

**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.

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: October 07, 2022
File Number: 22-001163

RE: Notice of Violation No: 22-001163
Date of Issuance: Jun 14, 2022
Chief Building Official: Mike Mesa
Location of Violation: 1166 KANE CONC
Bay Harbor Islands, FL 33154-2000

TO: VIOLATOR

1166 KANE CONCOURSE INC
555 NE 185 ST STE 201
MIAMI, FL 33172

REGISTERED AGENT

Isaac Mitrani, ESQ.
301 Arthur Godfrey Road, Penthouse
Miami Beach, FL 33140

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: 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.

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

Date: October 27, 2022
Time: 10:00AM
Place: Bay Harbor Islands Town Hall
Council Chambers, 2nd Floor

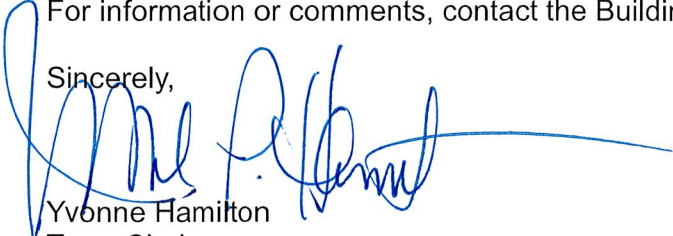
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf. 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 Building Department at (305) 993-1786 or by email.

Sincerely,



Yvonne Hamilton
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: October 07, 2022
File Number: 22-001172

RE: Notice of Violation No: 22-001172
Date of Issuance: Jun 14, 2022
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
P.O. Box 651906
Miami, FL 33265

REGISTERED AGENT

Quest Management Group of Florida LLC
Jorge Gonzalez
PO Box 651906
Miami, FL 33265

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: Apply and obtain permit(s) for all repairs as indicated on your engineer's report.
Initial fee of \$250.00 processing fee still due MB22-000014.

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

Date: October 27, 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 Building Department at (305) 993-1786 or by email.

Sincerely,

Yvonne Hamilton
Town Clerk

A handwritten signature in blue ink, appearing to read 'Yvonne Hamilton', is written over the printed name and title.

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: October 07, 2022
File Number: 22-001164

RE: Notice of Violation No: 22-001164
Date of Issuance: Jun 14, 2022
Chief Building Official: Mike Mesa
Location of Violation: 1141 99 Street
Bay Harbor Islands, FL 33154-0000

TO: VIOLATOR

CAMBRIDGE TOWNHOUSES CONDOMINIUM ASSOCIATION,
INC.
13248 SW 8TH STREET
MIAMI, FL 33184

REGISTERED AGENT

JMK Property Investments
605 Lincoln Road, Ste.
250
Miami Beach, FL 33139

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.

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Date: October 27, 2022
Time: 10:00AM
Place: Bay Harbor Islands Town Hall
Council Chambers, 2nd Floor

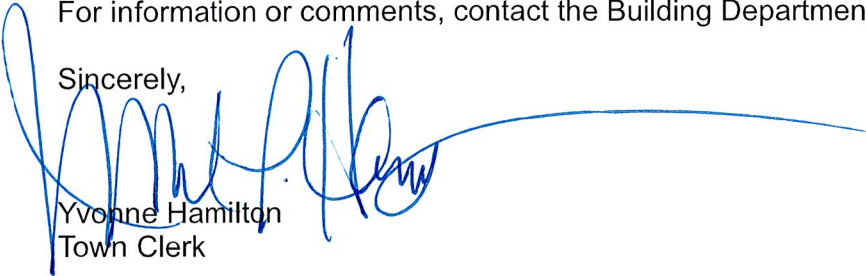
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf. 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 Building Department at (305) 993-1786 or by email.

Sincerely,



Yvonne Hamilton
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: October 07, 2022
File Number: 22-001173

RE: Notice of Violation No: 22-001173
Date of Issuance: Jun 14, 2022
Chief Building Official: Mike Mesa
Location of Violation: 10001 West Bay Harbor Drive
Bay Harbor Islands, FL 33154-0000

TO: VIOLATOR

Ambassador Place Condominium Association, Inc.
10001 West Bay Harbor Drive
Bay Harbor Islands, FL 33154

REGISTERED AGENT

Urban Resources
Javier Zuniga
1193 71st Street
Miami Beach, FL 33141

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

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

Date: October 27, 2022

Time: 10:00AM

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

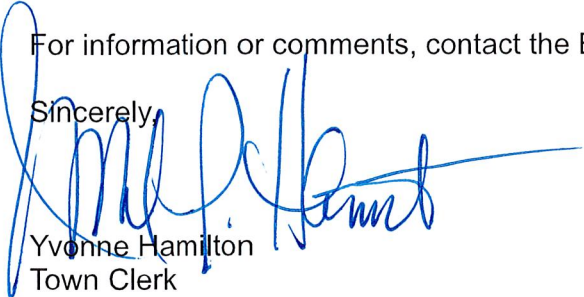
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf. 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 Building Department at (305) 993-1786 or by email.

Sincerely,



Yvonne Hamilton
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 #1

Date: September 07, 2022
File Number: 22-001158

RE: Notice of Violation No: 22-001158
Date of Issuance: Jun 14, 2022
Chief Building Official: Mike Mesa
Location of Violation: 9350 East Bay Harbor Drive
Bay Harbor Islands, FL 33154-0000

TO: VIOLATOR

DORBE GARDENS CONDOMINIUM, INC.
9350 East Bay Harbor Drive
Bay Harbor Islands, Florida 33154

REGISTERED AGENT

Joan Bennett
765 41st street
Miami Beach, FL 33140

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

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

Date: September 29, 2022

Time: 10:00AM

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

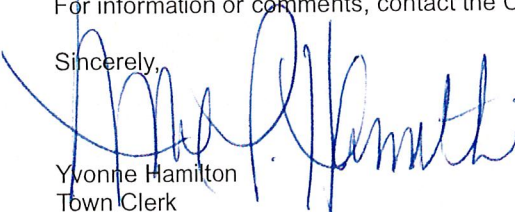
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf. 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 Compliance Department at (305) 993-1786 or by email.

Sincerely,


Yvonne Hamilton
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: October 07, 2022
File Number: 22-001172

RE: Notice of Violation No: 22-001172
Date of Issuance: Jun 14, 2022
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
P.O. Box 651906
Miami, FL 33265

REGISTERED AGENT

Quest Management Group of Florida LLC
Jorge Gonzalez
PO Box 651906
Miami, FL 33265

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: Apply and obtain permit(s) for all repairs as indicated on your engineer's report.
Initial fee of \$250.00 processing fee still due MB22-000014.

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

Date: October 27, 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 Building Department at (305) 993-1786 or by email.

Sincerely,

Yvonne Hamilton
Town Clerk

A handwritten signature in blue ink, appearing to read "Yvonne Hamilton", is written over the typed name and title.

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: October 05, 2022

File Number: 22-000930

RE: Notice of Violation No: 22-000930
Date of Issuance: May 09, 2022
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 10070 East BAY HARBOR Drive 70B
Bay Harbor Islands, FL 33154-1540

TO: VIOLATOR

REGISTERED AGENT

ESPERANZA PICO
103 VICTORY BLVD
STATEN ISLAND, NY 10301

Code Sections Violated and Nature of Violations:

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

Date: October 27, 2022

Time: 10:00AM

Place: Bay Harbor Islands Town Hall
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

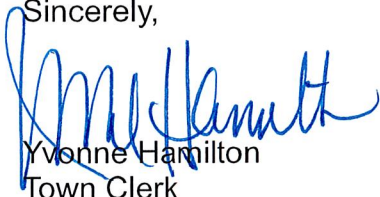
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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

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", is written over the printed name and title.

Yvonne Hamilton
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: October 06, 2022

File Number: 22-000303

RE: Notice of Violation No: 22-000303
Date of Issuance: Feb 15, 2022
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1130 93 Street
Bay Harbor Islands, FL 33154-2300

TO: VIOLATOR

INVEPA International LLC
1130 93 Street
Bay Harbor Islands, FL 33154

REGISTERED AGENT

Roberto Maurant
1395 Brickell Avenue, Suite 900
Miami, FL 33327

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

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

Date: October 27, 2022

Time: 10:00AM

**Place: Bay Harbor Islands Town Hall
9665 Bay Harbor Terrace
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.

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

Sincerely,



Yvonne Hamilton
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: October 07, 2022
File Number: 22-001161

RE: Notice of Violation No: 22-001161
Date of Issuance: Jun 14, 2022
Chief Building Official: Ayanidys Martinez
Location of Violation: 9270 East Bay Harbor Drive
Bay Harbor Islands, FL 33154-2778

TO: VIOLATOR

URBAN BEACH E BAY III LLC C/O SENTINEL REAL
ESTATE CORP
1251 AVENUE OF THE AMERICAS 35 FL
NEW YORK, NY 10020

REGISTERED AGENT

CORPORATION SERVICE
COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

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: October 27, 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 Building Department at (305) 993-1786 or by email.

Sincerely,



Yvonne Hamilton
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: October 05, 2022
File Number: 22-001041

RE: Notice of Violation No: 22-001041
Date of Issuance: May 24, 2022
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 9270 East Bay Harbor Drive
Bay Harbor Islands, FL 33154-2778

TO: VIOLATOR

Urban Beach E Bay III, LLC
c/o Sentinel Real Estate Corp.
1251 Avenue of the Americas 35
FL
New York, NY 10020

REGISTERED AGENT

URBAN BEACH E BAY III LLC
C/O SENTINEL REAL ESTATE CORP
c/o Sentinel Real Estate Corp. c/o Sentinel Real Estate
Corp.
1251 Avenue of the Americas 35 FL New York, NY
10020

Code Sections Violated and Nature of Violations:

Code: 12-26(1)(c)

Violation: 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.

Corrective Action: 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.

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

Date: October 27, 2022

Time: 10:00AM

Place: Bay Harbor Islands Town Hall
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

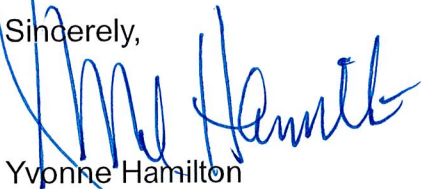
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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

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

Sincerely,



Yvonne Hamilton
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: October 05, 2022
File Number: 21-001479

RE: Notice of Violation No: 21-001479
Date of Issuance: May 20, 2022
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 10190 East BAY HARBOR Drive
Bay Harbor Islands, FL 33154-3705

TO: VIOLATOR

URBAN BEACH E BAY II LLC
1251 AVENUE OF THE AMERICAS, 35TH FLR
New York, NY 10020

REGISTERED AGENT

URBAN BEACH E BAY II LLC
1251 Avenue of the Americas 35th FL
New York, NY 10020

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 the building and repair the roof over hang, repair all areas of concrete spalling, corrosion, properly enclose air conditioning wall units and paint the building. Permit required. Secure the screen over the crawl space openings. Obtain an after the fact permit for replacement of jalousie windows to double hang windows.

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 replacement of jalousie windows to double hang windows.

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

Date: October 27, 2022

Time: 10:00AM

**Place: Bay Harbor Islands Town Hall
9665 Bay Harbor Terrace
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.

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

Sincerely,



Yvonne Hamilton
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: October 06, 2022

File Number: 22-001021

RE: Notice of Violation No: 22-001021
Date of Issuance: May 20, 2022
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 10150 East Bay Harbor Drive
Bay Harbor Islands, FL 33154-1200

TO: VIOLATOR

URBAN BEACH E. BAY II LLC
C/O SENTINEL REAL ESTATE CORP
1251 Avenue of the Americas, 35TH FL
NEW YORK, NY 10020

REGISTERED AGENT

URBAN BEACH E. BAY II LLC
C/O SENTINEL REAL ESTATE CORP.
1251 Avenue of the Americas, 35th FL
New York, NY 10020

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 permits for the installation of new exterior doors.

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

Date: October 27, 2022

Time: 10:00AM

Place: Bay Harbor Islands Town Hall
9665 Bay Harbor Terrace
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

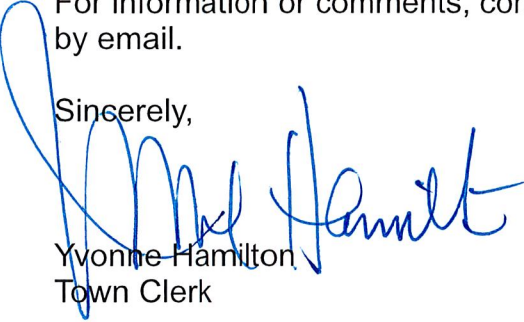
their behalf. Decisions and agreements made by authorized representative shall be binding upon the owner of record. Failure to appear may result in adjudication of guilt and imposition of fines by the Special Master.

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.

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", is written over the typed name and title.

Yvonne Hamilton
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: October 05, 2022

File Number: 21-001486

RE: Notice of Violation No: 21-001486
Date of Issuance: Jul 21, 2021
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1080 94 Street
Bay Harbor Islands, FL 33154-0000

TO: VIOLATOR

The Vintage Condominium Owners Association,
Inc
1080 94 Street
Bay Harbor Islands, FL 33154

REGISTERED AGENT

Quest Management Group of Florida
LLC
PO Box 641906
Miami, FL 33265

Code Sections Violated and Nature of Violations:

Code: Sec. 5-8(a)

Violation: 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.

Corrective Action: Enclose the pool area entirely with the fence/gate. Permit required 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: October 27, 2022

Time: 10:00AM

Place: Bay Harbor Islands Town Hall
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

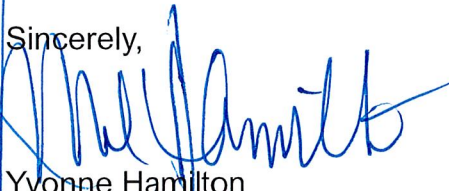
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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

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

Sincerely,



Yvonne Hamilton
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: October 06, 2022

File Number: 22-001381

RE: Notice of Violation No: 22-001381
Date of Issuance: Jul 16, 2022
Code Compliance Officer: Scherrie Griffin
Location of Violation: 9800 West Bay Harbor Drive, 404
Bay Harbor Islands, FL 33154-1569

TO: VIOLATOR

REORE Group LLC
9721 East Bay Harbor Drive, 6B
Bay Harbor Islands, FL 33154-1565

REGISTERED AGENT

Magrini Ana, K MS
9721 East Bay Harbor Drive, 6B
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 contractor to obtain a building permit, plumbing permit and electrical permit 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: October 27, 2022

Time: 10:00AM

Place: Bay Harbor Islands Town Hall
9665 Bay Harbor Terrace
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.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Yvonne Hamilton", is written over the word "Sincerely,".

Yvonne Hamilton
Tpwn 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: October 06, 2022

File Number: 21-001813

RE: Notice of Violation No: 21-001813
Date of Issuance: Sep 03, 2021
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 1145 101 Street
Bay Harbor Islands, FL 33154-0000

TO: VIOLATOR

Philoxenia, LLC
2500 E Hallandale Beach Blvd. #800
Hallandale Beach, FL 33009

REGISTERED AGENT

Maximillian Everhart
2500 E. Hallandale Beach Blvd. #800
Hallandale, 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 the fact permit for the installation of pool pavers. 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: October 27, 2022

Time: 10:00AM

Place: Bay Harbor Islands Town Hall
9665 Bay Harbor Terrace
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.

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

Sincerely,



Yvonne Hamilton
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: October 06, 2022
File Number: 22-000401

RE: Notice of Violation No: 22-000401
Date of Issuance: March 28, 2022
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 10001 West Bay Harbor Drive
Bay Harbor Islands, FL 33154-0000

TO: VIOLATOR

Ambassador Place Condominium Association, Inc.
10001 West Bay Harbor Drive
Bay Harbor Islands, FL 33154

REGISTERED AGENT

Javier Zuniga
1193 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: 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.

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

Date: October 27, 2022
Time: 10:00AM
Place: Bay Harbor Islands Town Hall
9665 Bay Harbor Terrace
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

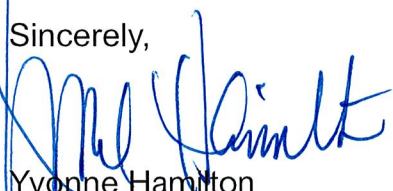
on their behalf. Decisions and agreements made by authorized representative shall be binding upon the owner of record. Failure to appear may result in adjudication of guilt and imposition of fines by the Special Master.

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.

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

Sincerely,



Yvonne Hamilton
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: October 06, 2022
File Number: 22-000315

RE: Notice of Violation No: 22-000315
Date of Issuance: February 23, 2022
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 10140 West Bay Harbor Drive
Bay Harbor Islands, FL 33154-0000

TO: VIOLATOR

Bay Harborview Condominium Association, Inc.
Miami Powerhouse Management
1000 5th Street , Suite 218
Miami Beach, FL 33139

REGISTERED AGENT

Jonathan Yellin
400 S. Dixie Highway #420
Boca Raton, FL 33432

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 a permit for the installation of a new main water line.

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

Date: October 27, 2022

Time: 10:00AM

Place: Bay Harbor Islands Town Hall
9665 Bay Harbor Terrace
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

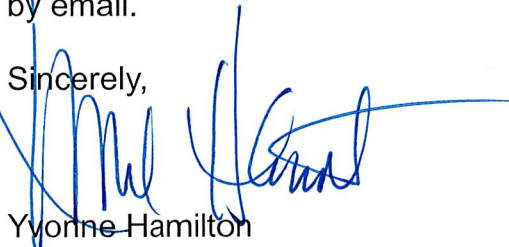
the owner of record. Failure to appear may result in adjudication of guilt and imposition of fines by the Special Master.

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.

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', with a long horizontal flourish extending to the right.

Yvonne Hamilton
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: October 06, 2022
File Number: 22-001266

RE: Notice of Violation No: 22-001266
Date of Issuance: Jun 29, 2022
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 9455 Bay Harbor Terrace 3N
Bay Harbor Islands, FL 33154-3900

TO: VIOLATOR

REGISTERED AGENT

JOVAN NEDELJKOVIC
9455 BAY HARBOR TERRACE #3N
BAY HARBOR ISLAND, FL 33154-2321

Code Sections Violated and Nature of Violations:

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

Date: October 27, 2022
Time: 10:00AM
Place: Bay Harbor Islands Town Hall
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

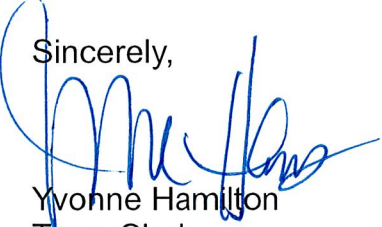
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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

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

Sincerely,



Yvonne Hamilton
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: October 06, 2022
File Number: 22-001050

RE: Notice of Violation No: 22-001050
Date of Issuance: May 25, 2022
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 1155-1157 100 Street
Bay Harbor Islands, FL 33154-1503

TO: VIOLATOR

CHBH 100TH STREET LLC
10201 COLLINS AVE 2001
BAL HARBOUR, FL 33154

REGISTERED AGENT

Corporate Service Company
1201 Hays Street
Tallahassee, FL 32301

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

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

Date: October 27, 2022

Time: 10:00AM

**Place: Bay Harbor Islands Town Hall
9665 Bay Harbor Terrace
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.

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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
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: October 06, 2022

File Number: 22-001222

RE: Notice of Violation No: 22-001222
Date of Issuance: August 30, 2022
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 1101 98 Street 2
Bay Harbor Islands, FL 33154-1749

TO: VIOLATOR

REGISTERED AGENT

Darrin Norwood
P.O. Box 5331
Alpharetta, GA 30023

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 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.

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

Date: October 27, 2022

Time: 10:00AM

Place: Bay Harbor Islands Town Hall
9665 Bay Harbor Terrace
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.

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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
Town Clerk