

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

SPECIAL MAGISTRATE ANNETTE EPELBAUM CANNON

AGENDA

March 13, 2025
10:00 AM

1. 9501 East Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter: Mike Mesa

Owner: MANSARD CONDOMINIUM, INC.

Code Officer: Mike Mesa

Registered Agent: John Bennett

Citation #: 22-001162

Date Issued: 6/14/2022

Violation: Failure to obtain a 40-Year Re-certification as required by Miami-Dade.

Code Section: 24-3 The intent and purpose of this chapter is to protect the public health, safety, morals and welfare of all of the people of the town by establishing minimum standards governing the condition, occupancy and maintenance of all buildings and premises, establishing minimum standards governing utilities, facilities and other physical components and conditions essential to make such buildings and premises safe, sanitary and fit to be occupied, fixing certain responsibilities and duties of owners, operators, agents and occupants of any building, and fixing penalties for the violations of the provisions of this chapter. This chapter is hereby declared to be remedial and essential to the public interest and it is intended that this chapter be liberally construed to effectuate the purposes as stated above. Daily fine \$50.00

<u>Department's Recommendation:</u>	<u>Case History:</u>
Impose a fine of \$50.00 per day until the violation is abated.	11/29/23- The special magistrate granted an extension of 30 days to submit an extension letter from the engineer of record.

2. 9260-80 Bay Harbor Terrace

Type of Hearing: Special Master Hearing

Presenter: Mike Mesa

Owner: Southern Star Condominium Association, Inc.

Code Officer: Mike Mesa

Registered Agent: Aracely Euceda

Citation #: 19-002413

Date Issued: 11/20/2019

Violation: Failure to obtain a 40-Year Re-certification as required by Miami-Dade.

Code Section: 24-3 The intent and purpose of this chapter is to protect the public health, safety, morals and welfare of all of the people of the town by establishing minimum standards governing the condition, occupancy and maintenance of all buildings and premises, establishing minimum standards governing utilities, facilities and other physical components and conditions essential to make such buildings and premises safe, sanitary and fit to be occupied, fixing certain responsibilities and duties of owners, operators, agents and occupants of any building, and fixing penalties for the violations of the provisions of this chapter. This chapter is hereby declared to be remedial and essential to the public interest and it is intended that this chapter be liberally construed to effectuate the purposes as stated above. Daily fine \$50.00

<u>Department's Recommendation:</u> Case closed. Assessed a \$200.00 administrative fee.	<u>Case History:</u> 1/23/20- The special magistrate granted an extension of 90 days to submit the permit application. 9/29/21- The special magistrate reset the case for 90 days.
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3. 9650 East Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter: Mike Mesa

Owner: Bal Bay Inn, LLC

Code Officer: Mike Mesa

Registered Agent: Ronald Finvarb

Citation #: 23-002003

Date Issued: 10/26/2023

Violation: Failure to obtain a 40-Year Re-certification as required by Miami-Dade.

Code Section: 24-3 The intent and purpose of this chapter is to protect the public health, safety, morals and welfare of all of the people of the town by establishing minimum standards governing the condition, occupancy and maintenance of all buildings and premises, establishing minimum standards governing utilities, facilities and other physical components and conditions essential to make such buildings and premises safe, sanitary and fit to be occupied, fixing certain responsibilities and duties of owners, operators, agents and occupants of any building, and fixing penalties for the violations of the provisions of this chapter. This chapter is hereby declared to be remedial and essential to the public interest and it is intended that this chapter be liberally construed to effectuate the purposes as stated above. Daily penalty \$50.00

<u>Department's Recommendation:</u> Close the case. Assess a \$200.00 administrative fee.	<u>Case History:</u> This is a new case.
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4. 9721 East Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter: Mike Mesa

Owner: Island Place at Bay Harbor
Condominium Association, Inc.

Code Officer: Mike Mesa

Registered Agent: Franmar Management

Citation #: 23-000041

Date Issued: 1/17/2023

Violation: Failure to obtain 40-year Re-Certification per Miami-Dade.

Code Section: 24-3 The intent and purpose of this chapter is to protect the public health, safety, morals and welfare of all of the people of the town by establishing minimum standards governing the condition, occupancy and maintenance of all buildings and premises, establishing minimum standards governing utilities, facilities and other physical components and conditions essential to make such buildings and premises safe, sanitary and fit to be occupied, fixing certain responsibilities and duties of owners, operators, agents and occupants of any building, and fixing penalties for the violations of the provisions of this chapter. This chapter is hereby declared to be remedial and essential to the public interest and it is intended that this chapter be liberally construed to effectuate the purposes as stated above. Daily penalty \$50.00

Department's Recommendation: Impose a fine of \$6,000.00, which represents 120 days at \$50.00 per day.	Case History: 6/27/2024- The special magistrate imposed a fine of \$50.00 per day until the violation is abated and a \$200.00 administrative fee.
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5. 9721 East Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Owner: Island Place at Bay Harbor
Condominium Association, Inc.

Code Officer: Evelyn Merizalde

Registered Agent: Frank Blanco, Franmar
Management

Citation #: 24-001819

Date Issued: 9/20/2024

Violation: Evidence of possible structural seawall failure was observed which is impacting the pool deck. Immediate action is required to repair and/or replace the seawall and pool deck. Permit required.

Have the seawall inspected by a structural engineer and install a barricade to prevent unauthorized access to the pool area. Submit the inspection report to the Town of Bay Harbor Islands Chief Building Official.

Code Section: 23-12(11) It shall be unlawful and a public nuisance for any property owner in the town to permit, or to fail to repair or reconstruct, any failed seawall upon his property. It is further declared unlawful and a public nuisance for any property owner to fail to remove from his property

or an adjacent body of water the debris and rubble of any failed seawall. Daily Penalty \$50.00

<u>Department's Recommendation:</u> Assess a fine of \$50.00 per day until the violation is abated plus a \$200.00 administrative fee.	<u>Case History:</u> This is a new case.
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6. 1231 98 Street

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: CAROLYN HOROWITZ & JEFFREY HOROWITZ

Code Officer: Scherrie Griffin

Registered Agent: N/A

Citation #: 24-002593

Date Issued: 12/19/2024

Violation: Observed machinery being operated before 9:00 AM. Call #24-321-97.

Code Section: 12-27(a)(i-iv) For the First Violation, the violator shall receive a Notice of Violation imposing a fine of \$1,000.00. Second Violation-: \$2,000.00 plus one (1) workday of Stop Work Order. After a second violation, the property owner, the owner's agent, or the person performing the work shall meet with the Code officer to review the Code requirements and will be informed of the consequences for any further violations. Third Violation:\$3,000.00 plus three (3) workdays of Stop Work Order. Each subsequent violation: \$5,000 plus five (5) workdays of Stop Work Order.

12-26(1)(a) Construction activity is permitted from 9:00 a.m. until 6:00 p.m. Monday through Friday. No construction activity is permitted on Saturdays or Sundays, or legal holidays as defined hereinafter in subsection (2) below, except for watering in connection with dust mitigation. The arrival and departure of workers are limited to 30 minutes before and after the above stated construction activity hours. All such pre-work / post-work activities shall be restricted to areas within 100 feet of the actual construction site. The Town may designate suitable locations for workers to congregate for those early and/or late arrival or departure times, subject to rules and regulations to be promulgated by the Town. Workers shall remain in their vehicles when possible and not disturb neighboring properties or the Town in general. The Town may create and enforce rules and regulations to limit visible or outdoor worker activities, including but not limited to sanitation, the changing of clothes, cooking and eating, excessive noise, and the like. Unless a valid parking permit has been issued, all worker vehicles shall leave the designated temporary parking locations before 9:00 a.m. Noise / music emission must be in accordance with Section 12-20 through Section 12-23. Failure to comply with the above regulations may result in penalties as set forth in subsection 12-27.

<u>Department's Recommendation:</u> The Special Magistrate's discretion.	<u>Case History:</u> This is a new case.
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7. 1111 Kane Concourse # 610

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Owner: The Ringer, LLC

Code Officer: Evelyn Merizalde

Registered Agent: Yonathan Almagor

Citation #: 24-000229

Date Issued: 3/4/2024

Violation: Obtain after-the-fact permits for the interior alterations. There are no permits on file for the removal of an interior wall, flooring and new ceiling lighting.

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 per day until the violation is abated plus a \$200.00 administrative fee.	Case History: This is a new case.
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8. 9100 West Bay Harbor Drive # 10B

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Owner: Capital G Investments, LLC

Code Officer: Evelyn Merizalde

Registered Agent: Christopher Gentile

Citation #: 24-001377

Date Issued: 7/29/2024

Violation: Failure to obtain a building permit, electrical permit, mechanical permit, plumbing permit required to complete the remodeling work to meet all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit. (null/void BP2017-89 ; E17-000026; MC2017-28 ;PL2017-37)

Code Section: Sec. 5-3. 105.4.1 Permit intent. A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. 105.4.1.1 If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work. 105.4.1.2 If a new permit is not obtained within 180 days from the date the initial permit became null and void, the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on

application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit. 105.4.1.3 Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process. 105.4.1.4 The fee for renewal re-issuance and extension or a permit shall be set forth by the administrative authority. Daily Fine \$250.00

<u>Department's Recommendation:</u> Impose a fine of \$250.00 per day until the violation is abated plus a \$200.00 administrative fee.	<u>Case History:</u> This is a new case.
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9. 1080 99 Street

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Owner: Goodheart Ventures Incorporated

Code Officer: Evelyn Merizalde

Registered Agent: Corporate Service Company

Citation #: 24-001557

Date Issued: 8/21/2024

Violation: Repair the flooring in the kitchen and hallway. A permit is required for the new floor joist.

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> Close the case. Assess a \$200.00 administrative fee.	<u>Case History:</u> This is a new case.
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10. 1050 93 Street

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Owner: Stuart House Condominium Association, Inc. **Code Officer:** Evelyn Merizalde

Registered Agent: Chela Garcia

Citation #: 24-001589

Date Issued: 9/3/2024

Violation: Obtain an electrical permit for the newly installed parking lot lighting. Make all the required changes to eliminate excessive lighting in the parking lots. Submit a certificate of compliance for the parking lot illumination.

Code Section: 23-19(d)(2) All outdoor lighting shall be designed and located such that the maximum illumination measured in foot-candles at the property line does not exceed one adjacent residential sites, adjacent commercial sites, the waterways adjoining the islands, and public road rights-of-way. Daily fine \$250.00

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

Department's Recommendation: Impose a \$250.00 fine plus a \$200.00 administrative fee for a total of \$450.00.	Case History: This is a new case.
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11. 1165 98 Street

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Owner: Alcazar Condominium, Inc.

Code Officer: Evelyn Merizalde

Registered Agent: Suely Caramelo

Citation #: 24-001711

Date Issued: 9/13/2024

Violation: The pool contains stagnant green water. Have the pool serviced and maintained on a regular basis.

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 \$3,600.00, which represents 72 days at \$50.00 per day plus a \$200.00 administrative fee.	<u>Case History:</u> This is a new case.
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12. 9181 West Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Owner: Gator Crestview Partners, LTD.

Code Officer: Evelyn Merizalde

Registered Agent: James Goldsmith

Citation #: 24-001845

Date Issued: 9/24/2024

Violation: Failure to maintain the roof in good condition. The roof and ceiling in unit 12A shall be repaired on or before the compliance date on this notice of violation. 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

<u>Department's Recommendation:</u> Close the case. Assess a \$200.00 administrative fee.	<u>Case History:</u> This is a new case.
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13. 10130 West Broadview Drive

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Owner: Michael Gad & Irina Gad

Code Officer: Evelyn Merizalde

Registered Agent: N/A

Citation #: 24-002030

Date Issued: 10/14/2024

Violation: Failure to install an eight-foot temporary construction fence with a green dust screen per ordinance 1098.

Code Section: 5-5(f) A temporary construction fence screening the construction site shall be erected and maintained in good order at all times. The temporary construction fence shall be erected and completely in place as a requirement for the issuance of a building permit and prior to the beginning of construction activities. The temporary construction fence shall be an eight foot high chain link fence with a screening material attached to visually screen and minimize impact to neighboring properties which may be affected by construction site dust and debris. The exterior face of such temporary construction fencing shall have a fabric mesh attached thereto with a Town adopted decorative graphic. The Town will pre-select the allowable decorative fabric mesh design(s). This requirement applies to all exterior faces of such fences (street(s) / rear / sides); however, this provision regarding decorative fabric mesh shall not be applicable to temporary construction fences on the West Island. The town manager or their designee shall administer and enforce these provisions. A fence permit is required to be issued for the temporary construction fence, The and the fence installed, must be inspected, and the fence permit must be closed-out by the building department prior to the issuance of a building permit for the development. Daily Penalty \$250.00

<u>Department's Recommendation:</u> Close the case. Assess a \$200.00 administrative fee.	<u>Case History:</u> This is a new case.
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14. 1260 95 Street

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Owner: 1260 95 Street Associates, LLC

Code Officer: Evelyn Merizalde

Registered Agent: Samuel Navon

Citation #: 24-002119

Date Issued: 10/23/2024

Violation: Failure to install an eight-foot temporary construction fence with a green dust screen required per ordinance 1098.

Code Section: 5-5(f) A temporary construction fence screening the construction site shall be erected and maintained in good order at all times. The temporary construction fence shall be erected and completely in place as a requirement for the issuance of a building permit and prior to the beginning of construction activities. The temporary construction fence shall be an eight foot high chain link fence with a screening material attached to visually screen and minimize impact to neighboring properties which may be affected by construction site dust and debris. The exterior face of such temporary construction fencing shall have a fabric mesh attached thereto with a Town adopted decorative graphic. The Town will pre-select the allowable decorative fabric mesh design(s). This requirement applies to all exterior faces of such fences (street(s) / rear / sides); however, this provision regarding decorative fabric mesh shall not be applicable to temporary construction fences on the West Island. The town manager or their designee shall administer and enforce these provisions. A fence permit is required to be issued for the temporary construction fence, The and the fence installed, must be inspected, and the fence permit must be closed-out by

the building department prior to the issuance of a building permit for the development. Daily Penalty \$250.00

<u>Department's Recommendation:</u> Close the case. Assess a \$200.00 administrative fee.	<u>Case History:</u> This is a new case.
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15. 9270 East Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Owner: 9270 BH 27D, LLC

Code Officer: Evelyn Merizalde

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

Citation #: 25-000157

Date Issued: 1/22/2025

Violation: Sewage spills were observed around the perimeter of the building.

Code Section: 24-13(e) Every plumbing fixture, water pipe, waste pipe and drain shall be maintained in good sanitary working condition, free from defects, leaks and obstructions. Daily Penalty \$50.00

<u>Department's Recommendation:</u> Assess a fine of \$1,000.00, which represents 20 days at \$50.00 per day plus a \$200.00 administrative fee.	<u>Case History:</u> This is a new case.
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16. 9800 East Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: BH1 Property Holdings, LP

Code Officer: Scherrie Griffin

Registered Agent: SG Registered Agent, LLC

Citation #: 24-001489

Date Issued: 9/24/2024

Violation: The apartment rental property does not have a business tax receipt.

Code Section: 13-8(1) Any person who shall carry on or conduct any privilege, business, occupation or profession for which a business tax receipt is required by this chapter without first obtaining such receipt; any person who shall make a false statement, application or oath, in connection with any application for a business tax receipt. Daily Penalty \$250.00

<u>Department's Recommendation:</u>	<u>Case History:</u>
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Impose a fine of \$250.00 plus a \$200.00 administrative fee for a total of \$450.00.	This is a new case.
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17. 1050 98 Street

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: BH1 PROPERTY HOLDING LP

Code Officer: Scherrie Griffin

Registered Agent: SG Registered Agent, LLC

Citation #: 24-001487

Date Issued: 9/24/2024

Violation: The apartment rental property does not have a business tax receipt.

Code Section: 13-8(1) Any person who shall carry on or conduct any privilege, business, occupation or profession for which a business tax receipt is required by this chapter without first obtaining such receipt; any person who shall make a false statement, application or oath, in connection with any application for a business tax receipt. Daily Penalty \$250.00

Department's Recommendation: Impose a \$250.00 fine plus a \$200.00 administrative fee for a total of \$450.00.	Case History: This is a new case.
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18. 9350 East Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: DORBE GARDENS CONDOMINIUM, INC.

Code Officer: Scherrie Griffin

Registered Agent: Eric Stein

Citation #: 24-001950

Date Issued: 10/7/2024

Violation: Found exterior doors being replaced 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

Department's Recommendation: Impose a fine of \$250.00 plus a \$200.00 administrative fee for a total of \$450.00.	Case History: This is a new case.
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19. 9291 East Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: 9291 EBH, LTD

Code Officer: Scherrie Griffin

Registered Agent: David Kahn

Citation #: 22-002043

Date Issued: 11/15/2022

Violation: Found the apartment rental building does not have a business tax receipt.

Code Section: 13-8 Any person who shall carry on or conduct any privilege, business, occupation or profession for which a business tax receipt is required by this chapter without first obtaining such receipt. Daily penalty \$250.00

Department's Recommendation: Impose a fine of \$250.00 plus a \$200.00 administrative fee for a total of \$450.00.	Case History: This is a new case.
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20. 9500 West Bay Harbor Drive # 4B

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: RE Bella Vista LLC

Code Officer: Scherrie Griffin

Registered Agent: Marcelo M. Re

Citation #: 23-001730

Date Issued: 9/13/2023

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

Department's Recommendation: Impose a fine of \$4,000.00, which represents 40 days at \$100.00 per day plus \$200.00 administrative fee.	Case History: 6/27/24- The Special Magistrate granted an extension of 90 days to abate the violation or a daily fine of \$100.00 will accrue.
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21. 1080 99 Street

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: GOODHEART VENTURES
INCORPORATED

Code Officer: Scherrie Griffin

Registered Agent: Corporate Service Company

Citation #: 24-000081

Date Issued: 1/12/2024

Violation: The overhang soffit has fallen and was damaged.

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

24-14(o) Every owner, or owner's agent, of a building which has rental units, shall post a sign in a conspicuous place, inside the vestibule or lobby of the building, indicating the names, addresses and telephone numbers, local and foreign, of the owner or manager, except that this paragraph shall not apply where there is a resident agent on the premises. Every owner who does not maintain his principal residence within Dade County, Florida shall be required to designate, in writing, to the town manager designee some legally competent person who shall be designated as the owner's agent and who shall reside within Dade County. Such person shall be authorized by the owner to accept notices of violation, process, and other communications relating to the enforcement of this Code. The owner shall obtain the acceptance of such designation from the person so designated in writing and file same with the town manager or designee at the time the designation is filed. In the event the designated agent resigns, retires, is terminated or the agency relationship is otherwise terminated, the owner shall forthwith appoint another agent. The code compliance officer is authorized and directed to prescribe a form for the purpose of implementing this section. The information to be provided on the form shall include the name and residence address and telephone number of the owner and designated agent, the address of the building, the designated agent's work address and telephone. The form shall be required to be acknowledged before a notary or other person authorized by law to take oaths.

<u>Department's Recommendation:</u> Impose a fine of \$2,950.00, which represents 59 days at \$50.00 per day plus a \$200.00 administrative fee.	<u>Case History:</u> This is a new case.
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22. 1080 93 Street

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: BAY HARBOR 1080 PARTNERS LLC **Code Officer:** Scherrie Griffin

Registered Agent: Charter Realty Group, LLC

Citation #: 24-002032

Date Issued: 10/14/2024

Violation: Failure to comply with Ordinance 1098 to install an 8-foot-high chain link fence around

the perimeter of the property and install the decorative mesh.

Code Section: 5-5(f) A temporary construction fence screening the construction site shall be erected and maintained in good order at all times. The temporary construction fence shall be erected and completely in place as a requirement for the issuance of a building permit and prior to the beginning of construction activities. The temporary construction fence shall be an eight foot high chain link fence with a screening material attached to visually screen and minimize impact to neighboring properties which may be affected by construction site dust and debris. The exterior face of such temporary construction fencing shall have a fabric mesh attached thereto with a Town adopted decorative graphic. The Town will pre-select the allowable decorative fabric mesh design(s). This requirement applies to all exterior faces of such fences (street(s) / rear / sides); however, this provision regarding decorative fabric mesh shall not be applicable to temporary construction fences on the West Island. The town manager or their designee shall administer and enforce these provisions. A fence permit is required to be issued for the temporary construction fence, The and the fence installed, must be inspected, and the fence permit must be closed-out by the building department prior to the issuance of a building permit for the development. Daily penalty \$250.00

<u>Department's Recommendation:</u> Impose a fine of \$250.00 per day until the violation is abated plus a \$200.00 administrative fee.	<u>Case History:</u> This is a new case.
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23. 1080 93 Street

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: BAY HARBOR 1080 PARTNERS LLC **Code Officer:** Scherrie Griffin

Registered Agent: Charter Realty Group, LLC

Citation #: 24-002067

Date Issued: 10/17/2024

Violation: 1. Found the grass is overgrown. 2. There is graffiti painted on the structure and the structure is deteriorated. 3. There are broken windows rain gutter is broken at the rear of the property. 4. There are broken windows around the structure and screens are missing. 5. The swimming pool contains stagnant water. 6. There is a couch placed on the property. 7. Litter and debris on the property. 8. Found a tree stump on the property. 9. The vacant structure is not secured.

Code Section: 24-15(g) All exterior surfaces shall be properly maintained and protected from the elements by paint or other approved protective coating applied in a workmanlike fashion. Daily Penalty \$50.00

24-15(j) All materials used to secure a vacant building or structure shall be painted in a workmanlike fashion in the same color as its other exterior walls.

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

24-15(i) Every owner of a building or structure that is vacant and unsecured shall secure all ground floor entrances and other openings of said building or structure including, but not limited to, windows and doorways. Such vacant building or structure shall be secured and sealed with concrete block or other materials of the same durability as determined by the building official.

24-15(k) Prior to the boarding of a vacant or unoccupied building, the owner or operator thereof shall apply to the chief building official of the town for approval and the issuance of a permit, and shall pay to the town a permit fee of \$1,000.00. Such permit shall be for only a six-month period, and shall be renewed for subsequent six month periods upon the reapplication and payment of the permit fee. If a permit lapses, and such building or structure remains boarded, such permit and fee will be deemed to be automatically renewed, with the unpaid permit fees causing a lien to be placed upon the property for such unpaid fees. Such automatic renewal shall occur for the entire period which the building remains boarded.

24-15(a)

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

24-15(b) Exterior premises shall be kept free from the excessive growth of weeds, grass and other flora. The term "excessive" shall be interpreted as detrimental to the health, safety or welfare of the occupants or the public and shall be in the sole judgment of the town.

<u>Department's Recommendation:</u> Impose a fine of \$150.00 per day until the violation is abated plus a \$200.00 administrative fee.	<u>Case History:</u> This is a new case.
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24. 1060 95 Street

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: BAY HARBOR 1080 PARTNERS LLC **Code Officer:** Scherrie Griffin

Registered Agent: Charter Realty Group

Citation #: 24-002069

Date Issued: 10/17/2024

Violation: 1. Found debris around the structure. 2. The windows and window screens are missing around the structure. 3. 4. The window frames are broken. 5. The soffit is in disrepair. 6. The structure needs to be painted. 7. The grass appears to be overgrown. 8. The vacant building is not secured.

Code Section: 24-15(g) All exterior surfaces shall be properly maintained and protected from the elements by paint or other approved protective coating applied in a workmanlike fashion. Daily

Penalty \$50.00

24-15(j) All materials used to secure a vacant building or structure shall be painted in a workmanlike fashion in the same color as its other exterior walls.

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

24-15(i) very owner of a building or structure that is vacant and unsecured shall secure all ground floor entrances and other openings of said building or structure including, but not limited to, windows and doorways. Such vacant building or structure shall be secured and sealed with concrete block or other materials of the same durability as determined by the building official.

24-15(k) Prior to the boarding of a vacant or unoccupied building, the owner or operator thereof shall apply to the chief building official of the town for approval and the issuance of a permit, and shall pay to the town a permit fee of \$1,000.00. Such permit shall be for only a six-month period, and shall be renewed for subsequent six month periods upon the reapplication and payment of the permit fee. If a permit lapses, and such building or structure remains boarded, such permit and fee will be deemed to be automatically renewed, with the unpaid permit fees causing a lien to be placed upon the property for such unpaid fees. Such automatic renewal shall occur for the entire period which the building remains boarded.

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

24-15(b) Exterior premises shall be kept free from the excessive growth of weeds, grass and other flora. The term "excessive" shall be interpreted as detrimental to the health, safety or welfare of the occupants or the public and shall be in the sole judgment of the town.

<u>Department's Recommendation:</u> Impose a fine of \$150.00 per day until the violation is abated plus a \$200.00 administrative fee.	<u>Case History:</u> The is a new case.
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25. 1060 95 Street

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: BAY HARBOR 1080 PARTNERS LLC **Code Officer:** Scherrie Griffin

Registered Agent: Charter Realty Group, LLC

Citation #: 24-002029

Date Issued: 10/14/2024

Violation: Failure to comply with Ordinance 1098 to install 8 foot high chain link fence around the perimeter of the property and install the decorative mesh.

Code Section: 5-5(f) A temporary construction fence screening the construction site shall be erected and maintained in good order at all times. The temporary construction fence shall be erected and completely in place as a requirement for the issuance of a building permit and prior to the beginning of construction activities. The temporary construction fence shall be an eight-foot-high chain link fence with a screening material attached to visually screen and minimize impact to neighboring properties which may be affected by construction site dust and debris. The exterior face of such temporary construction fencing shall have a fabric mesh attached thereto with a Town adopted decorative graphic. The Town will pre-select the allowable decorative fabric mesh design(s). This requirement applies to all exterior faces of such fences (street(s) / rear / sides); however, this provision regarding decorative fabric mesh shall not be applicable to temporary construction fences on the West Island. The town manager or their designee shall administer and enforce these provisions. A fence permit is required to be issued for the temporary construction fence, The and the fence installed, must be inspected, and the fence permit must be closed-out by the building department prior to the issuance of a building permit for the development. Daily Penalty \$250.00

Department's Recommendation:

Impose a fine of \$250.00 per day until the violation is abated plus a \$200.00 administrative fee.

Case History:

This is a new case.

26. 1047 92 Street

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Owner: BHI The Club 2, LLC

Code Officer: Evelyn Merizalde

Registered Agent: Resigned

Citation #: 24-001878

Date Issued: 9/27/2024

Violation: Observed owner-grown vegetation, construction debris is not maintained inside a dumpster and the site contains standing water.

Code Section: Ordinance 1085 Sec-5-5(e)(e) Vegetation maintenance. Vegetation such as grass, shrubs, trees, and groundcovers shall be maintained in such a fashion so that the construction site does not appear overgrown or unkempt. Within 30 days of demolition of an existing structure, the construction site must be graded to be generally level with no piles of debris or fill material, sodded, and properly maintained, until such time as a construction fence is erected and construction activity begins. If more than 90 calendar days occur between the demolition of an existing structure and new construction, unless otherwise approved by the Building Official for unusual circumstances or safety reasons. the temporary construction fence and all construction related equipment and materials must be removed from the site, and the lot sodded and maintained until actual construction occurs. If for any reason construction activities cease for a time-period exceeding 30 days, the Town shall require that the site and any improvements therein be secured, the temporary construction fence fortified, and construction related equipment and materials removed from the

site, until actual construction occurs again. 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 \$250.00 per day until the violation is abated.	<u>Case History:</u> This is a new case.
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27. 1047 92 street

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: BHI THE CLUB 2 LLC

Code Officer: Scherrie Griffin

Registered Agent: Resigned

Citation #: 24-002077

Date Issued: 10/18/2024

Violation: The vacant/abandoned property is not registered.

Code Section: 24-17(i)(1) . If the property is found to be vacant or shows evidence of vacancy, it shall be deemed abandoned and the mortgagee shall, within ten days of the inspection, register the property with the town manager, or his or her designee, on forms provided by the town. A registration is required for each vacant property. Daily Penalty \$250.00

<u>Department's Recommendation:</u> Impose a fine of \$250.00 plus a \$200.00 administrative fee.	<u>Case History:</u> This is a new case.
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28. 1047 92 Street

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: BHI THE CLUB 2 LLC

Code Officer: Scherrie Griffin

Registered Agent: Resigned

Citation #: 24-002027

Date Issued: 10/14/2024

Violation: Failure to comply with Ordinance 1098 to install 8 foot high chain link fence around the perimeter of the property and install the decorative mesh.

Code Section: A temporary construction fence screening the construction site shall be erected and maintained in good order at all times. The temporary construction fence shall be erected and completely in place as a requirement for the issuance of a building permit and prior to the beginning of construction activities. The temporary construction fence shall be an eight foot high chain link fence with a screening material attached to visually screen and minimize impact to neighboring properties which may be affected by construction site dust and debris. The exterior face of such temporary construction fencing shall have a fabric mesh attached thereto with a Town adopted decorative graphic. The Town will pre-select the allowable decorative fabric mesh design(s). This requirement applies to all exterior faces of such fences (street(s) / rear / sides); however, this provision regarding decorative fabric mesh shall not be applicable to temporary construction fences on the West Island. The town manager or their designee shall administer and enforce these provisions. A fence permit is required to be issued for the temporary construction fence, The and the fence installed, must be inspected, and the fence permit must be closed-out by the building department prior to the issuance of a building permit for the development. Daily Penalty \$250.00

Department's Recommendation:

Impose a fine of \$250.00 per day until the violation is abated plus a \$200.00 administrative fee.

Case History:

This is a new case.

29. 1047 92 Street

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: BHI THE CLUB 2 LLC

Code Officer: Scherrie Griffin

Registered Agent: Resigned

Citation #: 24-002494

Date Issued: 1/15/2025

Violation: The property address is not visible from the street.

Code Section: 17-23(e) All properties, whether residential or commercial, shall have address numbers clearly marked and visible from the street and, in the case of business properties, from the rear as well. In business districts B-1, properties may have three-dimensional plastic numbers. Daily Penalty \$25.00

Department's Recommendation:

Impose a fine of \$25.00 per day until the violation is abated plus a \$200.00 administrative fee.

Case History:

This is a new case.

30. 1050 93 Street

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: STUART HOUSE CONDOMINIUM ASSOCIATION, INC.

Code Officer: Scherrie Griffin

Registered Agent: Chela Garcia

Citation #: 24-000031

Date Issued: 7/30/2024

Violation: The parking lot is in disrepair and the wall is deteriorated.

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

Department's Recommendation:

Grant an extension of 60 days to complete the work.

Case History:

10/31/24- The Special Magistrate granted an extension of 90 days to abate the violation or a daily penalty of \$150.00 will accrue until compliance.

31. 9550 Bay Harbor Terrace

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: W 9550 BH TERRACE LLC
WATERSTONE 2618 LLC

Code Officer: Scherrie Griffin

Registered Agent: Wasserstein & Nunez, PLLC

Citation #: 24-001232

Date Issued: 7/10/2024

Violation:

Code Section: Found interior renovation in progress without permits.

Department's Recommendation:

Grant an extension of 60 days.

Case History:

10/31/24- The Special Magistrate granted an extension of 60 days to abate the violation. If

	compliance is not met a daily penalty of \$250.00 will begin to accrue.
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32. 9800 West Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: GUILDFORD HOUSE OF BAY
HARBOR CONDOMINIUM INC

Code Officer: Scherrie Griffin

Registered Agent: Stivelman, Alexandra, Esq.
Eisinger Law

Citation #: 19-000318

Date Issued: 5/9/2024

Violation: Failure to repair the seawall and dock.

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

23-12(11) It shall be unlawful and a public nuisance for any property owner in the town to permit, or to fail to repair or reconstruct, any failed seawall upon his property. It is further declared unlawful and a public nuisance for any property owner to fail to remove from his property or an adjacent body of water the debris and rubble of any failed seawall. Daily Penalty \$50.00

Department's Recommendation: Close the case. Assess a \$200.00 administrative fee.	Case History: 10/31/24- The Special Magistrate granted an extension of 30 days to abate the violation or a daily penalty of \$100.00 will accrue.
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33. 1160 Kane Concourse

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: BAY HARBOR PROFESSIONAL
CENTER

Code Officer: Scherrie Griffin

Registered Agent: Sarah Smith

Citation #: 25-000363

Date Issued: 2/13/2025

Violation: Found the parking lot being repaved without a permit on Tuesday, February 11, 2025. Call #254449.

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

<u>Department's Recommendation:</u> Grant an extension of 90 days.	<u>Case History:</u> This is a new case.
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34. 1025 Kane Concourse # 1029

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: Alan Cohen

Code Officer: Scherrie Griffin

Registered Agent: Howard Cohen

Citation #: 25-000257

Date Issued: 1/31/2025

Violation: Suite 1029 - Found demolition in progress 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 an extension of 90 days.	<u>Case History:</u> This is a new case.
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35. 9400 East Bay Harbor Drive # 1

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: PATRICIA M EMISON

Code Officer: Scherrie Griffin

Registered Agent: N/A

Citation #: 24-001866

Date Issued: 10/1/2024

Violation: The kitchen was demolished 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 an extension of 90 days.	<u>Case History:</u> This is a new case.
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36. 1160 Kane Concourse

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: BAY HARBOR PROFESSIONAL CENTER

Code Officer: Scherrie Griffin

Registered Agent: Sarah Smith

Citation #: 25-000374

Date Issued: 2/13/2025

Violation: Found workers repaving the parking lot after 6:00 PM on Tuesday, February 11, 2025. Call #254449

Code Section: 12-27(a)(i-iv) For the First Violation, the violator shall receive a Notice of Violation imposing a fine of \$1,000.00. Second Violation-: \$2,000.00 plus one (1) workday of Stop Work Order. After a second violation, the property owner, the owner's agent, or the person performing the work shall meet with the Code officer to review the Code requirements and will be informed of the consequences for any further violations. Third Violation:\$3,000.00 plus three (3) workdays of Stop Work Order. Each subsequent violation: \$5,000 plus five (5) workdays of Stop Work Order.

12-26(1)(a) Construction activity is permitted from 9:00 a.m. until 6:00 p.m. Monday through Friday. No construction activity is permitted on Saturdays or Sundays, or legal holidays as defined hereinafter in subsection (2) below, except for watering in connection with dust mitigation. The arrival and departure of workers are limited to 30 minutes before and after the above stated construction activity hours. All such pre-work / post-work activities shall be restricted to areas within 100 feet of the actual construction site. The Town may designate suitable locations for workers to congregate for those early and/or late arrival or departure times, subject to rules and regulations to be promulgated by the Town. Workers shall remain in their vehicles when possible and not disturb neighboring properties or the Town in general. The Town may create and enforce rules and regulations to limit visible or outdoor worker activities, including but not limited to sanitation, the changing of clothes, cooking and eating, excessive noise, and the like. Unless a valid parking permit has been issued, all worker vehicles shall leave the designated temporary parking locations before 9:00 a.m. Noise / music emission must be in accordance with Section 12-20 through Section 12-23. Failure to comply with the above regulations may result in penalties as set forth in subsection 12-27.

Department's Recommendation: The Special Magistrate's discretion.	Case History: This is a new case.
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37. 10101 West Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: PALM BAY OF BAY HARBOR CONDOMINIUM ASSOCIATION, INC.

Code Officer: Scherrie Griffin

Registered Agent: Law Office of Michael H.

Halberg

Citation #: 24-001848

Date Issued: 9/24/2024

Violation: Found construction activity in progress after 06:00 PM on September 13, 2024.

Code Section: 12-27(a)(i-iv) For the First Violation, the violator shall receive a Notice of Violation imposing a fine of \$1,000.00. Second Violation:- \$2,000.00 plus one (1) workday of Stop Work Order. After a second violation, the property owner, the owner's agent, or the person performing the work shall meet with the Code officer to review the Code requirements and will be informed of the consequences for any further violations. Third Violation:\$3,000.00 plus three (3) workdays of Stop Work Order. Each subsequent violation: \$5,000 plus five (5) workdays of Stop Work Order.

12-26(1)(a) Construction activity is permitted from 9:00 a.m. until 6:00 p.m. Monday through Friday. No construction activity is permitted on Saturdays or Sundays, or legal holidays as defined hereinafter in subsection (2) below, except for watering in connection with dust mitigation. The arrival and departure of workers are limited to 30 minutes before and after the above stated construction activity hours. All such pre-work / post-work activities shall be restricted to areas within 100 feet of the actual construction site. The Town may designate suitable locations for workers to congregate for those early and/or late arrival or departure times, subject to rules and regulations to be promulgated by the Town. Workers shall remain in their vehicles when possible and not disturb neighboring properties or the Town in general. The Town may create and enforce rules and regulations to limit visible or outdoor worker activities, including but not limited to sanitation, the changing of clothes, cooking and eating, excessive noise, and the like. Unless a valid parking permit has been issued, all worker vehicles shall leave the designated temporary parking locations before 9:00 a.m. Noise / music emission must be in accordance with Section 12-20 through Section 12-23. Failure to comply with the above regulations may result in penalties as set forth in subsection 12-27.

<u>Department's Recommendation:</u> The Special Magistrate's discretion.	<u>Case History:</u> This is a new case.
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38. 1177 Kane Concourse

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: 1177 Bay Harbor Islands, LLC

Code Officer: Scherrie Griffin

Registered Agent: Coporate Service Company

Citation #: 24-001946

Date Issued: 10/3/2024

Violation: Observed construction work in progress after 06:00 PM on October 2, 2024.

Code Section: 12-27(a)(i-iv) For the First Violation, the violator shall receive a Notice of Violation imposing a fine of \$1,000.00. Second Violation:- \$2,000.00 plus one (1) workday of Stop Work Order. After a second violation, the property owner, the owner's agent, or the person performing the work shall meet with the Code officer to review the Code requirements and will be informed of the consequences for any further violations. Third Violation:\$3,000.00 plus three (3) workdays of Stop

Work Order. Each subsequent violation: \$5,000 plus five (5) workdays of Stop Work Order.

12-26(1)(a) Construction activity is permitted from 9:00 a.m. until 6:00 p.m. Monday through Friday. No construction activity is permitted on Saturdays or Sundays, or legal holidays as defined hereinafter in subsection (2) below, except for watering in connection with dust mitigation. The arrival and departure of workers are limited to 30 minutes before and after the above stated construction activity hours. All such pre-work / post-work activities shall be restricted to areas within 100 feet of the actual construction site. The Town may designate suitable locations for workers to congregate for those early and/or late arrival or departure times, subject to rules and regulations to be promulgated by the Town. Workers shall remain in their vehicles when possible and not disturb neighboring properties or the Town in general. The Town may create and enforce rules and regulations to limit visible or outdoor worker activities, including but not limited to sanitation, the changing of clothes, cooking and eating, excessive noise, and the like. Unless a valid parking permit has been issued, all worker vehicles shall leave the designated temporary parking locations before 9:00 a.m. Noise / music emission must be in accordance with Section 12-20 through Section 12-23. Failure to comply with the above regulations may result in penalties as set forth in subsection 12-27.

<u>Department's Recommendation:</u> The Special Magistrate's discretion.	<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.

**TOWN OF BAY HARBOR ISLANDS
BUILDING DEPARTMENT**

1030 95th Street

BAY HARBOR ISLANDS, FL 33154

Phone: (305) 993-1786



NOTICE TO APPEAR #2

Date: February 19, 2025

File Number: 22-001162

RE: **Notice of Violation No: 22-001162**

Date of Issuance: Jun 14, 2022

Chief Building Official: Mike Mesa

**Location of Violation: 9501 East BAY HARBOR Drive
Bay Harbor Islands, FL 33154-0000**

TO: **VIOLATOR**

MANSARD CONDOMINIUM, INC.
9501 East Bay Harbor Drive
Bay Harbor Islands, FL 33154

REGISTERED AGENT

JOHN BENNETT
765 41 ST MIAMI
MIAMI BEACH, FL 33140

Code Sections Violated and Nature of Violations:

Code: Sec. 24-3

Violation: The intent and purpose of this chapter is to protect the public health, safety, morals and welfare of all of the people of the town by establishing minimum standards governing the condition, occupancy and maintenance of all buildings and premises, establishing minimum standards governing utilities, facilities and other physical components and conditions essential to make such buildings and premises safe, sanitary and fit to be occupied, fixing certain responsibilities and duties of owners, operators, agents and occupants of any building, and fixing penalties for the violations of the provisions of this chapter. This chapter is hereby declared to be remedial and essential to the public interest and it is intended that this chapter be liberally construed to effectuate the purposes as stated above.

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

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

Date: March 13, 2025

Time: 10:00AM

**Morris N. Broad Community Center
Place: Town of Bay Harbor Islands
1175 95 Street #2-3
Bay Harbor Islands, Florida 33154**

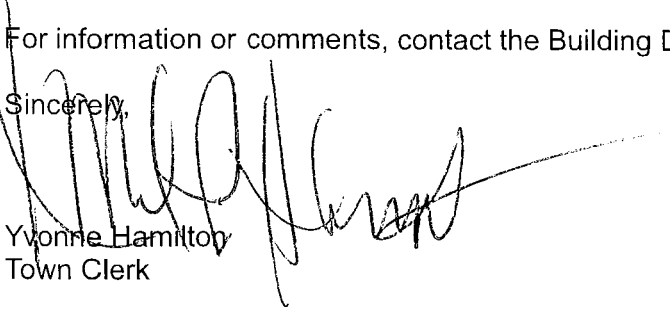
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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

Sincerely,


Yvonne Hamilton
Town Clerk

**TOWN OF BAY HARBOR ISLANDS
BUILDING DEPARTMENT**

1030 95th Street

BAY HARBOR ISLANDS, FL 33154

Phone: (305) 993-1786



NOTICE TO APPEAR #6

Date: February 19, 2025

File Number: 19-002413

RE: Notice of Violation No: 19-002413

Date of Issuance: Nov 20, 2019

Chief Building Official: Mike Mesa

**Location of Violation: 9260-80 Bay Harbor Terrace
Bay Harbor Islands, FL 33154-0000**

TO: VIOLATOR

SOUTHERN STAR CONDO
9260-80 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

REGISTERED AGENT

Aracely Euceda, CMCA, AMS, PCAM
19726 East Country Club Drive
Aventura, FL 33180

Code Sections Violated and Nature of Violations:

Code: Sec. 24-3

Violation: The intent and purpose of this chapter is to protect the public health, safety, morals and welfare of all of the people of the town by establishing minimum standards governing the condition, occupancy and maintenance of all buildings and premises, establishing minimum standards governing utilities, facilities and other physical components and conditions essential to make such buildings and premises safe, sanitary and fit to be occupied, fixing certain responsibilities and duties of owners, operators, agents and occupants of any building, and fixing penalties for the violations of the provisions of this chapter. This chapter is hereby declared to be remedial and essential to the public interest and it is intended that this chapter be liberally construed to effectuate the purposes as stated above.

Corrective Action: Apply and obtain all permits as per the repairs indicated on your engineers report.

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

Date: March 13, 2025

Time: 10:00AM

**Place: Morris N. Broad Community Center
Town of Bay Harbor Islands
1175 95 Street #2-3
Bay Harbor Islands, Florida 33154**

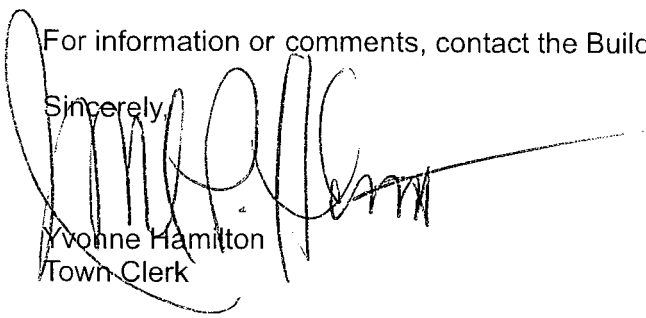
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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

Sincerely,



Yvonne Hamilton
Town Clerk

**TOWN OF BAY HARBOR ISLANDS
BUILDING DEPARTMENT**

1030 95th Street

BAY HARBOR ISLANDS, FL 33154

Phone: (305) 993-1786



NOTICE TO APPEAR #3

Date: February 19, 2025

File Number: 23-002003

RE: Notice of Violation No: 23-002003

Date of Issuance: Oct 26, 2023

Chief Building Official: Mike Mesa

**Location of Violation: 9650 East BAY HARBOR Drive
Bay Harbor Islands, FL 33154-2104**

TO: VIOLATOR

Bal Bay Inn LLC
1065 Kane Concourse Ste 200
Bay Harbor Islands, FL 33154

REGISTERED AGENT

Ronald Finvarb
1065 Kane Concourse # 200
Bay Harbor Islands, FL 33154

Code Sections Violated and Nature of Violations:

Code: Sec. 24-3

Violation: The intent and purpose of this chapter is to protect the public health, safety, morals and welfare of all of the people of the town by establishing minimum standards governing the condition, occupancy and maintenance of all buildings and premises, establishing minimum standards governing utilities, facilities and other physical components and conditions essential to make such buildings and premises safe, sanitary and fit to be occupied, fixing certain responsibilities and duties of owners, operators, agents and occupants of any building, and fixing penalties for the violations of the provisions of this chapter. This chapter is hereby declared to be remedial and essential to the public interest and it is intended that this chapter be liberally construed to effectuate the purposes as stated above.

Corrective Action: Submit Engineer's Report and \$250.00 processing Fee.

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

Date: March 13, 2025

Time: 9:00AM

**Morris N. Broad Community Center
Place: Town of Bay Harbor Islands
1175 95 Street #2-3
Bay Harbor Islands, Florida 33154**

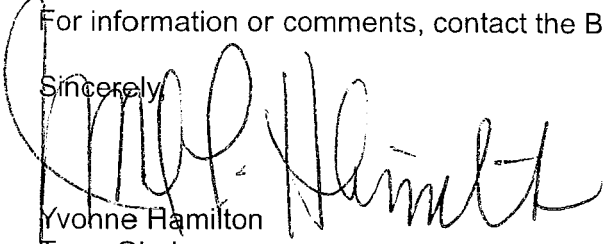
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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

Sincerely,


Yvonne Hamilton
Town Clerk

**TOWN OF BAY HARBOR ISLANDS
BUILDING DEPARTMENT**

1030 95th Street

BAY HARBOR ISLANDS, FL 33154

Phone: (305) 993-1786



NOTICE TO APPEAR #2

Date: February 19, 2025

File Number: 23-000041

RE: **Notice of Violation No: 23-000041**

Date of Issuance: Jan 17, 2023

Chief Building Official: Mike Mesa

**Location of Violation: 9721 East Bay Harbor Drive
Bay Harbor Islands, FL 33154-0000**

TO: VIOLATOR

ISLAND PLACE AT BAY HARBOR CONDOMINIUM
ASSOCIATION, INC.
9721 East Bay Harbor
Bay Harbor Islands, FL 33154

REGISTERED AGENT

FRANMAR MANAGEMENT
SERVICES, INC.
3550 BISCAYNE BLVD, STE. 210
MIAMI, FL 33137

Code Sections Violated and Nature of Violations:

Code: Sec. 24-3

Violation: The intent and purpose of this chapter is to protect the public health, safety, morals and welfare of all of the people of the town by establishing minimum standards governing the condition, occupancy and maintenance of all buildings and premises, establishing minimum standards governing utilities, facilities and other physical components and conditions essential to make such buildings and premises safe, sanitary and fit to be occupied, fixing certain responsibilities and duties of owners, operators, agents and occupants of any building, and fixing penalties for the violations of the provisions of this chapter. This chapter is hereby declared to be remedial and essential to the public interest and it is intended that this chapter be liberally construed to effectuate the purposes as stated above.

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

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

Date: March 13, 2025

Time: 10:00AM

**Morris N. Broad Community Center
Place: Town of Bay Harbor Islands
1175 95 Street #2-3
Bay Harbor Islands, Florida 33154**

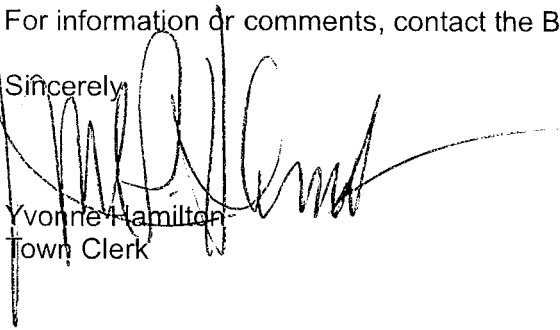
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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

Sincerely,



Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 21, 2025
File Number: 24-001819

RE: Notice of Violation No: 24-001819
Date of Issuance: September 20, 2024
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 9721 East Bay Harbor Drive
Bay Harbor Islands, FL 33154-0000

TO: VIOLATOR

ISLAND PLACE AT BAY HARBOR CONDOMINIUM
ASSOCIATION, INC.
9721 East Bay Harbor Drive
Bay Harbor Islands, FL 33154

REGISTERED AGENT

Frank Blanc blanco
3550 BISCAYNE BLVD., SUITE
210
Miami, FL 33137

Code Sections Violated and Nature of Violations:

Code: Sec. 23-12(11)

Violation: It shall be unlawful and a public nuisance for any property owner in the town to permit, or to fail to repair or reconstruct, any failed seawall upon his property. It is further declared unlawful and a public nuisance for any property owner to fail to remove from his property or an adjacent body of water the debris and rubble of any failed seawall. Daily Penalty \$50.00

Corrective Action: Evidence of possible structural seawall failure observed which is impacting the pool deck. Immediate action required to repair and/or replace the seawall and pool deck. Permit required. Have the seawall inspected by a structural engineer and install a barricade to prevent unauthorized access to the pool area. Submit the inspection report to Town of Bay Harbor Islands Chief Building Official.

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

Date: March 13, 2025

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

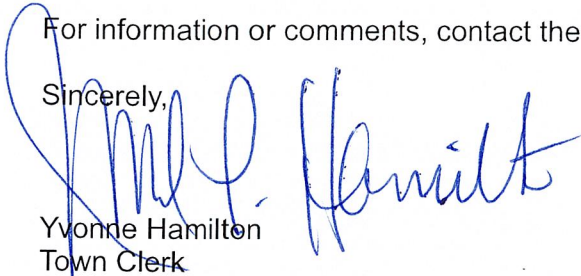
may result in adjudication of guilt and imposition of fines by the Special Magistrate.

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 Compliance Department at (305) 993-1786 or by email.

Sincerely,


Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 21, 2025
File Number: 24-002593

RE: Notice of Violation No: 24-002593
Date of Issuance: Dec 19, 2024
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1231 98 Street
Bay Harbor Islands, FL 33154-1910

TO: VIOLATOR

CAROLYN HOROWITZ & JEFFREY HOROWITZ
1231 98 ST
BAY HARBOR ISLANDS, FL 33154

REGISTERED AGENT

Code Sections Violated and Nature of Violations:

Code: 12-27(a)(i-iv)

Violation: For the First Violation, the violator shall receive a Notice of Violation imposing a fine of \$1,000.00.

Second Violation-: \$2,000.00 plus one (1) workday of Stop Work Order. After a second violation, the property owner, the owner's agent, or the person performing the work shall meet with the Code officer to review the Code requirements and will be informed of the consequences for any further violations.

Third Violation:\$3,000.00 plus three (3) workdays of Stop Work Order.

Each subsequent violation: \$5,000 plus five (5) workdays of Stop Work Order.
Corrective Action: Fine imposed in the amount of \$1,000.00.

Code: Sec. 12-26(1)(a)

Violation: Construction activity is permitted from 9:00 a.m. until 6:00 p.m. Monday through Friday. No construction activity is permitted on Saturdays or Sundays, or legal holidays as defined hereinafter in subsection (2) below, except for watering in connection with dust mitigation. The arrival and departure of workers are limited to 30 minutes before and after the above stated construction activity hours. All such pre-work / post-work activities shall be restricted to areas within 100 feet of the actual construction site. The Town may designate suitable locations for workers to congregate for those early and/or late arrival or departure times, subject to rules and regulations to be promulgated by the Town. Workers shall remain in

their vehicles when possible and not disturb neighboring properties or the Town in general. The Town may create and enforce rules and regulations to limit visible or outdoor worker activities, including but not limited to sanitation, the changing of clothes, cooking and eating, excessive noise, and the like. Unless a valid parking permit has been issued, all worker vehicles shall leave the designated temporary parking locations before 9:00 a.m. Noise / music emission must be in accordance with Section 12-20 through Section 12-23. Failure to comply with the above regulations may result in penalties as set forth in subsection 12-27.

Corrective Action: Make a check payable to the Town of Bay Harbor Islands in the amount of \$1,000.00 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 13, 2025

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 Compliance Department at (305) 993-1786 or by email.

Sincerely,



Yvonne Hamilton
Town Clerk

Violation: Prior to the boarding of a vacant or unoccupied building, the owner or operator thereof shall apply to the chief building official of the town for approval and the issuance of a permit, and shall pay to the town a permit fee of \$1,000.00. Such permit shall be for only a six-month period, and shall be renewed for subsequent six month periods upon the reapplication and payment of the permit fee. If a permit lapses, and such building or structure remains boarded, such permit and fee will be deemed to be automatically renewed, with the unpaid permit fees causing a lien to be placed upon the property for such unpaid fees. Such automatic renewal shall occur for the entire period which the building remains boarded.

Corrective Action: Obtain a permit from the Town of Bay harbor Islands Building Department to secure the first floor openings. Contact the Building Department at (305) 993-1786 for further assistance.

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

Date: March 13, 2025

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 Compliance Department at (305) 993-1786 or by email.

Sincerely,

Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #3

Date: February 21, 2025
File Number: 24-000229

RE: Notice of Violation No: 24-000229
Date of Issuance: Feb 07, 2024
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 1111 Kane Concourse 610
Bay Harbor Islands, FL 33154-2029

TO: VIOLATOR

THE RINGER, LLC DMR AMERICA INC BAY
HARBORLAND LLC FEE LEASEHOLD VIC
GROUP LLC (FEE LEASEHOLD) 1111 BHGL
LLC (FEE LEASEHOLD) BROWNIE TWO LLC
FEE LEASEHOLD LP GOLD TOP LLC (FEE
LEASEHOLD)
7140 NW MIAMI CT
Miami, FL 33150

REGISTERED AGENT

THE RINGER, LLC DMR AMERICA INC BAY
HARBORLAND LLC FEE LEASEHOLD VIC
GROUP LLC (FEE LEASEHOLD) 1111 BHGL
LLC (FEE LEASEHOLD) BROWNIE TWO LLC
FEE LEASEHOLD LP GOLD TOP LLC (FEE
LEASEHOLD)
7140 NW MIAMI CT
Miami, FL 33150

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 interior alterations. There are no permits on file for the removal of an interior wall, flooring and new ceiling lighting.

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

Date: March 13, 2025
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 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 typed name and title.

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 21, 2025
File Number: 24-001377

RE: Notice of Violation No: 24-001377
Date of Issuance: July 29, 2024
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 9100 West Bay Harbor Drive 10B
Bay Harbor Islands, FL 33154-3603

TO: VIOLATOR

CAPITAL G INVESTMENTS LLC
2520 AVENUE AU SOLEIL
DELRAY BEACH, FL 33483-6102

REGISTERED AGENT

Christopher Gentile
9100 West Bay Harbor Drive # 10BE
Bay Harbor Islands, FL 33154

Code Sections Violated and Nature of Violations:

Code: Sec. 5-3 105.4.1

Violation: Sec. 5-3. 105.4.1 Permit intent. A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.

105.4.1.1 If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

105.4.1.2 If a new permit is not obtained within 180 days from the date the initial permit became null and void, the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit.

105.4.1.3 Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process.

105.4.1.4 The fee for renewal re-issuance and extension or a permit shall be set forth by the administrative authority. Daily Fine \$250.00

Corrective Action: Obtain a building, electrical, mechanical and plumbing permits required to complete

the remodeling work to meet all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit. (null/void BP2017-89 ; E17-000026; MC2017-28 ;PL2017-37)

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

Date: March 13, 2025

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 Compliance Department at (305) 993-1786 or by email.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Yvonne Hamilton', is written over a large, light blue circular stamp that contains the word 'Permit'.

Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 21, 2025

File Number: 24-001557

RE: Notice of Violation No: 24-001557
Date of Issuance: August 21, 2024
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 1080 99 Street
Bay Harbor Islands, FL 33154-0000

TO: VIOLATOR

GOODHEART VENTURES INCORPORATED
PO BOX 409
PRINCETON, NJ 08540

REGISTERED AGENT

Corporate Service Company
1201 HAYS ST
TALLAHASSEE, FL 32301

Code Sections Violated and Nature of Violations:

Code: Sec. 23-12(1)

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

Corrective Action: Repair the flooring in the kitchen and hallway. A permit is required for the new floor joist.

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

Date: March 13, 2025

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 Compliance Department at (305) 993-1786 or by email.

Sincerely,


Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 21, 2025
File Number: 24-001589

RE: Notice of Violation No: 24-001589
Date of Issuance: September 03, 2024
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 1050 93 Street
Bay Harbor Islands, FL 33154-0000

TO: VIOLATOR

STUART HOUSE CONDOMINIUM ASSOCIATION, INC.
1050-93RD STREET
BAY HARBOR ISLANDS, FL 33154

REGISTERED AGENT

Chela Garcia
1050 93 Street

Town of Bay Harbor Islands, FL 33154

Code Sections Violated and Nature of Violations:

Code: Sec. 23-19(d)(2)

Violation: All outdoor lighting shall be designed and located such that the maximum illumination measured in foot-candles at the property line does not exceed one adjacent residential sites, adjacent commercial sites, the waterways adjoining the islands, and public road rights-of-way. Daily fine \$250.00
Corrective Action: Make all required changes to eliminate excessive lighting in the parking lots. Submit a certification of compliance for the parking lot illumination.

Multiple-family parking lots Min. 0.2 Average 1.0 Maximum 8.0

Code: Sec. 5-6(a)

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

Corrective Action: Obtain a electrical permit for the new installed parking lot lighting. Contact the Town of Bay Harbor Islands Building Department at (305) 993-1786 for assistance with permit applications or visit the permit portal at www.citizenserve.com/bhi to manage your Residential and Commercial construction projects. Get information on apply for your permits, track review and inspection milestones, manage your permits and more.

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

Date: March 13, 2025
Time: 10:00AM
Place: TOWN OF BAY HARBOR ISLANDS
MORRIS N. BROAD COMMUNITY CENTER

**1175 95TH STREET #2-3
BAY HARBOR ISLANDS, FL 33154**

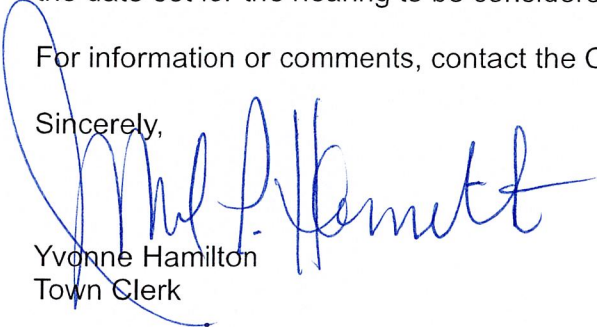
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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

Sincerely,



Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 21, 2025

File Number: 24-001845

RE: Notice of Violation No: 24-001845
Date of Issuance: September 24, 2024
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 9181 West BAY HARBOR Drive
Bay Harbor Islands, FL 33154-3608

TO: VIOLATOR

GATOR CRESTVIEW PARTNERS LTD
1595 NE 163 ST
N MIAMI BEACH, FL 33162-4717

REGISTERED AGENT

James Goldsmith
7850 NW 146th St 4 Fl
Hialeah, FL 33016

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: Failure to maintain the roof in good condition. The roof and ceiling in unit 12A shall be repaired on or before the compliance date on this notice of violation. Permit required.

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 repair the roof and ceiling. Contact the Town of Bay Harbor Islands Building Department for assistance with permits or visit the permit portal at www.citizenserve.com/bhi to manage your residential and commercial construction projects. Apply for your permits, track review and manage your permit inspections.

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

Date: March 13, 2025

Time: 10:00AM

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

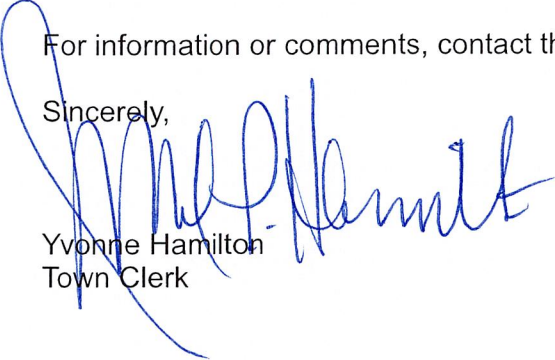
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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

Sincerely,



Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 21, 2025
File Number: 24-002030

RE: Notice of Violation No: 24-002030
Date of Issuance: October 14, 2024
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 10130 West Broadview Drive
Bay Harbor Islands, FL 33154-1134

TO: VIOLATOR **REGISTERED AGENT**
Michael Gad Irina Gad
10130 West Broadview Drive
Bay Harbor Islands, FL 33154

Code Sections Violated and Nature of Violations:

Code: 5-5(f)

Violation: A temporary construction fence screening the construction site shall be erected and maintained in good order at all times. The temporary construction fence shall be erected and completely in place as a requirement for the issuance of a building permit and prior to the beginning of construction activities. The temporary construction fence shall be an eight foot high chain link fence with a screening material attached to visually screen and minimize impact to neighboring properties which may be affected by construction site dust and debris. The exterior face of such temporary construction fencing shall have a fabric mesh attached thereto with a Town adopted decorative graphic. The Town will pre-select the allowable decorative fabric mesh design(s). This requirement applies to all exterior faces of such fences (street(s) / rear / sides); however, this provision regarding decorative fabric mesh shall not be applicable to temporary construction fences on the West Island. The town manager or their designee shall administer and enforce these provisions. A fence permit is required to be issued for the temporary construction fence, The and the fence installed, must be inspected, and the fence permit must be closed-out by the building department prior to the issuance of a building permit for the development.
Corrective Action: Install an 8 foot construction fence with a green dust screen.

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

Date: March 13, 2025
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

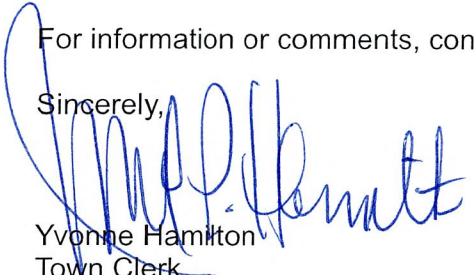
authorization from the owner naming the person or persons authorized to appear on their behalf. Decisions and agreements made by authorized representative shall be binding upon the owner of record. Failure to appear may result in adjudication of guilt and imposition of fines by the Special Magistrate.

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 Compliance Department at (305) 993-1786 or by email.

Sincerely,



Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 20, 2025
File Number: 24-002119

RE: Notice of Violation No: 24-002119
Date of Issuance: October 23, 2024
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 1260 95 Street
Bay Harbor Islands, FL 33154-1903

TO: VIOLATOR

1260 95 STREET ASSOCIATES, LLC
1233 102 Street
Bay Harbor Islands, FL 33154

REGISTERED AGENT

SAMUEL D NAVON
7805 SW 6th Court
Plantation, FL 33324

Code Sections Violated and Nature of Violations:

Code: 5-5(f)

Violation: A temporary construction fence screening the construction site shall be erected and maintained in good order at all times. The temporary construction fence shall be erected and completely in place as a requirement for the issuance of a building permit and prior to the beginning of construction activities. The temporary construction fence shall be an eight foot high chain link fence with a screening material attached to visually screen and minimize impact to neighboring properties which may be affected by construction site dust and debris. The exterior face of such temporary construction fencing shall have a fabric mesh attached thereto with a Town adopted decorative graphic. The Town will pre-select the allowable decorative fabric mesh design(s). This requirement applies to all exterior faces of such fences (street(s) / rear / sides); however, this provision regarding decorative fabric mesh shall not be applicable to temporary construction fences on the West Island. The town manager or their designee shall administer and enforce these provisions. A fence permit is required to be issued for the temporary construction fence, The and the fence installed, must be inspected, and the fence permit must be closed-out by the building department prior to the issuance of a building permit for the development.

Corrective Action: Install an 8-foot construction fence with a green dust screen.

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

Date: March 13, 2025
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 Compliance Department at (305) 993-1786 or by email.

Sincerely,

A handwritten signature in blue ink, appearing to read "Yvonne Hamilton". The signature is stylized with a large initial "Y" and a long, sweeping underline.

Yvonne Hamilton
Town Clerk



NOTICE TO APPEAR #1

Date: February 20, 2025
File Number: 25-000157

RE: Notice of Violation No: 25-000157
Date of Issuance: January 22, 2025
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 9270 East Bay Harbor Drive
Bay Harbor Islands, FL 33154-2778

TO: VIOLATOR

9270 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: 24-13(e)

Violation: Every plumbing fixture, water pipe, waste pipe and drain shall be maintained in good sanitary working condition, free from defects, leaks and obstructions.

Daily Penalty \$50.00

Corrective Action: Hire a licensed plumbing company to inspect and make all required repairs to the waste line. Clean and sanitize all the areas impacted with sewage and install the sewer cap on the cleanout.

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

Date: March 13, 2025
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.

A 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 Compliance Department at (305) 993-1786 or by email.

Sincerely,

Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 21, 2025

File Number: 24-001489

RE: Notice of Violation No: 24-001489
Date of Issuance: Aug 12, 2024
Code Compliance Officer: Scherrie Griffin
Location of Violation: 9800 East Bay Harbor Drive
Bay Harbor Islands, FL 33154-3807

TO: VIOLATOR

BH1 PROPERTY HOLDING LP
700 LAWRENCE AVE WEST UNIT 476
TORONTO, ON M6A 3B4 CANADA

REGISTERED AGENT

SG REGISTERED AGENT LLC
200 E PALMETTO PARK ROAD, SUITE 103
BOCA RATON, FL 33432

Code Sections Violated and Nature of Violations:

Code: Sec. 13-8(1)

Violation: Any person who shall carry on or conduct any privilege, business, occupation or profession for which a business tax receipt is required by this chapter without first obtaining such receipt; any person who shall make a false statement, application or oath, in connection with any application for a business tax receipt. Daily Penalty \$250.00

Corrective Action: Contact the Town Clerk's office at 305-866-6241 and obtain a business tax receipt.

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

Date: March 13, 2025

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 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 the first name "Yvonne" being more prominent than the last name "Hamilton".

Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 21, 2025
File Number: 24-001487

RE: Notice of Violation No: 24-001487
Date of Issuance: Aug 12, 2024
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1050 98 Street
Bay Harbor Islands, FL 33154-3815

TO: VIOLATOR

BH1 PROPERTY HOLDING LP
700 LAWRENCE AVE WEST UNIT 476
TORONTO, ON M64 3B4 CA

REGISTERED AGENT

SG REGISTERED AGENT LLC
200 E PALMETTO PARK ROAD, SUITE 103
BOCA RATON, FL 33432

Code Sections Violated and Nature of Violations:

Code: Sec. 13-8(1)

Violation: Any person who shall carry on or conduct any privilege, business, occupation or profession for which a business tax receipt is required by this chapter without first obtaining such receipt; any person who shall make a false statement, application or oath, in connection with any application for a business tax receipt. Daily Penalty \$250.00

Corrective Action: Contact the Town Clerk's office at 305-866-6241 and obtain a business tax receipt.

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

Date: March 13, 2025
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 Compliance Department at (305) 993-1786 or by email.

Sincerely,



Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 21, 2025
File Number: 24-001950

RE: Notice of Violation No: 24-001950
Date of Issuance: Oct 03, 2024
Code Compliance Officer: Scherrie Griffin
Location of Violation: 9350 East Bay Harbor Drive
Bay Harbor Islands, FL 33154-0000

TO: VIOLATOR

DORBE GARDENS CONDOMINIUM, INC.
9000 Sheridan Street, Suite 166
Pembroke Pines, FL 33024

REGISTERED AGENT

Eric Stein
1820 NE 163 ST SUITE 100
North Miami Beach, FL 33162

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 an after the fact building permit.

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

Date: March 13, 2025

Time: 10:00AM

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

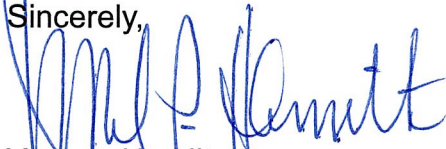
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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

Sincerely,

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

Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 21, 2025
File Number: 22-002043

RE: Notice of Violation No: 22-002043
Date of Issuance: Oct 12, 2022
Code Compliance Officer: Scherrie Griffin
Location of Violation: 9291 East BAY HARBOR Drive
Bay Harbor Islands, FL 33154-2782

TO: <u>VIOLATOR</u>	<u>REGISTERED AGENT</u>
9291 EBH, LTD	David J Kahn
1133 NORMANDY DRIVE	1133 Normandy Drive
MIAMI BEACH, FL 33141	Miami Beach, FL 33141

Code Sections Violated and Nature of Violations:

Code: Sec. 13-8

Violation: Any person who shall carry on or conduct any privilege, business, occupation or profession for which a business tax receipt is required by this chapter without first obtaining such receipt.

Corrective Action: Obtain a business tax receipt (apartment) from the Town Clerk's office.

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

Date: March 13, 2025
Time: 10:00AM
TOWN OF BAY HARBOR ISLANDS
Place: MORRIS N. BROAD COMMUNITY CENTER
1175 95TH STREET #2-3
BAY HARBOR ISLANDS, FL 33154

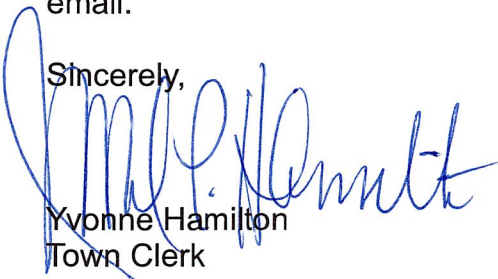
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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

Sincerely,

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

Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #2

Date: February 20, 2025

File Number: 23-001730

RE: Notice of Violation No: 23-001730
Date of Issuance: Sep 13, 2023
Code Compliance Officer: Scherrie Griffin
Location of Violation: 9500 West BAY HARBOR Drive 4B
Bay Harbor Islands, FL 33154-2049

TO: VIOLATOR

Re Bella Vista LLC
9500 West Bay Harbor Drive, 4B
Bay Harbor Islands, FL 33154

REGISTERED AGENT

Marcelo M Re
9721 East Bay Harbor Drive, Apt 6B
Town of Bay Harbor Islands, FL 33154

Code Sections Violated and Nature of Violations:

Code: Sec. 5-6(a)

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

Corrective Action: Hire a licensed contractor to obtain a building, 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 13, 2025

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 Compliance Department at (305) 993-1786 or by email.

Sincerely,


Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #2

Date: February 20, 2025

File Number: 24-000081

RE: Notice of Violation No: 24-000081
Date of Issuance: Jan 12, 2024
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1080 99 Street
Bay Harbor Islands, FL 33154-0000

TO: VIOLATOR

Goodheart Ventures Incorporated
P.O. Box 409
Princeton, NJ 08540

REGISTERED AGENT

Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301

Code Sections Violated and Nature of Violations:

Code: Sec. 23-12(1)

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

Corrective Action: Remove remaining portion of the damaged overhang soffit and to repair, permit required. Provide an inspection letter from an engineer.

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

Date: March 13, 2025

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 Compliance Department at (305) 993-1786 or by email.

Sincerely,



Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 21, 2025
File Number: 24-002032

RE: Notice of Violation No: 24-002032
Date of Issuance: Oct 14, 2024
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1080 93 Street
Bay Harbor Islands, FL 33154-2388

TO: VIOLATOR

Bay Harbor 1080 Partners LLC
9 Terrace CT
Old Westbury, NY 11568

REGISTERED AGENT

CHARTER REALTY GROUP LLC
90 ALTON ROAD # 3209
Miami Beach, FL 33139

Code Sections Violated and Nature of Violations:

Code: 5-5(f)

Violation: A temporary construction fence screening the construction site shall be erected and maintained in good order at all times. The temporary construction fence shall be erected and completely in place as a requirement for the issuance of a building permit and prior to the beginning of construction activities. The temporary construction fence shall be an eight foot high chain link fence with a screening material attached to visually screen and minimize impact to neighboring properties which may be affected by construction site dust and debris. The exterior face of such temporary construction fencing shall have a fabric mesh attached thereto with a Town adopted decorative graphic. The Town will pre-select the allowable decorative fabric mesh design(s). This requirement applies to all exterior faces of such fences (street(s) / rear / sides); however, this provision regarding decorative fabric mesh shall not be applicable to temporary construction fences on the West Island. The town manager or their designee shall administer and enforce these provisions. A fence permit is required to be issued for the temporary construction fence, The and the fence installed, must be inspected, and the fence permit must be closed-out by the building department prior to the issuance of a building permit for the development.

Corrective Action: Install 8 foot high chain link fence around the perimeter of the property and install the decorative mesh to the construction fence.

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

Date: March 13, 2025

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 Compliance Department at (305) 993-1786 or by email.

Sincerely,



Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 21, 2025
File Number: 24-002067

RE: Notice of Violation No: 24-002067
Date of Issuance: Oct 17, 2024
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1080 93 Street
Bay Harbor Islands, FL 33154-2388

TO: VIOLATOR

BAY HARBOR 1080 PARTNERS LLC
9 TERRACE CT
Old Westbury, NY 11568

REGISTERED AGENT

CHARTER REALTY GROUP LLC
90 ALTON ROAD # 3209
Miami Beach, FL 33139

Code Sections Violated and Nature of Violations:

Code: 24-15(g)

Violation: All exterior surfaces shall be properly maintained and protected from the elements by paint or other approved protective coating applied in a workmanlike fashion. Daily Penalty \$50.00

Corrective Action: Paint the exterior of the structure and provide paint sample to the building department. Permit required.

Code: 24-15(j)

Violation: All materials used to secure a vacant building or structure shall be painted in a workmanlike fashion in the same color as its other exterior walls.

Corrective Action: All materials used to secure a vacant building or structure shall be painted in a workmanlike fashion in the same color as its other exterior walls.

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: Service the swimming pool and maintain in good order on or before October 22, 2024.

Code: Sec. 24-15 (i)

Violation: Every owner of a building or structure that is vacant and unsecured shall secure all ground floor entrances and other openings of said building or structure including, but not limited to, windows and doorways. Such vacant building or structure shall be secured and sealed with concrete block or other materials of the same durability as determined by the building official.

Corrective Action: Secure all ground floor entrances and other openings of said building or structure including, but not limited to, windows and doorways with wood.

Code: Sec. 24-15 (k)

Violation: Prior to the boarding of a vacant or unoccupied building, the owner or operator thereof shall apply to the chief building official of the town for approval and the issuance of a permit, and shall pay to the town a permit fee of \$1,000.00. Such permit shall be for only a six-month period, and shall be renewed for subsequent six month periods upon the reapplication and payment of the permit fee. If a permit lapses, and such building or structure remains boarded, such permit and fee will be deemed to be automatically renewed, with the unpaid permit fees causing a lien to be placed upon the property for such unpaid fees. Such automatic renewal shall occur for the entire period which the building remains boarded.

Corrective Action: Permit required from the building department prior to boarding up the vacant structure.

Code: Sec. 24-15(a)

Violation: Every owner of a vacant building, structure or lot shall keep the premises in clean and sanitary condition, including yards, lawns, courts and driveways.

Corrective Action: Remove the couch, debris and litter from the property.

Code: Sec. 24-15(b)

Violation: Exterior premises shall be kept free from the excessive growth of weeds, grass and other flora. The term "excessive" shall be interpreted as detrimental to the health, safety or welfare of the occupants or the public and shall be in the sole judgment of the town.

Corrective Action: Cut the grass. Have the tree stump removed or ground down to a point below ground level.

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

Date: March 13, 2025

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 Compliance Department at (305) 993-1786 or by email.

Sincerely,



Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 21, 2025
File Number: 24-002029

RE: Notice of Violation No: 24-002029
Date of Issuance: Oct 14, 2024
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1060 95 Street
Bay Harbor Islands, FL 33154-2112

TO: VIOLATOR
BAY HARBOR 1080 PARTNERS LLC
9 TERRACE CT
OLD WESTBURY, NY 11568

REGISTERED AGENT
CHARTER REALTY GROUP LLC
90 ALTON ROAD # 3209
Miami Beach, FL 33139

Code Sections Violated and Nature of Violations:

Code: 5-5(f)

Violation: A temporary construction fence screening the construction site shall be erected and maintained in good order at all times. The temporary construction fence shall be erected and completely in place as a requirement for the issuance of a building permit and prior to the beginning of construction activities. The temporary construction fence shall be an eight foot high chain link fence with a screening material attached to visually screen and minimize impact to neighboring properties which may be affected by construction site dust and debris. The exterior face of such temporary construction fencing shall have a fabric mesh attached thereto with a Town adopted decorative graphic. The Town will pre-select the allowable decorative fabric mesh design(s). This requirement applies to all exterior faces of such fences (street(s) / rear / sides); however, this provision regarding decorative fabric mesh shall not be applicable to temporary construction fences on the West Island. The town manager or their designee shall administer and enforce these provisions. A fence permit is required to be issued for the temporary construction fence, The and the fence installed, must be inspected, and the fence permit must be closed-out by the building department prior to the issuance of a building permit for the development.

Corrective Action: Install 8 foot high chain link fence around the perimeter of the property and install the decorative mesh to the construction fence.

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

Date: March 13, 2025

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 Compliance Department at (305) 993-1786 or by email.

Sincerely,



Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 21, 2025
File Number: 24-002069

RE: Notice of Violation No: 24-002069
Date of Issuance: Oct 17, 2024
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1060 95 Street
Bay Harbor Islands, FL 33154-2112

TO: VIOLATOR

BAY HARBOR 1080 PARTNERS LLC
9 TERRACE CT
OLD WESTBURY, NY 11568

REGISTERED AGENT

CHARTER REALTY GROUP LLC
90 ALTON ROAD # 3209
Miami Beach, FL 33139

Code Sections Violated and Nature of Violations:

Code: 24-15(g)

Violation: All exterior surfaces shall be properly maintained and protected from the elements by paint or other approved protective coating applied in a workmanlike fashion. Daily Penalty \$50.00

Corrective Action: Paint the exterior of the structure and provide paint sample to the building department.

Code: 24-15(j)

Violation: All materials used to secure a vacant building or structure shall be painted in a workmanlike fashion in the same color as its other exterior walls.

Corrective Action: All materials used to secure a vacant building or structure shall be painted in a workmanlike fashion in the same color as its other exterior walls.

Code: Sec. 24-15 (i)

Violation: Every owner of a building or structure that is vacant and unsecured shall secure all ground floor entrances and other openings of said building or structure including, but not limited to, windows and doorways. Such vacant building or structure shall be secured and sealed with concrete block or other materials of the same durability as determined by the building official.

Corrective Action: Secure all ground floor entrances and other openings of said building or structure including, but not limited to, windows and doorways with wood.

Code: Sec. 24-15 (k)

Violation: Prior to the boarding of a vacant or unoccupied building, the owner or operator thereof shall apply to the chief building official of the town for approval and the issuance of a permit, and shall pay to the town a permit fee of \$1,000.00. Such permit shall be for only a six-month period, and shall be renewed for subsequent six month periods upon the reapplication and payment of the permit fee. If a permit lapses, and such building or structure remains boarded, such permit and fee will be deemed to be automatically renewed, with the unpaid permit fees causing a lien to be placed upon the property for such unpaid fees. Such automatic renewal shall occur for the entire period which the building remains boarded.

Corrective Action: Obtain a permit from the building department prior to securing the vacant structure.

Code: Sec. 24-15(b)

Violation: Exterior premises shall be kept free from the excessive growth of weeds, grass and other flora. The term "excessive" shall be interpreted as detrimental to the health, safety or welfare of the occupants or the public and shall be in the sole judgment of the town.

Corrective Action: Remove all debris from the property. Cut the grass.

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: Replace all missing windows, install window screens and repair all broken window frames. Repair the soffit. Permit required.

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

Date: March 13, 2025

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 Compliance Department at (305) 993-1786 or by email.

Sincerely,


Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 21, 2025
File Number: 24-001878

RE: Notice of Violation No: 24-001878
Date of Issuance: September 27, 2024
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 1047 92 Street
Bay Harbor Islands, FL 33154-2719

TO: VIOLATOR **REGISTERED AGENT**
BHI THE CLUB 2 LLC
50 Briar Hollow Lane, Suite 500E
Houston, TX 77027

Code Sections Violated and Nature of Violations:

Code: Ordinance 1085 Sec. 5-5(e)

Violation: (e) Vegetation maintenance. Vegetation such as grass, shrubs, trees, and groundcovers shall be maintained in such a fashion so that the construction site does not appear overgrown or unkempt. Within 30 days of demolition of an existing structure, the construction site must be graded to be generally level with no piles of debris or fill material, sodded, and properly maintained, until such time as a construction fence is erected and construction activity begins. If more than 90 calendar days occur between the demolition of an existing structure and new construction, unless otherwise approved by the Building Official for unusual circumstances or safety reasons, the temporary construction fence and all construction related equipment and materials must be removed from the site, and the lot sodded and maintained until actual construction occurs. If for any reason construction activities cease for a time-period exceeding 30 days, the Town shall require that the site and any improvements therein be secured, the temporary construction fence fortified, and construction related equipment and materials removed from the site, until actual construction occurs again.

Corrective Action: Trim and maintain the vegetation on a regular basis.

Code: Sec. 5-5(b)

Violation: Debris control. A construction site shall be maintained in a neat and orderly manner. A trash enclosure, dumpster, or other container shall be maintained in the construction site at all times. Loose debris shall be placed within the enclosure. A cover shall be maintained over such debris containers during periods when no construction activity is taking place and at the end of each construction day.
Corrective Action: Install a dumpster on the site and maintain all debris inside the dumpster. Permit required.

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 standing water located in the site.

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

Date: March 13, 2025

Time: 10:00AM

TOWN OF BAY HARBOR ISLANDS

Place: MORRIS N. BROAD COMMUNITY CENTER

1175 95TH STREET #2-3

BAY HARBOR ISLANDS, FL 33154

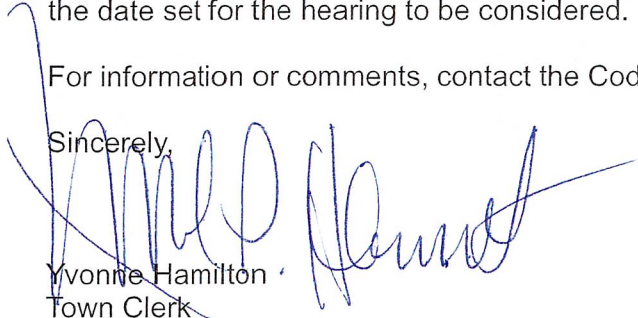
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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

Sincerely,


Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 21, 2025
File Number: 24-002077

RE: Notice of Violation No: 24-002077
Date of Issuance: Oct 18, 2024
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1047 92 Street
Bay Harbor Islands, FL 33154-2719

TO: VIOLATOR

REGISTERED AGENT

BHI THE CLUB 2 LLC
50 Briar Hollow Lane, Suite 500E
Houston, TX 77027

Code Sections Violated and Nature of Violations:

Code: Sec. 24-17(i)(1)

Violation: ... If the property is found to be vacant or shows evidence of vacancy, it shall be deemed abandoned and the mortgagee shall, within ten days of the inspection, register the property with the town manager, or his or her designee, on forms provided by the town. A registration is required for each vacant property. Daily Penalty \$250.00

Corrective Action: Register the property and make a payment in the amount of \$150.00 for the annual registration fee.

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

Date: March 13, 2025

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 Compliance Department at (305) 993-1786 or by email.

Sincerely,



Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 21, 2025

File Number: 24-002027

RE: Notice of Violation No: 24-002027
Date of Issuance: Oct 14, 2024
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1047 92 Street
Bay Harbor Islands, FL 33154-2719

TO: VIOLATOR

REGISTERED AGENT

BHI THE CLUB 2 LLC
50 Briar Hollow Lane, Suite 500E
Houston, TX 77027

Code Sections Violated and Nature of Violations:

Code: 5-5(f)

Violation: A temporary construction fence screening the construction site shall be erected and maintained in good order at all times. The temporary construction fence shall be erected and completely in place as a requirement for the issuance of a building permit and prior to the beginning of construction activities. The temporary construction fence shall be an eight foot high chain link fence with a screening material attached to visually screen and minimize impact to neighboring properties which may be affected by construction site dust and debris. The exterior face of such temporary construction fencing shall have a fabric mesh attached thereto with a Town adopted decorative graphic. The Town will pre-select the allowable decorative fabric mesh design(s). This requirement applies to all exterior faces of such fences (street(s) / rear / sides); however, this provision regarding decorative fabric mesh shall not be applicable to temporary construction fences on the West Island. The town manager or their designee shall administer and enforce these provisions. A fence permit is required to be issued for the temporary construction fence, The and the fence installed, must be inspected, and the fence permit must be closed-out by the building department prior to the issuance of a building permit for the development.

Corrective Action: Install an 8 foot high chain link fence around the perimeter of the property and install the decorative mesh on the construction fence.

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

Date: March 13, 2025

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 Compliance Department at (305) 993-1786 or by email.

Sincerely,



Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 21, 2025

File Number: 24-002494

RE: Notice of Violation No: 24-002494
Date of Issuance: Dec 10, 2024
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1047 92 Street
Bay Harbor Islands, FL 33154-2719

TO: VIOLATOR

REGISTERED AGENT

BHI THE CLUB 2 LLC
50 Briar Hollow Lane, Suite 500E
Houston, TX 77027

Code Sections Violated and Nature of Violations:

Code: Sec. 17-23(e)

Violation: All properties, whether residential or commercial, shall have address numbers clearly marked and visible from the street and, in the case of business properties, from the rear as well. In business districts B-1, properties may have three-dimensional plastic numbers.

Corrective Action: Install the property address numbers (1047) on the construction fence where is is visible from the street. The size of the numbers must be between 6 and 12 inches.

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

Date: March 13, 2025

Time: 10:00AM

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

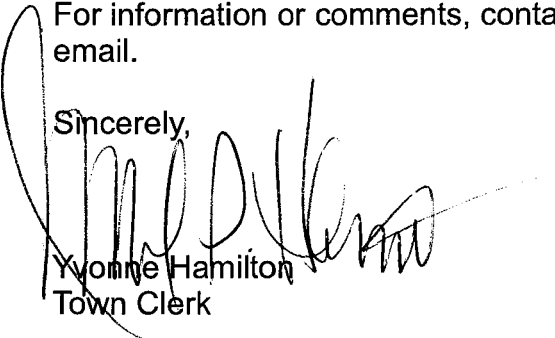
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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

Sincerely,



Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #2

Date: February 21, 2025
File Number: 24-000031

RE: Notice of Violation No: 24-000031
Date of Issuance: Jan 08, 2024
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1050 93 Street
Bay Harbor Islands, FL 33154-0000

TO: VIOLATOR

Stuart House Condominium Association, Inc
1050 93 Street
Town of Bay Harbor Islands, FL 33154

REGISTERED AGENT

Chela Garcia
1050 93 Street
Town of Bay Harbor Islands, 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: Repave and restripe the parking lot. Permit required from the building department. Paint the parking lot wall.

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

Date: March 13, 2025
Time: 10:00AM

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

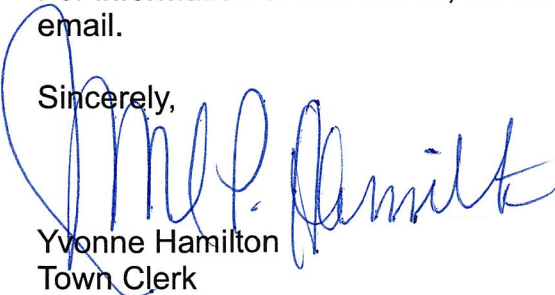
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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

Sincerely,



Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #2

Date: February 20, 2025

File Number: 24-001232

RE: Notice of Violation No: 24-001232
Date of Issuance: Jul 10, 2024
Code Compliance Officer: Scherrie Griffin
Location of Violation: 9550 BAY HARBOR Terrace Suite 9580
Bay Harbor Islands, FL 33154-2024

TO: VIOLATOR

W 9550 BH TERRACE LLC WATERSTONE 2618
LLC
1124 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

REGISTERED AGENT

Richard Waserstein
1124 KANE CONCOURSE
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 building, plumbing, electrical and mechanical permits 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 13, 2025

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 Compliance Department at (305) 993-1786 or by email.

Sincerely,



Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #2

Date: February 20, 2025

File Number: 19-000318

RE: Notice of Violation No: 19-000318
Date of Issuance: Jan 31, 2019
Code Compliance Officer: Scherrie Griffin
Location of Violation: 9800 West Bay Harbor Drive
Bay Harbor Islands, FL 33154-0000

TO: VIOLATOR

GUILDFORD HOUSE OF BAY HARBOR
CONDOMINIUM INC
9800 West Bay Harbor Drive
Bay Harbor Islands, FL 33154

REGISTERED AGENT

Alexandra Stivelman
4000 Hollywood Blvd Suite
265-S
Hollywood, FL 33021

Code Sections Violated and Nature of Violations:

Code: Sec. 23-12(11)

Violation: It shall be unlawful and a public nuisance for any property owner in the town to permit, or to fail to repair or reconstruct, any failed seawall upon his property. It is further declared unlawful and a public nuisance for any property owner to fail to remove from his property or an adjacent body of water the debris and rubble of any failed seawall. Daily Penalty \$50.00

Corrective Action: Hire a licensed contractor to repair the seawall. Permit required from the Building Department

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 repair the dock. Permit required from the Building Department. Caution off the dock area.

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

Date: March 13, 2025

Time: 9:00AM

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 Compliance Department at (305) 993-1786 or by email.

Sincerely,



Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 20, 2025
File Number: 25-000363

RE: Notice of Violation No: 25-000363
Date of Issuance: Feb 12, 2025
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1160 Kane Concourse
Bay Harbor Islands, FL 33154-2020

TO: VIOLATOR

BAY HARBOR PROFESSIONAL CENTER
9473 HARDING AVE
SURFSIDE, FL 33154-2501

REGISTERED AGENT

Sara Smith
1160 Kane Concourse
Town of Bay Harbor Islands, FL 33154

Code Sections Violated and Nature of Violations:

Code: Sec. 5-6(a)

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

Corrective Action: Hire a licensed contractor to obtain a 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 13, 2025
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 Compliance Department at (305) 993-1786 or by email.

Sincerely,

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

Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 24, 2025

File Number: 25-000257

RE: Notice of Violation No: 25-000257
Date of Issuance: Jan 31, 2025
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1025 KANE CONCOURSE, 1029
Bay Harbor Islands, FL 33154-2118

TO: <u>VIOLATOR</u>	<u>TENANT</u>	<u>REGISTERED AGENT</u>
ALAN COHEN TR & 1025 KANE CONCOURSE #215 BAY HARBOR ISLANDS, FL 33154	THE SPOT BARBERSHOP 1029 KANE CONCOURSE BAY HARBOR ISLANDS	HOWARD D. COHEN 161 NW 6 Street #1020 MIAMI, FL 33136

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 13, 2025

Time: 10:00AM

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

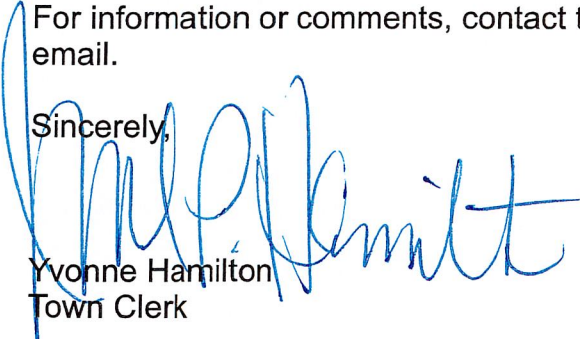
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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

Sincerely,


Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 21, 2025
File Number: 24-001866

RE: Notice of Violation No: 24-001866
Date of Issuance: Sep 25, 2024
Code Compliance Officer: Scherrie Griffin
Location of Violation: 9400 East BAY HARBOR Drive 1
Bay Harbor Islands, FL 33154-2131

TO: VIOLATOR
PATRICIA M EMISON
9400 E BAY HARBOR DR UNIT 1
BAY HARBOR, FL 33154-2338

REGISTERED AGENT

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 plumbing, electrical and building permits 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 13, 2025
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 Compliance Department at (305) 993-1786 or by email.

Sincerely,

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

Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 20, 2025
File Number: 25-000374

RE: Notice of Violation No: 25-000374
Date of Issuance: Feb 12, 2025
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1160 Kane Concourse
Bay Harbor Islands, FL 33154-2020

TO: VIOLATOR

BAY HARBOR PROFESSIONAL CENTER
9473 HARDING AVENUE
SURFSIDE, FL 33154-2501

REGISTERED AGENT

Sara Smith
1160 Kane Concourse
Town of Bay Harbor Islands, FL 33154

Code Sections Violated and Nature of Violations:

Code: 12-27(a)(i-iv)

Violation: For the First Violation, the violator shall receive a Notice of Violation imposing a fine of \$1,000.00.

Second Violation-: \$2,000.00 plus one (1) workday of Stop Work Order. After a second violation, the property owner, the owner's agent, or the person performing the work shall meet with the Code officer to review the Code requirements and will be informed of the consequences for any further violations.

Third Violation:\$3,000.00 plus three (3) workdays of Stop Work Order.

Each subsequent violation: \$5,000 plus five (5) workdays of Stop Work Order.

Corrective Action: Fine imposed in the amount of \$1,000.00. First Notice of Violation. Mail a check made payable to the Town of Bay Harbor Islands in the amount of \$1,000.00 or make a payment online at
<https://bayharborislandsfl.municipalonlinepayments.com/bayharborislandsfl/easypay>.

Code: Sec. 12-26(1)(a)

Violation: Construction activity is permitted from 9:00 a.m. until 6:00 p.m. Monday through Friday. No construction activity is permitted on Saturdays or Sundays, or legal holidays as defined hereinafter in subsection (2) below, except for watering in connection with dust mitigation. The arrival and departure of workers are limited to 30 minutes before and after the above stated construction activity hours. All such pre-work / post-work activities shall be

restricted to areas within 100 feet of the actual construction site. The Town may designate suitable locations for workers to congregate for those early and/or late arrival or departure times, subject to rules and regulations to be promulgated by the Town. Workers shall remain in their vehicles when possible and not disturb neighboring properties or the Town in general. The Town may create and enforce rules and regulations to limit visible or outdoor worker activities, including but not limited to sanitation, the changing of clothes, cooking and eating, excessive noise, and the like. Unless a valid parking permit has been issued, all worker vehicles shall leave the designated temporary parking locations before 9:00 a.m. Noise / music emission must be in accordance with Section 12-20 through Section 12-23. Failure to comply with the above regulations may result in penalties as set forth in subsection 12-27. **Corrective Action: Construction activity is permitted from 9:00 a.m. until 6:00 p.m. Monday through Friday.**

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

Date: March 13, 2025

Time: 10:00AM

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

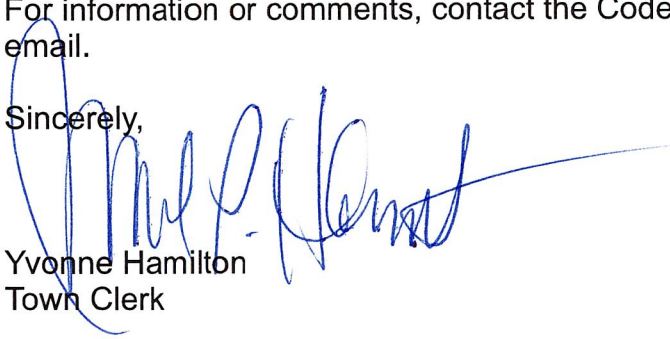
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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

Sincerely,



Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 21, 2025

File Number: 24-001848

RE: Notice of Violation No: 24-001848
Date of Issuance: Sep 24, 2024
Code Compliance Officer: Scherrie Griffin
Location of Violation: 10101 West Bay Harbor Drive
Bay Harbor Islands, FL 33154-0000

TO: VIOLATOR

Palm Bay of Bay Harbor Condominium Association, Inc./o
Nautica Management
P.O. Box 41-4331
Miami Beach, FL 33141

REGISTERED AGENT

Law Office of Michael A.
Halberg
1391 Sawgrass Corporate
Parkway
Fort Lauderdale, FL 33323

Code Sections Violated and Nature of Violations:

Code: 12-27(a)(i-iv)

Violation: For the First Violation, the violator shall receive a Notice of Violation imposing a fine of \$1,000.00.

Second Violation-: \$2,000.00 plus one (1) workday of Stop Work Order. After a second violation, the property owner, the owner's agent, or the person performing the work shall meet with the Code officer to review the Code requirements and will be informed of the consequences for any further violations.

Third Violation:\$3,000.00 plus three (3) workdays of Stop Work Order.

Each subsequent violation: \$5,000 plus five (5) workdays of Stop Work Order.

Corrective Action: Fine imposed in the amount of \$1,000.00. First Notice of Violation.

Code: Sec. 12-26(1)(a)

Violation: Construction activity is permitted from 9:00 a.m. until 6:00 p.m. Monday through Friday. No construction activity is permitted on Saturdays or Sundays, or legal holidays as defined hereinafter in subsection (2) below, except for watering in connection with dust mitigation. The arrival and departure of workers are limited to 30 minutes before and after the above stated construction activity hours. All such pre-work / post-work activities shall be restricted to areas within 100 feet of the actual construction site. The Town may designate

suitable locations for workers to congregate for those early and/or late arrival or departure times, subject to rules and regulations to be promulgated by the Town. Workers shall remain in their vehicles when possible and not disturb neighboring properties or the Town in general. The Town may create and enforce rules and regulations to limit visible or outdoor worker activities, including but not limited to sanitation, the changing of clothes, cooking and eating, excessive noise, and the like. Unless a valid parking permit has been issued, all worker vehicles shall leave the designated temporary parking locations before 9:00 a.m. Noise / music emission must be in accordance with Section 12-20 through Section 12-23. Failure to comply with the above regulations may result in penalties as set forth in subsection 12-27.

Corrective Action: Make a check payable to the Town of Bay Harbor Islands in the amount of \$1,000.00 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 13, 2025

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 Compliance Department at (305) 993-1786 or by email.

Sincerely,



Yvonne Hamilton
Town Clerk

Bay Harbor Island Town Hall
Code Compliance Division
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: February 21, 2025
File Number: 24-001946

RE: Notice of Violation No: 24-001946
Date of Issuance: Oct 03, 2024
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1177 KANE CONCORSE
Bay Harbor Islands, FL 33154-2047

TO: VIOLATOR

1177 Bay Harbor Islands, LLC
3109 Grand Avenue, Unit 349
Coconut Grove, FL 33133

REGISTERED AGENT

Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301

Code Sections Violated and Nature of Violations:

Code: 12-27(a)(i-iv)

Violation: For the First Violation, the violator shall receive a Notice of Violation imposing a fine of \$1,000.00.

Second Violation-: \$2,000.00 plus one (1) workday of Stop Work Order. After a second violation, the property owner, the owner's agent, or the person performing the work shall meet with the Code officer to review the Code requirements and will be informed of the consequences for any further violations.

Third Violation:\$3,000.00 plus three (3) workdays of Stop Work Order.

Each subsequent violation: \$5,000 plus five (5) workdays of Stop Work Order.

Corrective Action: Fine imposed in the amount of \$5,000.00. Fourth Notice of Violation issued with a 5 day Stop Work Order from October 4, 2024, to October 10, 2024 .

Code: Sec. 12-26(1)(a)

Violation: Construction activity is permitted from 9:00 a.m. until 6:00 p.m. Monday through Friday. No construction activity is permitted on Saturdays or Sundays, or legal holidays as defined hereinafter in subsection (2) below, except for watering in connection with dust mitigation. The arrival and departure of workers are limited to 30 minutes before and after the above stated construction activity hours. All such pre-work / post-work activities shall be restricted to areas within 100 feet of the actual construction site. The Town may designate suitable locations for workers to congregate for those early and/or late arrival or departure

times, subject to rules and regulations to be promulgated by the Town. Workers shall remain in their vehicles when possible and not disturb neighboring properties or the Town in general. The Town may create and enforce rules and regulations to limit visible or outdoor worker activities, including but not limited to sanitation, the changing of clothes, cooking and eating, excessive noise, and the like. Unless a valid parking permit has been issued, all worker vehicles shall leave the designated temporary parking locations before 9:00 a.m. Noise / music emission must be in accordance with Section 12-20 through Section 12-23. Failure to comply with the above regulations may result in penalties as set forth in subsection 12-27.

Corrective Action: Make a check payable to the Town of Bay Harbor Islands in the amount of \$5,000.00 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 13, 2025

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 Compliance Department at (305) 993-1786 or by email.

Sincerely,

Yvonne Hamilton
Town Clerk