

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

**SPECIAL MAGISTRATE CHRISTOPHER E. BENJAMIN**

**AGENDA**

February 28, 2024  
10:00 AM

1. 1155 102 Street

**Type of Hearing:** Special Magistrate Hearing

**Presenter:** Evelyn Merizalde

**Owner:** Baby Luna, Corp.

**Code Officer:** Evelyn Merizalde

**Registered Agent:** Caar, Riggs and Ingraham,  
LLC

**Citation #:** 23-000201

**Date Issued:** 2/7/2023

**Violation:** Obtain an after the fact permit for the demolition work in progress.

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

<b>Department's Recommendation:</b>	<b>Case History:</b>
Impose a fine of \$250.00 plus a \$200.00 administrative fee for a total of \$450.00.	This is a new case.

2. 1135 101 Street

**Type of Hearing:** Special Magistrate Hearing

**Presenter:** Evelyn Merizalde

**Owner:** BAY HARBOR 1135 LLC

**Code Officer:** Evelyn Merizalde

**Registered Agent:** Cogency Global, Inc.

**Citation #:** 23-001576

**Date Issued:** 8/22/2023

**Violation:** Found an air conditioning unit installed without a permit.

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

Daily Penalty \$250.00

<b><u>Department's Recommendation:</u></b> Grant a 60-day extension to obtain a permit for the air conditioning unit.	<b><u>Case History:</u></b> This is a new case.
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3. 1150 98 Street

**Type of Hearing:** Special Magistrate Hearing

**Presenter:** Evelyn Merizalde

**Owner:** The Villas at Bay Harbor Condominium Association, Inc. **Code Officer:** Evelyn Merizalde

**Registered Agent:** FYVE Property Management

**Citation #:** 21-000958

**Date Issued:** 8/7/2021

**Violation:** Remove the vegetation that appears to be damaging the wall, and repair the wall.

**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

<b><u>Department's Recommendation:</u></b> Impose a fine of \$5,000.00 plus a \$200.00 administrative fee for a total of \$5,200.00.	<b><u>Case History:</u></b> 9/29/21 Special Magistrate hearing- Continuance granted a continuance for 60 days. 3/24/22 Special Magistrate hearing- Continuance granted for 90 days.
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4. 1075 93 Street # 304

**Type of Hearing:** Special Magistrate Hearing

**Presenter:** Evelyn Merizalde

**Owner:** Ruben Rancano **Code Officer:** Evelyn Merizalde

**Registered Agent:**

**Citation #:** CC2010-1822

**Date Issued:** 9/14/2010

**Violation:** Tile flooring is installed throughout the unit without a permit.

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

<b>Department's Recommendation:</b> Impose a fine of \$5,000.00 plus a \$200.00 administrative fee for a total of \$250.00.	<b>Case History:</b> 4/28/11 Special Magistrate hearing - Fine imposed from 9/14/10-4/28/11 which represents 238 days at \$50.00 per for a fine amount of \$11,900.00. The fine will continue to run until compliance is met.
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5. 10150 East Bay Harbor Drive

**Type of Hearing:** Special Magistrate Hearing

**Presenter:** Evelyn Merizalde

**Code Officer:** Evelyn Merizalde

**Owner:** 10150 BH 27D, LLC

**Registered Agent:** ALHADEFF & ROUSSO  
LAW, P.A.

**Citation #:** 22-001021

**Date Issued:** 5/20/2022

**Violation:** Observed a new exterior door installed without a permit at the second floor balcony common area and the rear of the building.

**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

<b>Department's Recommendation:</b> Impose a fine of \$5,000.00 plus a \$200.00 administrative fee for a total of \$5,200.00.	<b>Case History:</b> 10/27/22 Special Magistrate hearing- Fine assessed at \$250.00 per day until compliance is met.
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6. 10190 East Bay Harbor Drive

**Type of Hearing:** Special Magistrate Hearing

**Presenter:** Evelyn Merizalde

**Code Officer:** Evelyn Merizalde

**Owner:** 10190 BH 27D, LLC

**Registered Agent:** ALHADEFF & ROUSSO  
LAW, P.A.

**Citation #:** 21-001479

**Date Issued:** 5/20/2022

**Violation:** Complaint of structural cracks in the columns visible on the first floor near the mailbox area and the hand railings do not meet code requirement.

A courtesy notice was issued to hire a licensed contractor to inspect the building and repair the roof over hang, repair all areas of concrete spalling, corrosion and paint the building. Permit required.

**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

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

<p><b><u>Department's Recommendation:</u></b> Impose a fine of \$5,000.00 plus a \$200.00 administrative fee for a total of \$5,200.00.</p>	<p><b><u>Case History:</u></b> 10/27/22 Special Magistrate hearing - Fine assessed at \$300.00 per day until compliance is met.</p>
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7. 1063 95 Street # 1065

**Type of Hearing:** Special Magistrate Hearing

**Presenter:** Scherrie Griffin

**Code Officer:** Scherrie Griffin

**Owner:** 1050, LLC

**Registered Agent:** Frances Neuhut

**Citation #:** 21-000079

**Date Issued:** 1/15/2021

**Violation:** Found interior alterations done without permits.

**Code Section:** 5-6(a) Hire a licensed General Contractor to obtain building, plumbing and electrical permits from the Town of Bay Harbor Islands Building Department.

<p><b><u>Department's Recommendation:</u></b> Close the case.</p>	<p><b><u>Case History:</u></b> 3/24/22 Special Magistrate hearing-Continuance granted for 90 days.</p>
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8. 1075 93 Street # 207

**Type of Hearing:** Special Magistrate Hearing

**Presenter:** Scherrie Griffin

**Code Officer:** Scherrie Griffin

**Owner:** The HP1, LLC

**Registered Agent:** J.F.S. CONSULTING SERVICES, LLC

**Citation #:** 23-001825

**Date Issued:** 10/2/2023

**Violation:** Report received regarding construction work in progress without permits.

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

<p><b>Department's Recommendation:</b> Impose a fine of \$250.00 plus a \$200.00 administrative for a total of \$450.00.</p>	<p><b>Case History:</b> This is a new case.</p>
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**9.** 9111 East Bay Harbor Drive # PH D

**Type of Hearing:** Special Magistrate Hearing

**Presenter:** Evelyn Merizalde

**Owner:** Orlandus Andre Branch III

**Code Officer:** Evelyn Merizalde

**Registered Agent:**

**Citation #:** 23-001550

**Date Issued:** 8/21/2023

**Violation:** Report received about work in progress without permits.

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

<p><b>Department's Recommendation:</b> Impose a fine of \$250.00 plus a \$200.00 administrative fee for a total of \$450.00.</p>	<p><b>Case History:</b> This is a new case.</p>
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**10.** 9200 West Bay Harbor Drive

**Type of Hearing:** Special Magistrate Hearing

**Presenter:** Scherrie Griffin

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

**Code Officer:** Scherrie Griffin

**Registered Agent:** Robert Yaffe

**Citation #:** 24-000035

**Date Issued:** 1/8/2024

**Violation:** Found landscaping activity in progress before 09:00 AM.

**Code Section:** 12-26(1)(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.

<b><u>Department's Recommendation:</u></b> Impose a fine of \$250.00.	<b><u>Case History:</u></b> This is a new case.
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Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Special Master with respect to any matter to be considered at this meeting or hearing, he or she will need a record of the proceedings and that, for such purpose he or she may need to ensure that a verbatim records of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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



## **NOTICE TO APPEAR #1**

Date: February 06, 2024  
File Number: 23-000201

**RE: Notice of Violation No:** 23-000201  
**Date of Issuance:** Feb 07, 2023  
**Code Compliance Officer:** Evelyn Merizalde  
**Location of Violation:** 1155 102 Street  
Bay Harbor Islands, FL 33154-0000

<b>TO: <u>VIOLATOR</u></b>	<b><u>REGISTERED AGENT</u></b>
BABY LUNA, CORP. 300 SEVILLA AVENUE 201 CORAL GABLES, FL 33134	CAAR, RIGGS AND INGRAHAM, LLC 5805 BLUE LAGOON DR STE 200 Miami, FL 33126

### **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 demolition work in progress.**

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

**Date: February 28, 2024**  
**Time: 10:00AM**  
**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 Magistrate.

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 Magistrate 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 #1**

Date: February 06, 2024  
File Number: 23-001576

**RE: Notice of Violation No: 23-001576**  
**Date of Issuance: Aug 22, 2023**  
**Code Compliance Officer: Evelyn Merizalde**  
**Location of Violation: 1135 101 Street**  
**Bay Harbor Islands, FL 33154-1524**

**TO: VIOLATOR**

Bay Harbor 1135 /  
Marco Capriles  
222 N LASALLE STREET STE 300  
Chicago, IL 60601

**REGISTERED AGENT**

Cogency Global, Inc.  
115 N CALHOUN ST STE 4  
Tallahassee, FL 32301

**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 new air conditioning unit. Comply with the town code regarding:**

- 1. Location of equipment on property with dimensions.**
- 2. Type of screening and material**
- 3. Elevation of equipment. 4. SEER rating**
- 5. Sound rating in bels as contained in the current Unitary Systems Manufacturer's ARI standard rating.**

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

**Date: February 28, 2024**

**Time: 10:00AM**

**TOWN OF BAY HARBOR ISLANDS**  
**Place: MORRIS N. BROAD COMMUNITY CENTER**  
**1175 95TH STREET #2-3**  
**BAY HARBOR ISLANDS, FL 33154**

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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: February 06, 2024

File Number: 21-000958

**RE: Notice of Violation No:** 21-000958  
**Date of Issuance:** August 7, 2021  
**Code Compliance Officer:** Evelyn Merizalde  
**Location of Violation:** 1150 98 Street  
Bay Harbor Islands, FL 33154-0000

**TO: VIOLATOR**

The Villas at Bay Harbor Condominium Association, Inc.  
1150 98 Street  
Bay Harbor Islands, FL 33154

**REGISTERED AGENT**

FYVE Management  
5100 Copans Rd  
Margate, FL 33063

**Code Sections Violated and Nature of Violations:**

**Code: Sec. 23-12(1)**

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

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

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

**Date: February 28, 2024**

**Time: 10:00AM**

**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 Magistrate.

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Any request for continuance must be received by the Special Magistrate 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: February 06, 2024  
File Number: CC2010-1822

**RE: Notice of Violation No: CC2010-1822**  
**Date of Issuance: Sep 14, 2010**  
**Code Compliance Officer: Evelyn Merizalde**  
**Location of Violation: 1075 93 Street 304**  
**Bay Harbor Islands, FL 33154-2389**

**TO: VIOLATOR REGISTERED AGENT**  
Ruben Rancano  
21310 NE 26 Avenue  
Miami, FL 33180

### **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: TILE FLOORING INSTALLED THROUGHOUT THE UNIT WITHOUT A PERMIT.**

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

**Date: February 28, 2024**

**Time: 10:00AM**

**TOWN OF BAY HARBOR ISLANDS**  
**Place: MORRIS N. BROAD COMMUNITY CENTER**  
**1175 95TH STREET #2-3**  
**BAY HARBOR ISLANDS, FL 33154**

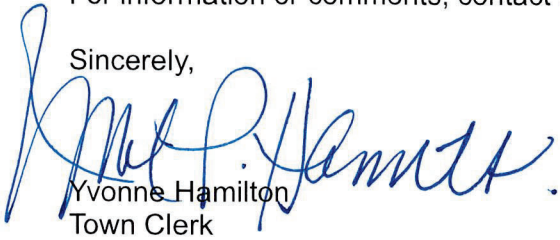
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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

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

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

Sincerely,

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

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: February 06, 2024  
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**  
10150 BH 27D LLC  
11900 BISCAYNE BLVD STE 300  
NORTH MIAMI, FL 33181

**REGISTERED AGENT**  
Alhadeff & Rousso Law, P.A.  
11900 Biscayne Blvd. 289  
North Miami, FL 33181

### **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 Magistrate on the described violation will be held as follows:

**Date: February 28, 2024**  
**Time: 10:00AM**  
**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 Magistrate.

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Any request for continuance must be received by the Special Magistrate 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: February 07, 2024  
File Number: 21-001479

**RE: Notice of Violation No:** 21-001479  
**Date of Issuance:** Jul 21, 2021  
**Code Compliance Officer:** Evelyn Merizalde  
**Location of Violation:** 10190 East Bay Harbor Drive  
Bay Harbor Islands, FL 33154-3705

**TO: VIOLATOR**

10190 BH 27D LLC  
11900 Biscayne Blvd. # 289  
MIAMI, FL 33181

**REGISTERED AGENT**

Alhadeff & Rousso Law, P.A.  
11900 Biscayne Blvd. # 289  
North Miami, FL 33181

### **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 Magistrate on the described violation will be held as follows:

**Date: February 28, 2024**

**Time: 10:00AM**

**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 Magistrate.

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Any request for continuance must be received by the Special Magistrate 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 #4**

Date: February 06, 2024

File Number: 21-000079

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

**TO: VIOLATOR**

1050 LLC  
1060 KANE CONCOURSE  
BAY HARBOR ISLANDS, FL 33154

**REGISTERED AGENT**

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

### **Code Sections Violated and Nature of Violations:**

**Code: Sec. 5-6(a)**

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

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

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

**Date: February 28, 2024**

**Time: 10:00AM**

**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 Magistrate.

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 Magistrate at least ten (10) calendar days prior to the date set for the hearing to be considered.

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

Sincerely,



Yvonne Hamilton  
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: February 06, 2024

File Number: 23-001825

**RE: Notice of Violation No: 23-001825**  
**Date of Issuance: September 28, 2023**  
**Code Compliance Officer: Scherrie Griffin**  
**Location of Violation: 1075 93 Street 207**  
**Bay Harbor Islands, FL 33154-2389**

**TO: VIOLATOR**

**REGISTERED**  
**AGENT**

Elsa A D L Parra Portocarrero, Claudia A D L Parra Portocarrero,  
Guadalupe R D L Parra De La Parra  
132 Dep 301 Del Valle Norte In 03102 Benito JUA  
Ciudad De Mexico, 03001 Mexico

### **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, plumbing and electrical permit from the building department.**

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

**Date: February 28, 2024**

**Time: 10:00AM**

**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 Magistrate.

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

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

Sincerely,



Yvonne Hamilton  
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: February 06, 2024

File Number: 23-001550

**RE: Notice of Violation No: 23-001550**  
**Date of Issuance: Aug 21, 2023**  
**Code Compliance Officer: Scherrie Griffin**  
**Location of Violation: 9111 East Bay Harbor Drive, PHD**  
**Bay Harbor Islands, FL 33154-2798**

**TO: VIOLATOR REGISTERED AGENT**

Orlandus Andre Branch III  
9111 East Bay Harbor Drive, PHD  
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, plumbing, and electrical permits for interior renovation.**

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

**Date: February 28, 2024**

**Time: 10:00AM**

**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 Magistrate.

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

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

Sincerely,

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 #1**

Date: February 06, 2024

File Number: 24-000035

**RE: Notice of Violation No: 24-000035**  
**Date of Issuance: January 08, 2024**  
**Code Compliance Officer: Scherrie Griffin**  
**Location of Violation: 9200 West Bay Harbor Drive**  
**Bay Harbor Islands, FL 33154-0000**

**TO: VIOLATOR**

9200 WEST BAY HARBOR CONDOMINIUM, INC C/O  
STROEMER & COMPANY LLC  
14400 NW 77 CTSUITE 206  
MIAMI, FI 33016

**REGISTERED AGENT**

Hollander, Goode &  
Lopez, PLLC  
314 South Federal  
Highway  
Dania Beach, FL 33004

### **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: Fine imposed in the amount of \$250.00. First Violation. Make a check payable to the Town of Bay Harbor Islands in the amount of \$250.00 or make a payment online at <https://www.municipalonlinepayments.com/bayharborislandsfl/easypay>.**

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

**Date: February 28, 2024**

**Time: 10:00AM**

**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 Magistrate.

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Sincerely,



Yvonne Hamilton  
Town Clerk