in and have a seat. Please remain silent until your case is called. Food and drink are not allowed in the Council Chambers. Proper conduct must be maintained at all times. People disrupting the proceedings will be removed from the room and may risk having their cases heard without them.

3. *When the Special Master enters the room.*

When the Special Master enters the room or starts the hearing, he or she will give a few opening remarks. The Special Master will then start to call the cases, usually he will call the consent cases first (where the Town agrees to an administrative fee and no fine), cases agreed to be closed, cases where the defendant is present and cases where the defendant is not present.

Bay Harbor Island Town Hall
Code Compliance Division
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
Council Chambers, 2nd Floor
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: March 02, 2022
File Number: 21-001735

RE: Notice of Violation No: 21-001735
Date of Issuance: Aug 20, 2021
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 1135 101 Street
Bay Harbor Islands, FL 33154-1524

TO: VIOLATOR

Bay Harbor 1135, LLC
222 Lansalle Street Ste. 300

Chicago, IL 60601

REGISTERED AGENT

Universal Registered Agents, Inc.
1317 CALIFORNIA ST
TALLAHASSEE, FL 32304

Code Sections Violated and Nature of Violations:

Code: Sec. 5-6(a)

Violation: 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

Corrective Action: Obtain an after the fact permit for interior demolition in unit 1 &2 . Permit application attached.

You are hereby notified that a hearing before the Town's Special Master on the described violation will be held as follows:

Date: March 24, 2022

Time: 10:00AM

Place: Bay Harbor Islands Town Hall
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154
Council Chambers, 2nd Floor

You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf. Decisions and agreements made by authorized representative shall be binding upon the owner of record. Failure to appear may result in adjudication of guilt and imposition of fines by the Special Master.

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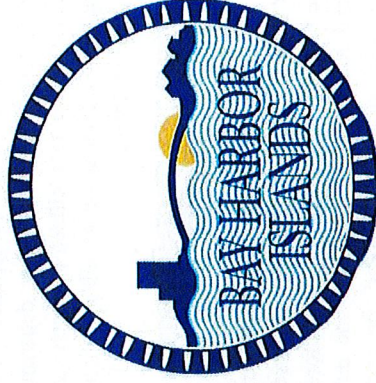
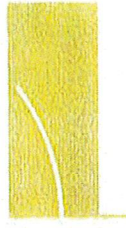
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SPECIAL MASTER HEARINGS



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Bay Harbor Island Town Hall
Code Compliance Division
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
Council Chambers, 2nd Floor
Phone: (305) 993-1786



NOTICE TO APPEAR #2

Date: March 02, 2022
File Number: 21-000849

RE: Notice of Violation No: 21-000849
Date of Issuance: May 04, 2021
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 1080 94 Street 604
Bay Harbor Islands, FL 33154-2396

TO: VIOLATOR **REGISTERED AGENT**
DIANA BERBER N/A
1080 94 ST #604
BAY HARBOR ISLANDS, FL 33154

Code Sections Violated and Nature of Violations:

Code: Sec. 5-6 (d)

Violation: 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.

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

You are hereby notified that a hearing before the Town's Special Master on the described violation will be held as follows:

Date: March 24, 2022
Time: 10:00AM
Place: Bay Harbor Islands Town Hall
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154
Council Chambers, 2nd Floor

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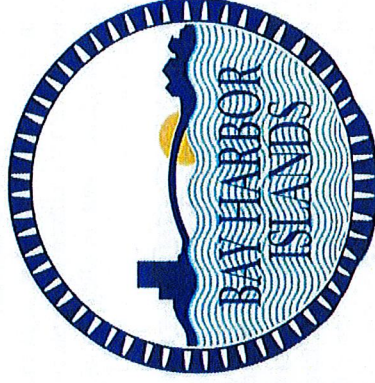
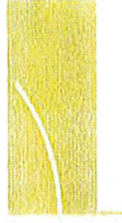
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