

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

AGENDA

October 27, 2022

10:00 AM

1. 1166 Kane Concourse

Type of Hearing: Special Master Hearing

Presenter: Mike Mesa

Owner: 1166 Kane Concourse, Inc.

Code Officer: Mike Mesa

Registered Agent: Isaac Mitrani, ESQ.

Citation #: 22-0001163

Date Issued: 6/14/2022

Violation: Apply and obtain permit(s) for all repairs as indicated on your engineer's report. Initial fee of \$250.00 processing fee still due MB20-000016.

Code Section: 24-3 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. Daily Penalty \$50.00

<u>Department's Recommendation:</u>	<u>Case History:</u>
Submit the required engineering report to complete the recertification process.	New case with no prior history.

2. 1080 94 Street

Type of Hearing: Special Master Hearing

Presenter: Mike Mesa

Owner: The Vintage Condominium Owners Association, Inc c/o Quest Management Group of FLorida LLC

Code Officer:

Registered Agent: Quest Management Group

Citation #: 22-001172

Date Issued: 6/14/2022

Violation: 24-3 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. Daily Penalty \$50.00

Code Section: Failing to maintain building minimum standards

<u>Department's Recommendation:</u> Impose a fine at \$50.00 per day until compliance is met.	<u>Case History:</u> New case with no prior history.
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3. 1141 99 Street

Type of Hearing: Special Master Hearing

Presenter: Mike Mesa

Owner: CAMBRIDGE TOWNHOUSES
CONDOMINIUM ASSOCIATION, INC.

Code Officer:

Registered Agent: JMK Property Investments

Citation #: 22-001164

Date Issued: 6/14/2022

Violation: Apply and obtain permit(s) for all repairs as indicated on your engineer's report.

Code Section: 24-3 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. Daily Penalty \$50.00

<u>Department's Recommendation:</u> Impose a fine of \$50.00 per day until compliance is met.	<u>Case History:</u> New case with no prior history.
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4. 10001 West Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter: Mike Mesa

Owner: Ambassador Place Condominium Association, Inc.

Code Officer:

Registered Agent: Urban Resources, Javier Zuniga

Citation #: 22-001173

Date Issued: 6/14/2022

Violation: Apply and obtain permit(s) for all repairs as indicated on your engineer's report.

Code Section: 24-3 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. Daily Penalty \$50.00

<u>Department's Recommendation:</u> Impose a fine at \$50.00 per day until compliance is met.	<u>Case History:</u> New case with no prior history.
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5. 9350 East Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter: Mike Mesa

Owner: DORBE GARDENS CONDOMINIUM, INC.

Code Officer:

Registered Agent: Keystone Property Management

Citation #: 22-001158

Date Issued: 6/14/2022

Violation: Apply and obtain permit(s) for all repairs as indicated on your engineer's report.

Code Section: 24-3 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. Daily Penalty \$50.00

<u>Department's Recommendation:</u> Impose a fine of \$50.00 per day until compliance is met.	<u>Case History:</u> New case with no prior history.
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6. 1080 94 Street # 204

Type of Hearing: Special Master Hearing

Presenter:

Owner: Sauvimar Turner

Code Officer: Scherrie Griffin

Registered Agent: N/A

Citation #: 22-000993

Date Issued: 5/19/2022

Violation: Hire a licensed contractor to obtain required permits from the building department.

Code Section: 5-6(a) Permits shall be required and must be obtained for all structures erected, constructed, moved, reconstructed or structurally altered or other work done on such structures. Daily Penalty \$250.00

<u>Department's Recommendation:</u> Impose a fine of \$250.00 plus an administrative fee of \$200.00 for a total of \$450.00.	<u>Case History:</u> New case with no prior history.
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7. 10070 East Bay Harbor Drive #70B

Type of Hearing: Special Master Hearing

Presenter:

Owner: Esperanza Pico

Code Officer: Evelyn Merizalde

Registered Agent: N/A

Citation #: 22-000930

Date Issued: 5/9/2022

Violation: Obtain after the fact building, plumbing, electrical and structural permits for interior alternations (flooring, walls, kitchen remodeling).

Code Section: 5-6(a) Permits shall be required and must be obtained for all structures erected,

constructed, moved, reconstructed or structurally altered or other work done on such structures.
Daily Penalty \$250.00

<u>Department's Recommendation:</u> Impose a fine of \$250.00 and a \$200.00 administrative fee for a total of \$450.00.	<u>Case History:</u> New case with no prior history.
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8. 1130 93 Street

Type of Hearing: Special Master Hearing

Presenter:

Owner: INVEPA International LLC

Code Officer: Scherrie Griffin

Registered Agent: Roberto Maurant

Citation #: 22-000303

Date Issued: 3/22/2022

Violation: Install the a/c unit properly and maintain in good order. Open the shutters on the second floor.

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 \$50.0

<u>Department's Recommendation:</u> Impose a fine from 4/22/22-6/15/22 which represents 54 days at \$50.00 per day for a total of \$2,700.00 plus a \$200.00 administrative fee. Total fine imposed is \$2,900.00.	<u>Case History:</u> New case with no prior history.
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9. 9270 East Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter: Mike Mesa

Owner: Urban Beach E Bay III, LLC c/o Sentinel Real Estate, Corp.

Code Officer:

Registered Agent: Urban Beach E Bay III, LLC
c/o Sentinel Real Estate, Corp.

Citation #: 22-001161

Date Issued: 6/14/2022

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

Code Section: 24-3 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. Daily Penalty \$50.00

<u>Department's Recommendation:</u> Impose a fine of \$50.00 per day until compliance is met.	<u>Case History:</u> New case with no prior history.
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10. 9270 East Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter:

Owner: URBAN BEACH E BAY III LLC

Code Officer: Evelyn Merizalde

Registered Agent: SENTINEL REAL ESTATE
CORP

Citation #: 22-001041

Date Issued: 5/24/2022

Violation:

Landscaping activity is permitted Monday- Friday, 9:00 AM to 6:00 PM only. Make a check payable to the Town of Bay Harbor Islands in the amount of \$250.00.

Code Section: 12-26(c) Landscaping activity. Landscaping activity is permitted from 9:00 am until 6:00 pm Monday to Friday. On Saturdays , landscaping activity is permitted between the hours of 10:00 a.m. and 5:00 pm but only by owners or tenants. There shall be no use of leaf blowers on Saturdays. No commercial landscapers are permitted to perform work in the town on Saturdays.

<u>Department's Recommendation:</u> Impose the fine of \$250.00 plus a \$200.00 administrative fee for a total of \$450.00.	<u>Case History:</u> New case with no prior history.
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11. 10190 East Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter:

Owner: URBAN BEACH E BAY II LLC

Code Officer: Evelyn Merizalde

Registered Agent: URBAN BEACH E BAY II
LLC

Citation #: 21-001479

Date Issued: 5/20/2022

Violation: 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

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

Code Section:

<u>Department's Recommendation:</u> Impose a fine of \$300.00 per day until compliance is met.	<u>Case History:</u> New case with no prior history.
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12. 10150 East Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter:

Owner: URBAN BEACH E. BAY II LLC

Code Officer: Evelyn Merizalde

Registered Agent: SENTINEL REAL ESTATE
CORP

Citation #: 22-001021

Date Issued: 5/20/2022

Violation:

Obtain an after the fact permit for the installation of new exterior doors.

Code Section: 5-6(a) Permits shall be required and must be obtained for all structures erected, constructed, moved, reconstructed or structurally altered or other work done on such structures. Daily Penalty \$250.00

<u>Department's Recommendation:</u> Impose a fine of \$250.00 per day until compliance is met.	<u>Case History:</u> New case with no prior history.
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13. 1080 94 Street

Type of Hearing: Special Master Hearing

Presenter:

Owner: THE VINTAGE CONDOMINIUM
OWNERS ASSOCIATION, INC.

Code Officer: Scherrie Griffin

Registered Agent: Quest Management Group of

Florida LLC

Citation #: 21-001486

Date Issued: 4/12/2022

Violation: Enclose the pool area entirely with the fence/gate. Permit required from the Town of Bay Harbor Islands Building Department.

Code Section: 5-8(a) All swimming pools located within the town shall be contained within a safety barrier as hereinafter provided. Such safety barrier shall be erected around the swimming pool or around the premises or a portion thereof on which the swimming pool is erected. In either event, such safety barrier shall enclose the area entirely, prohibiting unrestrained admittance to the enclosed area by land access. Daily Penalty \$50.00

<u>Department's Recommendation:</u> Impose a fine of \$50.0 per day until compliance is met.	<u>Case History:</u> New case with no prior history.
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14. 9800 West Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter:

Owner: REORE GROUP LLC

Code Officer: Scherrie Griffin

Registered Agent: Magrini Ana, K MS

Citation #: 22-001381

Date Issued: 7/19/2022

Violation:

Hire a licensed contractor to obtain a building permit, plumbing permit and electrical permit from the Town of Bay Harbor Islands Building Department.

Code Section: 5-6(a) Permits shall be required and must be obtained for all structures erected, constructed, moved, reconstructed or structurally altered or other work done on such structures. Daily Penalty \$250.00

<u>Department's Recommendation:</u> Impose a fine of \$250.00 plus a \$200.00 administrative fee.	<u>Case History:</u> New case with no prior history.
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15. 1145 101 Street

Type of Hearing: Special Master Hearing

Presenter:

Owner: Philoxenia, LLC

Code Officer: Evelyn Merizalde

Registered Agent: PHILOXENIA, LLC -
Maximillian Everhardt

Citation #: 21-001813

Date Issued: 9/3/2021

Violation: Obtain an after the fact permit for the installation of pool pavers. Permit application attached.

Code Section: 5-6(a) Permits shall be required and must be obtained for all structures erected, constructed, moved, reconstructed or structurally altered or other work done on such structures. Daily Penalty \$250.00

<u>Department's Recommendation:</u> Impose a fine of \$250.00 per day until compliance is met.	<u>Case History:</u> New case no prior history.
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16. 1063 95 Street

Type of Hearing: Special Master Hearing

Presenter:

Owner: 1050 LLC

Code Officer: Scherrie Griffin

Registered Agent: Frances Neuhut

Citation #: 21-000079

Date Issued: 1/15/2021

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

Code Section: 5-6(a) Permits shall be required and must be obtained for all structures erected, constructed, moved, reconstructed or structurally altered or other work done on such structures. Daily Penalty \$250.00

<u>Department's Recommendation:</u> Impose a \$250.00 fine plus a \$200.00 administrative fee for a total of \$450.00.	<u>Case History:</u> 3/24/22- Continuance granted for 90 days.
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17. 1063 95 Street

Type of Hearing: Special Master Hearing

Presenter:

Owner:
1050 LLC

Code Officer: Evelyn Merizalde

Registered Agent: Frances Nuehut

Citation #: 18-001854

Date Issued: 9/20/2018

Violation: Obtain after the fact mechanical and plumbing permits and pass all required inspections for the range hood fire suppression system installed in Unico Cafe # 1065. Permit application attached.

Code Section: 5-6(a) Permits shall be required and must be obtained for all structures erected, constructed, moved, reconstructed or structurally altered or other work done on such structures. Daily Penalty \$250.00

<u>Department's Recommendation:</u> Dismiss the case.	<u>Case History:</u> The case will be set for a special master hearing when the permit is in compliance and finalized.
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18. 10001 West Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter:

Owner: Ambassador Place Condominium Association, Inc.

Code Officer: Evelyn Merizalde

Registered Agent: Urban Resources - Javier Zuniga

Citation #: 22-000401

Date Issued: 3/18/2022

Violation: Obtain an after the fact permit for the installation of new pool skimmer system. Permit application attached. Contact the Town of Bay Harbor Islands Building Department at (305) 993-1786 for questions or concerns regarding the permit process.

Code Section: 5-6(a) Permits shall be required and must be obtained for all structures erected, constructed, moved, reconstructed or structurally altered or other work done on such structures. Daily Penalty \$250.00

<u>Department's Recommendation:</u> Grant an extension of time to comply with the notice of violation.	<u>Case History:</u> New case with no prior history.
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19. 10140 West Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter:

Owner: Bay Harborview Condominium Association, Inc.

Code Officer: Evelyn Merizalde

Registered Agent: Backer, Aboud, Poliakoff &

Foelster - Jonathan Yellin

Citation #: 22-000315

Date Issued: 2/23/2022

Violation: Obtain a permit for the installation of a new main water line.

Code Section: 5-6(a) Permits shall be required and must be obtained for all structures erected, constructed, moved, reconstructed or structurally altered or other work done on such structures.
Daily Penalty \$250.00

<u>Department's Recommendation:</u> The association complied with the notice of violation. Dismiss the case.	<u>Case History:</u> New case with no prior history.
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20. 9455 Bay Harbor Terrace # 3N

Type of Hearing: Special Master Hearing

Presenter:

Owner: JOVAN NEDELJKOVIC

Code Officer: Evelyn Merizalde

Registered Agent: N/A

Citation #: 22-001266

Date Issued: 6/29/2022

Violation: Obtain an after the fact demolition 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

<u>Department's Recommendation:</u> Impose a \$250.00 fine plus a \$200.00 administrative for a total of \$450.00.	<u>Case History:</u> New case with no prior history.
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21. 1155-57 100 Street

Type of Hearing: Special Master Hearing

Presenter:

Owner: CHBH 100TH STREET LLC

Code Officer: Evelyn Merizalde

Registered Agent: Corporate Service Company

Citation #: 22-001050

Date Issued: 5/25/2022

Violation: Remove all construction items, construction fence, port-o-let, materials, trailers, temporary electrical pole (permit required), and the construction fence.

Trim and maintain the landscaping on a regular basis. Grade and sod the vacant lot. Grade and have the vacant lots sodded.

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

24-15 (a) Every owner of a vacant building, structure or lot shall keep the premises in clean and sanitary condition, including yards, lawns, courts and driveways. Daily Penalty \$50.00

24-15 (c) Every owner of a vacant building, structure or lot shall grade and maintain the exterior premises so as to prevent the accumulation of stagnant water thereon. Daily Penalty \$50.00

<u>Department's Recommendation:</u> Assess a \$200.00 administrative fee.	<u>Case History:</u> New case with no prior history.
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22. 1101 98 Street # 2

Type of Hearing: Special Master Hearing

Presenter:

Owner: Darrin Norwood

Code Officer: Evelyn Merizalde

Registered Agent: N/A

Citation #: 22-001222

Date Issued: 8/30/2022

Violation: Obtain building, plumbing and electrical permits for the interior alterations. Contact the Town of Bay Harbor Islands Building Department at (305) 993-1786 for more information.

Code Section: Permits shall be required and must be obtained for all structures erected, constructed, moved, reconstructed or structurally altered or other work done on such structures. Daily Penalty \$250.00

<u>Department's Recommendation:</u>	<u>Case History:</u> New case with no prior history.
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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.