

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

**AGENDA**

June 1, 2022

10:00 AM

1. 9821 East Bay Harbor Drive

**Type of Hearing:** SPECIAL MASTER HEARING

**Presenter:** Evelyn Merizalde

**Owner:** O Residence Condominium Association, Inc.

**Code Officer:** Evelyn Merizalde

**Registered Agent:** Cuevas, Garcia & Torres, P.A.

**Citation #:** 21-001375

**Date Issued:** 2/24/2022

**Violation:** Online complaint: Unsafe Structure / Structural Issues. Spalling concrete and corroded exposed rebar on the roof of the parking garage, on the first floor.

**Code Section:** 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

|   |   |
|---|---|
| <b>Department's Recommendation:</b><br>Impose a \$150.00 administrative fee and close the case. | <b>Case History:</b><br>New case with no prior history. |
|---|---|

2. 1045 Kane Concourse # 1037

**Type of Hearing:** SPECIAL MASTER HEARING

**Presenter:** Scherrie Griffin

**Owner:** Kane Concourse Enterprises, LLC

**Code Officer:** Scherrie Griffin

**Registered Agent:** Piotrkowski, Joel, Esq.

**Citation #:** 22-000513

**Date Issued:** 3/14/2022

**Violation:** 1037 Kane Concourse (Regent Jewelers) - Interior alterations in progress 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 \$150.00 administrative fine and close the case.

**Case History:**

New case with no prior history.

3. 9800 West Bay Harbor Drive # 705

**Type of Hearing:** SPECIAL MASTER HEARING

**Presenter:** Evelyn Merizalde

**Code Officer:** Evelyn Merizalde

**Owner:** Martina Passa

**Registered Agent:** N/A

**Citation #:** 21-002230

**Date Issued:** 11/9/2021

**Violation:** Notice of violation was issued to obtain the required permits for the kitchen and bathroom remodeling work in progress.

**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 \$150.00 administrative fee and close the case.

**Case History:**

New case with no prior history.

4. 10000 West Bay Harbor Drive # 204

**Type of Hearing:** SPECIAL MASTER HEARING

**Presenter:** Evelyn Merizalde

**Code Officer:** Evelyn Merizalde

**Owner:** Warren Cohen

**Registered Agent:** N/A

**Citation #:** 21-002350

**Date Issued:** 11/19/2021

**Violation:** Construction work is in progress 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

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| <b><u>Department's Recommendation:</u></b><br>Impose a \$150.00 administrative fee and close the case. | <b><u>Case History:</u></b><br>New case with no prior history. |
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5. 9200 West Bay Harbor Drive

**Type of Hearing:** SPECIAL MASTER HEARING

**Presenter:** Scherrie Griffin

**Owner:** 9200 West Bay Harbor Drive Condominium Association, Inc.

**Code Officer:** Scherrie Griffin

**Registered Agent:** Norman Hurwitz

**Citation #:** 19-000378

**Date Issued:** 6/21/2021

**Violation:** The Town hired Chen, Moore & Associates to inspect all the seawalls and found the dock is in serious condition. The inspection took place in April 2018.

**Code Section:** Sec. 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. 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

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| <b><u>Department's Recommendation:</u></b><br>Impose a \$150.00 administrative fee and close the case. | <b><u>Case History:</u></b><br>New case with no prior history. |
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6. 1120 99 Street # 502

**Type of Hearing:** SPECIAL MASTER HEARING

**Presenter:** Evelyn Merizalde

**Owner:** Juliana Pinto Rezende

**Code Officer:** Evelyn Merizalde

**Registered Agent:** N/A

**Citation #:** 22-000323

**Date Issued:** 2/22/2022

**Violation:** Construction work is in progress 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

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| <p><b>Department's Recommendation:</b><br/>Grant an extension of time to comply with the violation.</p> | <p><b>Case History:</b><br/>New case with no prior history.</p> |
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7. 10350 West Bay Harbor Drive # 7H

**Type of Hearing:** SPECIAL MASTER HEARING

**Presenter:** Evelyn Merizalde

**Owner:** Simon Shimunov

**Code Officer:** Evelyn Merizalde

**Registered Agent:** N/A

**Citation #:** 22-000164

**Date Issued:** 2/8/2022

**Violation:** Obtain an after the fact permit for the remodeling work in progress in the kitchen, bathroom and flooring.

**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

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| <p><b>Department's Recommendation:</b><br/>Impose a fine from 2/8/22- 6/1/22, which represents 113 days at \$250.00 per day for a total of \$28,250.00. The fine shall continue to accrue at \$250.00 a day until compliance is met.</p> | <p><b>Case History:</b><br/>New case with no prior history.</p> |
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8. 1350 98 Street

**Type of Hearing:** SPECIAL MASTER HEARING

**Presenter:** Evelyn Merizalde

**Owner:** Freddy Friedman TRS FEJCC Trust

**Code Officer:** Evelyn Merizalde

**Registered Agent:** N/A

**Citation #:** 22-000025

**Date Issued:** 1/5/2022

**Violation:** A new aluminum fence was installed on the property without a permit.

**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

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| <p><b>Department's Recommendation:</b><br/>Impose a fine from 1/5/22- 6/1/22, which represents 147 days at \$250.00 per day for a total of \$36,750.00. The fine shall continue to accrue at \$250.00 a day until compliance is met.</p> | <p><b>Case History:</b><br/>New case with no prior history.</p> |
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9. 9601 East Bay Harbor Drive

**Type of Hearing:** SPECIAL MASTER HEARING

**Presenter:** Evelyn Merizalde

**Owner:** Bay Harbor Hotel, LLC - Grand Beach Hotel

**Code Officer:** Evelyn Merizalde

**Registered Agent:** M.J.F. Registered Agent, Corp.

**Citation #:** 22-000132

**Date Issued:** 1/24/2022

**Violation:** Demolition work was observed in the lobby without a permit.

**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

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| <p><b>Department's Recommendation:</b><br/>Impose a fine.</p> | <p><b>Case History:</b><br/>New case with no prior history.</p> |
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10. 1331 100 Street

**Type of Hearing:** SPECIAL MASTER HEARING

**Presenter:** Scherrie Griffin

**Owner:** Wendy Fong

**Code Officer:** Scherrie Griffin

**Registered Agent:** N/A

**Citation #:** 19-000901

**Date Issued:** 6/13/2019

**Violation:** 19-000901

**Code Section:** 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

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| <b>Department's Recommendation:</b><br>Impose a fine. | <b>Case History:</b><br>New case with no prior history, |
|---|---|

11. 9440 West Broadview Drive

**Type of Hearing:** SPECIAL MASTER HEARING

**Presenter:** Evelyn Merizalde

**Owner:** 9940 West Broadview Drive, LLC

**Code Officer:** Evelyn Merizalde

**Registered Agent:** Dereck A. Schwartz, P.A.

**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

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| <b>Department's Recommendation:</b><br>Vacate the previous fine assessed at the hearing on 3/24/22 and hear the case. | <b>Case History:</b><br>9/29/21 hearing- The owner has 30 days to hire a new contractor. |
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|  | 3/24/22 hearing- Fine imposed from 9/21/21-3/24/22, which represents 175 days at \$250.00 per day for a total of \$44,000.00. The fine shall continue to accrue until compliance is met. |
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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.

**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: May 09, 2022  
File Number: 21-001375

**RE: Notice of Violation No:** 21-001375  
**Date of Issuance:** February 24, 2022  
**Code Compliance Officer:** Evelyn Merizalde  
**Location of Violation:** 9821 East Bay Harbor Drive  
Bay Harbor Islands, FL 33154

**TO: VIOLATOR**

O Residences Condominium Association, Inc.  
9821 East Bay Harbor Drive  
Bay Harbor Islands, FL 33154

**REGISTERED AGENT**

Cuevas, Garcia & Torres, P.A.  
7300 N. KENDALL DR. SUITE 680  
Miami, FL 33156

### **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: Hire a licensed contractor to inspect and complete all required repairs. Permit required.**

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

**Date: June 01, 2022**  
**Time: 10:00AM**

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

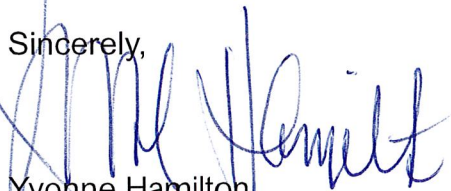
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf. 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

**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: May 10, 2022  
File Number: 22-000513

**RE: Notice of Violation No: 22-000513**  
**Date of Issuance: Mar 14, 2022**  
**Code Compliance Officer: Scherrie Griffin**  
**Location of Violation: 1045 Kane Concourse, Suite #1037**  
**Bay Harbor Islands, FL 33154-2119**

**TO: VIOLATOR**

Kane Concourse Enterprises, LLC  
210 71ST Street  
Suite 309  
Miami Beach, FL 33141

**TENANT**

Regent Jewelers - Erick Diamond  
1037 Kane Concourse  
Bay Harbor Islands, FL 33154

**REGISTERED AGENT**

Piotrkowski, Joel, Esq.  
317 71st Street  
Miami Beach, FL 33141

### **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 contractor to obtain required 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: June 01, 2022**

**Time: 10:00AM**

**9665 Bay Harbor Terrace**  
**Place: Bay Harbor Islands, FL 33154**  
**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

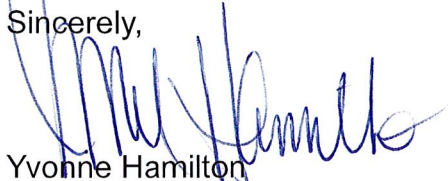
their behalf. Decisions and agreements made by authorized representative shall be binding upon the owner of record. Failure to appear may result in adjudication of guilt and imposition of fines by the Special Master.

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 [sgriffin@bayharborislands-fl.gov](mailto:sgriffin@bayharborislands-fl.gov).

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: May 09, 2022  
File Number: 21-002230

**RE: Notice of Violation No: 21-002230**  
**Date of Issuance: Nov 09, 2021**  
**Code Compliance Officer: Evelyn Merizalde**  
**Location of Violation: 9800 West Bay Harbor Drive 705**  
**Bay Harbor Islands, FL 33154-1569**

**TO: VIOLATOR REGISTERED AGENT**  
Martina Passa  
248 MCKIBBIN ST 20  
Brooklyn, NY 11206

### **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 after the fact electrical, plumbing and building permits for the kitchen and bathroom remodeling work in progress. 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: June 01, 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

**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: May 10, 2022  
File Number: 21-002350

**RE: Notice of Violation No: 21-002350**  
**Date of Issuance: Nov 19, 2021**  
**Code Compliance Officer: Evelyn Merizalde**  
**Location of Violation: 10000 West BAY HARBOR Drive 204**  
**Bay Harbor Islands, FL 33154-1575**

**TO: VIOLATOR REGISTERED AGENT**  
Warren Cohen  
10000 West Bay Harbor Drive # 204  
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: Obtain after the fact plumbing , building and electrical permits for the 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: June 01, 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.

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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: May 10, 2022  
File Number: 19-000378

**RE: Notice of Violation No: 19-000378**  
**Date of Issuance: Mar 01, 2019**  
**Code Compliance Officer: Scherrie Griffin**  
**Location of Violation: 9200 West Bay Harbor Drive**  
**Bay Harbor Islands, FL 33154-0000**

**TO: VIOLATOR**

9200 West Bay Harbor Condominium, Inc  
C/O Stroemer & Company LLC  
1440 NW 77 CT  
Suite 206  
Miami, FL 33016

**REGISTERED AGENT**

Norman Hurwitz  
9200 West Bay Harbor Drive  
3-A  
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: Hire a licensed contractor to obtain a building permit from the Town of Bay Harbor Islands Building Department. Install orange mesh at the rear of the property y to prevent unauthorized access to the dock.**

You are hereby notified that a hearing before the Town's Special Master on the described violation will

be held as follows:

**Date: March 02, 2022**

**Time: 10:00AM**

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

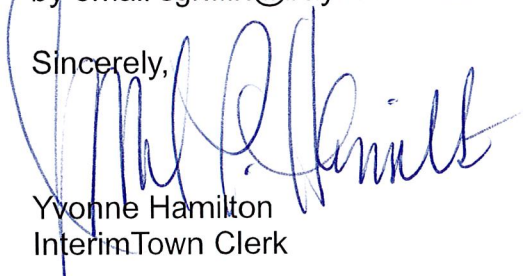
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf. 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 [sgriffin@bayharborislands-fl.gov](mailto:sgriffin@bayharborislands-fl.gov).

Sincerely,



Yvonne Hamilton  
InterimTown 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: May 10, 2022

File Number: 22-000323

**RE: Notice of Violation No: 22-000323**  
**Date of Issuance: February 22, 2022**  
**Code Compliance Officer: Evelyn Merizalde**  
**Location of Violation: 1120 99 Street 502**  
**Bay Harbor Islands, FL 33154-3814**

**TO: VIOLATOR REGISTERED AGENT**  
JULIANA PINTO REZENDE  
1120 99 ST APT 502  
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 contractor to obtain after the fact permits for the flooring and kitchen remodeling work. 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: June 01, 2022**  
**Time: 10:00AM**  
**Bay Harbor Islands Town Hall**  
**Place: 9665 Bay Harbor Terrace**  
**Bay Harbor Islands, FL 33154**  
**Council Chambers, 2nd Floor**

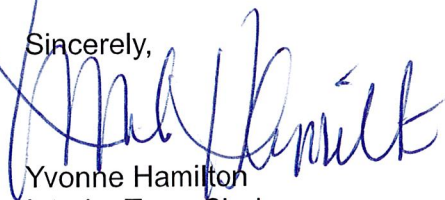
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf. 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,

A handwritten signature in blue ink, appearing to read "Yvonne Hamilton". The signature is stylized and cursive, with a large initial "Y" and "H".

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: May 10, 2022  
File Number: 22-000164

**RE: Notice of Violation No: 22-000164**  
**Date of Issuance: Jan 24, 2022**  
**Code Compliance Officer: Evelyn Merizalde**  
**Location of Violation: 10350 West Bay Harbor Drive 7H**  
**Bay Harbor Islands, FL 33154-1295**

**TO: VIOLATOR REGISTERED AGENT**  
SIMON SHIMUNOV  
10350 West Bay Harbor Drive  
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: Obtain after the fact permits for the remodeling work in progress in the kitchen, bathroom and flooring.**

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

**Date: June 01, 2022**  
**Time: 10:00AM**  
**Bay Harbor Islands Town Hall**  
**Place: 9665 Bay Harbor Terrace**  
**Bay Harbor Islands, FL 33154**  
**Council Chambers, 2nd Floor**

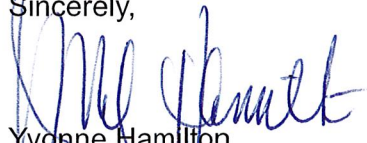
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For information or comments, contact the Code Code Compliance Department at (305) 993-1786 or by email.

Sincerely,

A handwritten signature in blue ink, appearing to read "Yvonne Hamilton". The signature is stylized and cursive.

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: May 10, 2022  
File Number: 22-000025

**RE: Notice of Violation No: 22-000025**  
**Date of Issuance: Jan 05, 2022**  
**Code Compliance Officer: Evelyn Merizalde**  
**Location of Violation: 1350 98 Street**  
**Bay Harbor Islands, FL 33154-1913**

**TO: VIOLATOR REGISTERED AGENT**  
FREDDY FRIEDMAN TRS FEJCC TRUST  
1350 98 STREET  
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: Obtain an after fact permit for the aluminum fence installed at the property.**

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

**Date: June 01, 2022**  
**Time: 10:00 AM**  
**Bay Harbor Islands Town Hall**  
**Place: 9665 Bay Harbor Terrace**  
**Bay Harbor Islands, FL 33154**  
**Council Chambers, 2nd Floor**

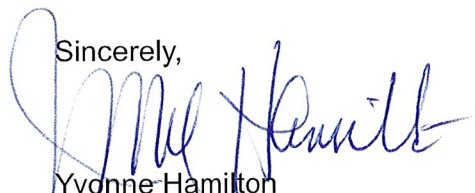
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An Administrative Fee, to be determined at the time of hearing, will be levied in conjunction with any fines. The Order may be recorded and shall constitute a lien against your property. Thereafter, a foreclosure proceeding may be instituted against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

A handwritten signature in blue ink, appearing to read "Yvonne Hamilton". The signature is fluid and cursive, with the first name being more prominent.

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: May 10, 2022  
File Number: 22-000132

**RE: Notice of Violation No:** 22-000132  
**Date of Issuance:** Jan 24, 2022  
**Code Compliance Officer:** Evelyn Merizalde  
**Location of Violation:** 9601 East BAY HARBOR Drive  
Bay Harbor Islands, FL 33154-2103

|  |  |
|--|--|
| <b>TO: <u>VIOLATOR</u></b>   | <b><u>REGISTERED AGENT</u></b>   |
| BAY HARBOR HOTEL LLC<br>4835 COLLINS AVE #801<br>MIAMI BEACH, FL 33140 | M.J.F. Registered Agent, Corp.<br>153 Sevilla Avenue<br>Coral Gables, FL 33134 |

### **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 demolition and electrical permit. 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: June 01, 2022**  
**Time: 10:00AM**  
**Bay Harbor Islands Town Hall**  
**Place: 9665 Bay Harbor Terrace**  
**Bay Harbor Islands, FL 33154**  
**Council Chambers, 2nd Floor**

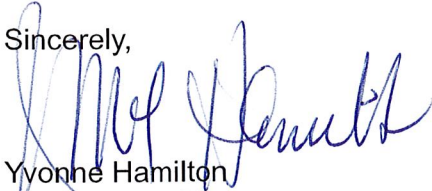
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An Administrative Fee, to be determined at the time of hearing, will be levied in conjunction with any fines. The Order may be recorded and shall constitute a lien against your property. Thereafter, a foreclosure proceeding may be instituted against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

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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 #3**

Date: May 10, 2022  
File Number: 19-000901

**RE: Notice of Violation No: 19-000901**  
**Date of Issuance: May 09, 2019**  
**Code Compliance Officer: Scherrie Griffin**  
**Location of Violation: 1331 100 Street**  
**Bay Harbor Islands, FL 33154-1107**

**TO: VIOLATOR**

Wendy Fong  
1331 100 ST  
Bay Harbor Islands, FL 33154

**REGISTERED AGENT**

N/A

### **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: Hire a licensed roofing company to make all required repairs in order to remove the brown tarp from the roof.**

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

**Date: June 01, 2022**

**Time: 10:00AM**

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

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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 [sgriffin@bayharborislands-fl.gov](mailto:sgriffin@bayharborislands-fl.gov).

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 #3**

Date: May 10, 2022  
File Number: 21-000800

**RE: Notice of Violation No: 21-000800**  
**Date of Issuance: April 26, 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 PA  
c/o Dereck 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: June 01, 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.

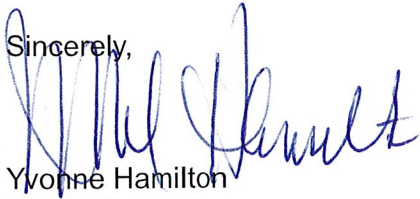
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Sincerely,



Yvonne Hamilton  
Interim Town Clerk