

**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

March 21, 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
INGRAM, LLC

Citation #: 23-000201

Date Issued: 2/7/2023

Violation: Obtain after the fact permits 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

<u>Department's Recommendation:</u>	<u>Case History:</u>
Assess a fine of \$250.00 plus a \$200.0 administrative 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

<u>Department's Recommendation:</u> Grant a 60-day extension to obtain a permit for the air conditioning unit.	<u>Case History:</u> 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 #: 21-000953

Date Issued: 8/7/2021

Violation: Remove the vegetation that appears to be damaging the wall, and have the wall repaired.

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> Impose a fine of \$5,000.00 plus a \$200.00 administrative fee for a total of \$5,200.00.	<u>Case History:</u> 9/21/21 Special Magistrate hearing- Continuance granted 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: N/A

Citation #: CC2010-1822

Date Issued: 9/14/2010

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

<u>Department's Recommendation:</u> Impose a fine of \$5,000.00 plus a \$200.00 administrative fee for a total of \$5,200.00.	<u>Case History:</u> 4/28/11 Special Magistrate hearing-Fine imposed from 9/14/10-4/28/11 which represents 238 days at \$50.00 per day 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

Owner: 10150 BH 27D, LLC

Code Officer: Evelyn Merizalde

Registered Agent: Alhadeff & Rousso Law, P.A.

Citation #: 22-001021

Date Issued: 5/20/2022

Violation: Observed a new exterior doors 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

<u>Department's Recommendation:</u> Impose a fine of \$5,000.00 plus a \$200.00 administrative fee for a total of \$5,200.00.	<u>Case History:</u> 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

Owner: 10190 BH 27D, LLC

Code Officer: Evelyn Merizalde

Registered Agent: Alhadeff & Rouss Law, P.A.

Citation #: 22-001021

Date Issued: 5/20/2022

Violation: 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-hanging windows.

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

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> Impose a fine of \$5,000.00 plus a \$200.00 administrative fee for a total of \$5,200.00.	<u>Case History:</u> 10/27/22 Special Magistrate hearing - Fine assessed at \$300.00 per day until compliance is met.
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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) 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> Close the case.	<u>Case History:</u> 3/24/22 Special Magistrate hearing- Continuance granted for 90 days. 10/27/22-Continuance granted.
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8. 1075 93 Street # 207

Type of Hearing: Special Magistrate Hearing

Presenter: Scherrie Griffin

Code Officer: Scherrie Griffin

Owner: ELSA A D L PARRA
PORTOCARRERO

CLAUDIA A D L PARRA PORTOCARRERO
GUADALUPE R D L PARRA DE LA PARRA

Registered Agent:

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

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

<u>Department's Recommendation:</u> Impose a fine of \$250.00 plus a \$200.00 administrative fee for a total \$450.00.	<u>Case History:</u> This is a new case.
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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: Hollander, Goode & Lopez, PLLC

Citation #: 24-000035

Date Issued: 1/8/2024

Violation: Found landscaping activity in progress before 9:00 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.

<u>Department's Recommendation:</u> Impose a fine of \$250.00.	<u>Case History:</u> 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 #2

Date: February 28, 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

TO: <u>VIOLATOR</u>	<u>REGISTERED AGENT</u>
BABY LUN, CORP.	CAAR, RIGGS AND INGRAHAM, LLC
300 SEVILLA AVENUE 201	5805 BLUE LAGOON DR STE 200
CORAL GABLES, FL 33134	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: March 21, 2024
Time: 10:00 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 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,


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 28, 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 / is 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: March 21, 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.

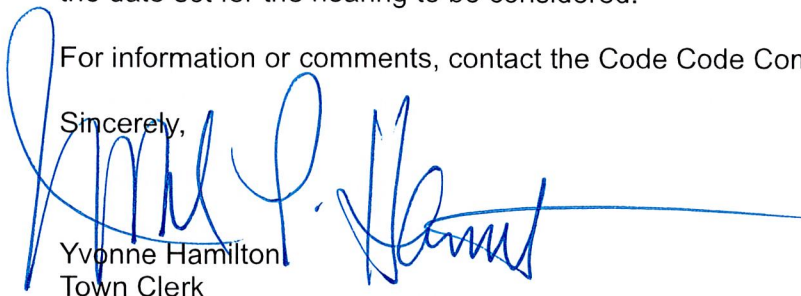
An Administrative Fee, to be determined at the time of hearing, will be levied in conjunction with any fines. The

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.

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 28, 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 Road
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: March 21, 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

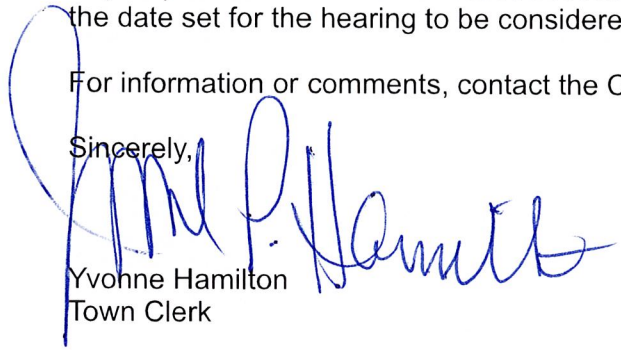
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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



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 28, 2024

File Number: 23-001825

RE: Notice of Violation No: 23-001825
Date of Issuance: Sep 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
JUACIUDAD DE MEXICO, MX 03001

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: March 21, 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 at sgriffin@bayharborislands-fl.gov.

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: February 28, 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
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: March 21, 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.

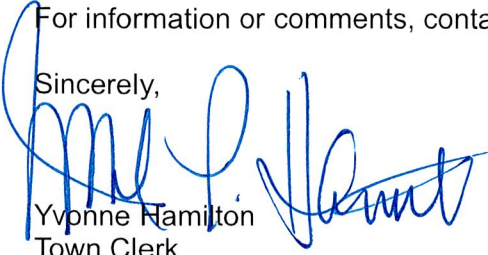
An Administrative Fee, to be determined at the time of hearing, will be levied in conjunction with any fines. The Order may be recorded and shall constitute a lien against your property. Thereafter, a foreclosure proceeding may be instituted against your property.

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,

Yvonne Hamilton
Town Clerk

A handwritten signature in blue ink, appearing to read 'Yvonne Hamilton', is written over the printed 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 #3

Date: February 28, 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: <u>VIOLATOR</u>	<u>REGISTERED AGENT</u>
10190 BH 27D LLC	Alhadeff & Rousso Law, P.A.
11900 BISCAYNE BLVD STE 300	11900 BISCAYNE BLVD 289
MIAMI, FL 33181	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: March 21, 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

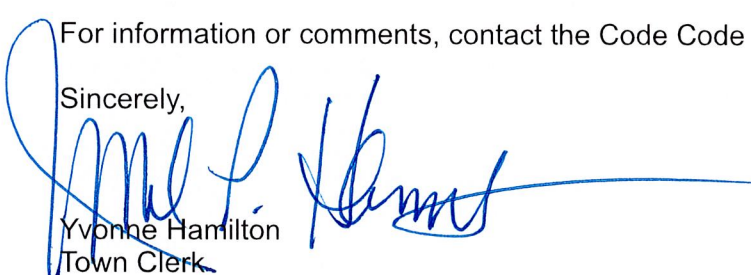
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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



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 #5

Date: February 28, 2024
File Number: 21-000079

RE: Notice of Violation No: 21-000079
Date of Issuance: Jan 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: March 21, 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 at 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: February 28, 2024

File Number: 23-001825

RE: Notice of Violation No: 23-001825
Date of Issuance: Sep 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
JUACIUDAD DE MEXICO, MX 03001

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: March 21, 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 at sgriffin@bayharborislands-fl.gov.

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: February 28, 2024

File Number: 23-001550

RE: Notice of Violation No: 23-001550
Date of Issuance: Aug 18, 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: March 21, 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 at 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: February 28, 2024
File Number: 24-000035

RE: Notice of Violation No: 24-000035
Date of Issuance: Jan 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: March 21, 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

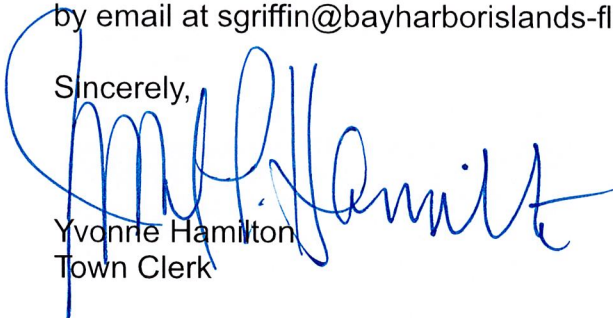
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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

Sincerely,



Yvonne Hamilton
Town Clerk