

**TOWN OF BAY HARBOR ISLANDS
SPECIAL MAGISTRATE HEARING
MORRIS N. BROAD COMMUNITY CENTER
1175 95TH STREET
BAY HARBOR ISLANDS, FL 33154**

SPECIAL MAGISTRATE CHRISTOPHER E. BENJAMIN

**AGENDA
MAY 31, 2023
11:00 A.M.**

1. 1065 94 Street

Type of Hearing: Special Magistrate Hearing

Presenter: Evelyn Merizalde

Owner: Infinity The Oaks, LLC

Code Officer: Evelyn Merizalde

Registered Agent: Igal Gold

Citation #: 22-001170

Date Issued: 1/18/2023

Violation: Hire a licensed contractor to complete the structural repairs noted on the Structural Condition Assessment report attached. A permit is required.

Pressure clean the building and re-paint the areas where the paint is peeling.

Code Section: 24-9(b) Every building shall be reasonably weathertight and rodent-proof. Floors, walls, ceilings and roofs shall be capable of affording adequate shelter and privacy and shall be kept in good repair. Windows and exterior doors shall be reasonably weathertight, watertight and rodent-proof and shall be maintained in good working condition. All interior and exterior parts of any dwelling including hotel or motel units, that show evidence of rot, deterioration and need for repainting shall be repaired, replaced or repainted whenever deemed necessary by the code compliance officer, unless such surface is covered by paneling, wallpaper or other similar covering in which event such shall be thoroughly washed and scrubbed whenever deemed necessary by the code compliance officer. Whenever repair or repainting of a portion of any interior part shall be required, the entire interior of that room shall be repainted. Daily Penalty \$50.00

23-12(1) Nothing shall be done or suffered to be done or permitted to exist on any improved or unimproved property which may be or become an annoyance, blight, eyesore, danger or nuisance to the neighborhood, the inhabitants of buildings or the safety and welfare of the general public. Without limiting the foregoing, the following shall constitute a nuisance: deteriorated landscaping, deteriorated fences, deteriorated roofs, deteriorated windows, deteriorated shutters, deteriorated screens, deteriorated exterior paint, deteriorated railings, deteriorated fascia boards, deteriorated exterior doors, deteriorated driveways, deteriorated parking areas, deteriorated garbage containers, deteriorated swimming pools and pool areas or any deteriorated part of structures to the extent it causes a blight on the neighborhood or endangers life or property. Deteriorated is defined as degeneration in the substance of the thing such as that arising from decay, corrosion, disintegration, lack of paint, broken parts, holes, or leaking in the case of roofs. No monkeys, apes, reptiles, horses, cattle, swine, goats, poultry, fowl or any other livestock shall be kept on any lot. Daily Penalty \$50.00

<p><u>Department's Recommendation:</u> Grant an extension for 90 days to complete the repairs and pass a final inspection.</p>	<p><u>Case History:</u> This is a new case.</p>
---	--

2. 10350 West Bay Harbor Drive

Type of Hearing: Special Magistrate Hearing

Presenter: Evelyn Merizalde

Code Officer: Evelyn Merizalde

Owner: Simon Shimunov

Registered Agent: N/A

Citation #: 22-000164

Date Issued: 1/26/2022

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

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

<p><u>Department's Recommendation:</u> The Special Magistrate's discretion to mitigate the fine.</p>	<p><u>Case History:</u> 6/1/22- Fine imposed from 2/8/22-6/1/22, which represents 113 days at \$250.00 per day for a total of \$28,250.00. The fine shall continue to accrue at \$250.00 a day until compliance is met. 12/8/22- Continuance granted.</p>
---	--

3. 1270 102 Street

Type of Hearing: Special Magistrate Hearing

Presenter: Evelyn Merizalde

Code Officer: Evelyn Merizalde

Owner: 1270 Holdings, LLC

Registered Agent: Bruce Smoler

Citation #: 22-001960

Date Issued: 11/14/2022

Violation: Have the vacant lot graded and sodded . Remove all construction materials, construction fence and/or equipment located on the vacant lot.

Code Section: Vegetation such as grass, shrubs, trees and ground covers shall be maintained in such a fashion so that the site does not appear overgrown or unkempt. Within 30 days of demolition of an existing structure, the site must be sodded and properly maintained, until such time as a construction fence is erected and construction activity begins. Daily Penalty \$250.00

<p><u>Department's Recommendation:</u> Impose a fine from 12/14/22-5/5/23 which</p>	<p><u>Case History:</u> This is a new case.</p>
--	--

represents 141 days at \$250.00 per day for a total amount of \$35,250.00.

4. 10201 East Broadview Drive

Type of Hearing: Special Magistrate Hearing

Presenter: Evelyn Merizalde

Owner: Yaakov R. Klugmann

Code Officer: Evelyn Merizalde

Registered Agent: N/A

Citation #: 22-001959

Date Issued: 11/14/2022

Violation: Have the vacant lot graded and sodded. Remove all construction materials, construction fence and/or equipment located on the vacant lot.

Code Section: 5-5(e) Vegetation such as grass, shrubs, trees and ground covers shall be maintained in such a fashion so that the site does not appear overgrown or unkempt. Within 30 days of demolition of an existing structure, the site must be sodded and properly maintained, until such time as a construction fence is erected and construction activity begins. Daily Penalty \$250.00

Department's Recommendation:

Impose a fine of \$250.00 per day until compliance is achieved.

Case History:

This is a new case.

5. 10200 East Broadview Drive

Type of Hearing: Special Magistrate Hearing

Presenter: Scherrie Griffin

Owner: Anthony Markofsky
Niki Markofsky

Code Officer: Scherrie Griffin

Registered Agent: N/A

Citation #: 22-001082

Date Issued: 12/5/2022

Violation: Failure to obtain an after-the-fact permit form the Building Department for the roofing work.

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

Department's Recommendation:

Impose a fine of \$250.00 plus a \$200 administration for a total of \$450.00.

Case History:

This is a new case.

6. 1145 101 Street

Type of Hearing: Special Magistrate Hearing

Presenter: Evelyn Merizalde

Owner: Philoxenia, LLC

Code Officer: Evelyn Merizalde

Registered Agent: Maximillian Everhardt

Citation #: 22-000227

Date Issued: 8/18/2022

Violation: Cease and desist from vacation rental use and remove the listing online until a Vacation Rental License is approved. Please contact the Town of Bay Harbor Islands Clerk's Office at 305-866-6241 to complete an application.

Code Section: 23-72(a) Registration required. It is unlawful for any person to allow another person to occupy any residential property as a vacation rental within the Town of Bay Harbor Islands, or offer such rental services within the town, unless the person has registered the vacation rental property with the town and the vacation rental property has been issued a business tax receipt (BTR)..... Daily Penalty \$250.00

<p>Department's Recommendation: Grant a continuance for 30 days.</p>	<p>Case History: This is a new case.</p>
---	---

7. 1230 96 Street

Type of Hearing: Special Magistrate Hearing

Presenter: Scherrie Griffin

Owner: 770 Properties, LLC

Code Officer: Scherrie Griffin

Registered Agent: Annick Bouhadana

Citation #: 22-001329

Date Issued: 12/1/2022

Violation: Remove the tarp and install garage door. Permit required from the building department.

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. 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

<u>Department's Recommendation:</u> Grant a continuance for 30 days.	<u>Case History:</u> This is a new case.
--	--

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Special Master with respect to any matter to be considered at this meeting or hearing, he or she will need a record of the proceedings and that, for such purpose he or she may need to ensure that a verbatim records of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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



NOTICE TO APPEAR #1

Date: May 05, 2023
File Number: 22-001170

RE: Notice of Violation No: 22-001170
Date of Issuance: January 18, 2023
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 1065 94 Street
Bay Harbor Islands, FL 33154-2395

TO: <u>VIOLATOR</u>	<u>REGISTERED AGENT</u>
INFINITY THE OAKS LLC 1951 NE 149 Street North Miami, FL 33181	Igal Gold 9520 Harding Ave # 1 Surfside , FL 33154

Code Sections Violated and Nature of Violations:

Code: Sec. 23-12(1)

Violation: Nothing shall be done or suffered to be done or permitted to exist on any improved or unimproved property which may be or become an annoyance, blight, eyesore, danger or nuisance to the neighborhood, the inhabitants of buildings or the safety and welfare of the general public. Without limiting the foregoing, the following shall constitute a nuisance: deteriorated landscaping, deteriorated fences, deteriorated roofs, deteriorated windows, deteriorated shutters, deteriorated screens, deteriorated exterior paint, deteriorated railings, deteriorated fascia boards, deteriorated exterior doors, deteriorated driveways, deteriorated parking areas, deteriorated garbage containers, deteriorated swimming pools and pool areas or any deteriorated part of structures to the extent it causes a blight on the neighborhood or endangers life or property. Deteriorated is defined as degeneration in the substance of the thing such as that arising from decay, corrosion, disintegration, lack of paint, broken parts, holes, or leaking in the case of roofs. No monkeys, apes, reptiles, horses, cattle, swine, goats, poultry, fowl or any other livestock shall be kept on any lot. Daily Penalty \$50.00

Corrective Action: Hire a licensed contractor to complete the structural repairs noted on the Structural Condition Assessment report attached. A permit is required.

Code: Sec. 24-9(b)

Violation: Every building shall be reasonably weathertight and rodent-proof. Floors, walls, ceilings and roofs shall be capable of affording adequate shelter and privacy and shall be kept in good repair. Windows and exterior doors shall be reasonably weathertight, watertight and rodent-proof and shall be maintained in good working condition. All interior and exterior parts of any dwelling including hotel or motel units, that show evidence of rot, deterioration and need for repainting shall be repaired, replaced or repainted whenever deemed necessary by the code compliance officer, unless such surface is covered by paneling, wallpaper or other similar covering in which event such shall be thoroughly washed and scrubbed whenever deemed necessary by the code compliance officer.

Whenever repair or repainting of a portion of any interior part shall be required, the entire interior of that room shall be repainted.

Corrective Action: Pressure clean the building and re-paint the areas where the paint is peeling.

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

Date: May 31, 2023

Time: 11:00AM

**TOWN OF BAY HARBOR ISLANDS
Place: MORRIS N. BROAD COMMUNITY CENTER
1175 95TH STREET #2-3
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 #3

Date: May 05, 2023
File Number: 22-000164

RE: Notice of Violation No: 22-000164
Date of Issuance: February 8, 2022
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 10350 West Bay Harbor Drive 7H
Bay Harbor Islands, FL 33154-1295

TO: VIOLATOR REGISTERED AGENT
SIMON SHIMUNOV
10350 West Bay Harbor Drive
Bay Harbor Islands, FL 33154

Code Sections Violated and Nature of Violations:

Code: Sec. 5-6(a)

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

Corrective Action: Obtain after the fact permits for the remodeling work in progress in the kitchen, bathroom and flooring.

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

Date: May 31, 2023
Time: 11:00AM
Town of Bay Harbor Islands
Place: Morris N. Broad Community Center
1175 95 Street # 2-3
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 #1

Date: May 05, 2023
File Number: 22-001960

RE: Notice of Violation No: 22-001960
Date of Issuance: November 14, 2022
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 1270 102 Street
Bay Harbor Islands, FL 33154-1114

TO: <u>VIOLATOR</u>	<u>REGISTERED AGENT</u>
1270 Holdings, LLC	Bruce Smoler
15901 Collins Avenue, Unit 3006	15901 Collins Avenue, Unit 3006
Sunny Isles Beach, Fl 33160	Sunny Isles Beach, Fl 33160

Code Sections Violated and Nature of Violations:

Code: Sec. 5-5(e)

Violation: Vegetation such as grass, shrubs, trees and ground covers shall be maintained in such a fashion so that the site does not appear overgrown or unkempt. Within 30 days of demolition of an existing structure, the site must be sodded and properly maintained, until such time as a construction fence is erected and construction activity begins.

Corrective Action: Have the vacant lot graded and sodded . Remove all construction materials, construction fence and/or equipment located on the vacant lot.

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

Date: May 31, 2023
Time: 11:00 AM
TOWN OF BAY HARBOR ISLANDS
Place: MORRIS N. BROAD COMMUNITY CENTER
1175 95TH STREET #2-3
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 # 1

Date: May 05, 2023
File Number: 22-001959

RE: Notice of Violation No: 22-001959
Date of Issuance: November 14, 2022
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 10201 East Broadview Drive
Bay Harbor Islands, FL 33154-1124

TO: VIOLATOR REGISTERED AGENT
YAAKOV R KLUGMANN
4 HILLTOP CT
Lakewood, NJ 08701

Code Sections Violated and Nature of Violations:

Code: Sec. 5-5(e)

Violation: Vegetation such as grass, shrubs, trees and ground covers shall be maintained in such a fashion so that the site does not appear overgrown or unkempt. Within 30 days of demolition of an existing structure, the site must be sodded and properly maintained, until such time as a construction fence is erected and construction activity begins.

Corrective Action: Have the vacant lot graded and sodded. Remove all construction materials, construction fence and/or equipment located on the vacant lot.

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

Date: May 31, 2023
Time: 11:00AM
Town of Bay Harbor Islands
Place: Morris N. Broad Community Center
1175 95 Street # 2-3
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 #1

Date: May 05, 2023
File Number: 22-001082

RE: Notice of Violation No: 22-001082
Date of Issuance: Jun 02, 2022
Code Compliance Officer: Scherrie Griffin
Location of Violation: 10200 East Broadview Drive
Bay Harbor Islands, FL 33154-1125

TO: VIOLATOR

ANTHONY MARKOFSKY & NIKI MARKOFSKY
238 PARK DR
BAL HARBOUR, FL 33154

REGISTERED AGENT

N/A

Code Sections Violated and Nature of Violations:

Code: Sec. 5-6(a)

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

Corrective Action: Obtain an after the fact building permit from the 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: May 31, 2023

Time: 11:00AM

TOWN OF BAY HARBOR ISLANDS
Place: MORRIS N. BROAD COMMUNITY CENTER
1175 95TH STREET #2-3
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



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/5/2023

Property Information	
Folio:	13-2227-001-4910
Property Address:	10200 E BROADVIEW DR Bay Harbor Islands, FL 33154-1125
Owner	ANTHONY MARKOFSKY NIKI MARKOFSKY
Mailing Address	238 PARK DR BAL HARBOUR, FL 33154 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	6 / 5 / 0
Floors	2
Living Units	1
Actual Area	4,687 Sq.Ft
Living Area	4,099 Sq.Ft
Adjusted Area	4,223 Sq.Ft
Lot Size	10,625 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2022	2021	2020
Land Value	\$1,036,150	\$765,000	\$850,000
Building Value	\$1,148,656	\$316,725	\$328,634
XF Value	\$18,942	\$18,942	\$18,942
Market Value	\$2,203,748	\$1,100,667	\$1,197,576
Assessed Value	\$2,203,748	\$1,100,667	\$1,197,576

Benefits Information				
Benefit	Type	2022	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
BAY HARBOR ISLAND PB 46-5 LOT 11 BLK 24 LOT SIZE 85.000 X 125 OR 18298-0574 0998 5 COC 21936-4955 12 2003 5

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,203,748	\$1,100,667	\$1,197,576
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,203,748	\$1,100,667	\$1,197,576
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,203,748	\$1,100,667	\$1,197,576
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,203,748	\$1,100,667	\$1,197,576

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/07/2022	\$2,900,000	33013-1793	Qual by exam of deed
03/02/2021	\$2,400,000	32386-3930	Qual by exam of deed
01/20/2020	\$900,000	31799-0922	Qual by exam of deed
12/01/2003	\$0	21936-4955	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

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



NOTICE TO APPEAR #2

Date: May 05, 2023
File Number: 22-000227

RE: Notice of Violation No: 22-000227
Date of Issuance: August 18, 2022
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 Everhardt
2500 E Hallandale Beach Blvd. # 800
Hallandale, FL 33154

Code Sections Violated and Nature of Violations:

Code: Sec. 23-72(a)

Violation: Registration required. It is unlawful for any person to allow another person to occupy any residential property as a vacation rental within the Town of Bay Harbor Islands, or offer such rental services within the town, unless the person has registered the vacation rental property with the town and the vacation rental property has been issued a business tax receipt (BTR)..... Daily Penalty \$250.00

Corrective Action: Cease and desist from vacation rental use and remove the listing online until a Vacation Rental License is approved. Please contact the Town of Bay Harbor Islands Clerk's Office at 305-866-6241 to complete an application.

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

Date: May 31, 2023
Time: 11:00AM
TOWN OF BAY HARBOR ISLANDS
Place: MORRIS N. BROAD COMMUNITY CENTER
1175 95TH STREET #2-3
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 #1

Date: May 05, 2023
File Number: 22-001329

RE: Notice of Violation No: 22-001329
Date of Issuance: Jul 07, 2022
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1230 96 Street
Bay Harbor Islands, FL 33154-1938

TO: VIOLATOR

770 Properties LLC
Annick Bouhadana
9499 Collins Avenue, Apt 806
Sursfide, FL 33154

REGISTERED AGENT

Annick Bouhadana
9499 Collins Avenue
Apt. PH6
Surfside, FL 33154

Code Sections Violated and Nature of Violations:

Code: Sec. 23-12(1)

Violation: Nothing shall be done or suffered to be done or permitted to exist on any improved or unimproved property which may be or become an annoyance, blight, eyesore, danger or nuisance to the neighborhood, the inhabitants of buildings or the safety and welfare of the general public. Without limiting the foregoing, the following shall constitute a nuisance: deteriorated landscaping, deteriorated fences, deteriorated roofs, deteriorated windows, deteriorated shutters, deteriorated screens, deteriorated exterior paint, deteriorated railings, deteriorated fascia boards, deteriorated exterior doors, deteriorated driveways, deteriorated parking areas, deteriorated garbage containers, deteriorated swimming pools and pool areas or any deteriorated part of structures to the extent it causes a blight on the neighborhood or endangers life or property. Deteriorated is defined as degeneration in the substance of the thing such as that arising from decay, corrosion, disintegration, lack of paint, broken parts, holes, or leaking in the case of roofs. No monkeys, apes, reptiles, horses, cattle, swine, goats, poultry, fowl or any other livestock shall be kept on any lot. Daily Penalty \$50.00

Corrective Action: Remove the tarp and install garage door. Permit required from the 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: May 31, 2023

Time: 11:00AM

**Place: TOWN OF BAY HARBOR ISLANDS MORRIS N. BROAD COMMUNITY CENTER
1175 95TH STREET #2-3
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

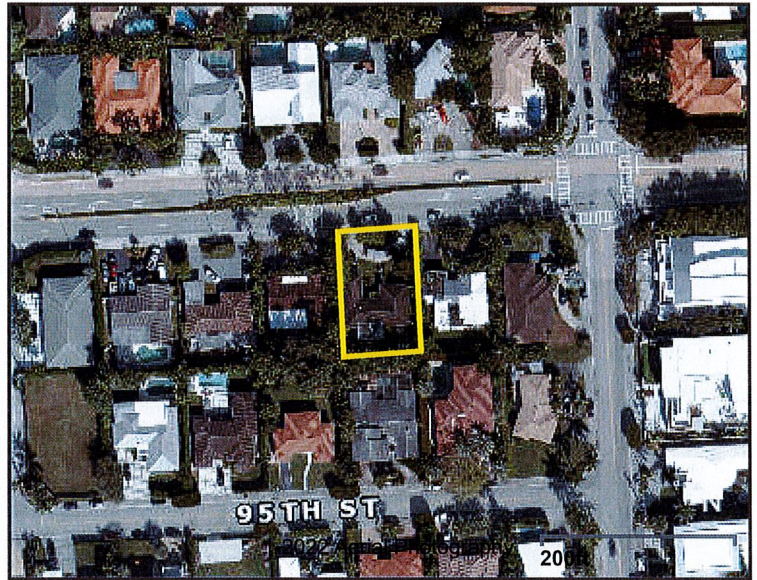


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/5/2023

Property Information	
Folio:	13-2227-001-5850
Property Address:	1230 96 ST Bay Harbor Islands, FL 33154-1938
Owner	770 PROPERTIES LLC
Mailing Address	ANNICK BOUHADANIA 9499 COLLINS AVE APT 806 SURFSIDE, FL 33154 USA
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,329 Sq.Ft
Living Area	1,964 Sq.Ft
Adjusted Area	2,136 Sq.Ft
Lot Size	10,000 Sq.Ft
Year Built	1955



Assessment Information			
Year	2022	2021	2020
Land Value	\$828,920	\$612,000	\$680,000
Building Value	\$190,638	\$136,170	\$136,170
XF Value	\$1,079	\$1,091	\$0
Market Value	\$1,020,637	\$749,261	\$816,170
Assessed Value	\$824,187	\$749,261	\$816,170

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$196,450		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
26-27-34-35 52 42
BAY HARBOR ISLAND PB 46-5
LOT 3 BLK 31
LOT SIZE 80.000 X 125
OR 17469-4224 1296 1

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$824,187	\$749,261	\$816,170
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,020,637	\$749,261	\$816,170
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$824,187	\$749,261	\$816,170
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$824,187	\$749,261	\$816,170

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/27/2012	\$0	28418-3798	Corrective, tax or QCD; min consideration
07/17/2012	\$315,000	28201-3133	Qual by exam of deed
08/01/2004	\$0	22663-3871	Sales which are disqualified as a result of examination of the deed
08/01/2003	\$450,000	21649-4120	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
770 PROPERTIES, LLC.

Filing Information

Document Number	L11000142666
FEI/EIN Number	N/A
Date Filed	12/21/2011
Effective Date	12/20/2011
State	FL
Status	ACTIVE

Principal Address

9499 Collins Avenue
Apt. PH6
Surf Side, FL 33154

Changed: 01/26/2021

Mailing Address

9499 Collins Avenue
Apt. PH6
Surf Side, FL 33154

Changed: 01/26/2021

Registered Agent Name & Address

BOUHADANA, ANNICK
9499 Collins Avenue
Apt. PH6
Surf Side, FL 33154

Address Changed: 01/26/2021

Authorized Person(s) Detail

Name & Address

Title MGRM

BOUHADANA, ANNICK

9499 Collins Avenue
Apt. PH6
Surf Side, FL 33154

Annual Reports

Report Year	Filed Date
2021	01/26/2021
2022	03/26/2022
2023	01/07/2023

Document Images

01/07/2023 -- ANNUAL REPORT	View image in PDF format
03/26/2022 -- ANNUAL REPORT	View image in PDF format
01/26/2021 -- ANNUAL REPORT	View image in PDF format
03/26/2020 -- ANNUAL REPORT	View image in PDF format
03/25/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
03/17/2017 -- ANNUAL REPORT	View image in PDF format
03/07/2016 -- ANNUAL REPORT	View image in PDF format
01/25/2015 -- ANNUAL REPORT	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
04/16/2013 -- ANNUAL REPORT	View image in PDF format
04/29/2012 -- ANNUAL REPORT	View image in PDF format
12/21/2011 -- Florida Limited Liability	View image in PDF format