

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

SPECIAL MAGISTRATE TERRYANN HOWELL, ESQ.

AGENDA

October 30, 2025
10:30 AM

1. 1111 Kane Concourse

Type of Hearing: Special Master Hearing

Presenter: Alexander Garcia

Owner: Concourse Plaza A Condominium Association, Inc. **Code Officer:** Alexander Garcia

Registered Agent: Stivelman, Alessandra,
Esq. Eisinger Law

Citation #: 25-000987

Date Issued: 5/28/2025

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

Code Section: Sec. 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 \$250.00

Department's Recommendation:

Assess a daily fine of \$250.00 until

Case History:

This is a new case.

compliance is achieved.	
-------------------------	--

2. 9700 East Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter: Alexander Garcia

Owner: Summit Condominium Association, Inc. **Code Officer:** Alexander Garcia

Registered Agent: Quest Management Group

Citation #: 25-000989

Date Issued: 5/28/2025

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

Code Section: 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 \$250.00

Department's Recommendation: Assess a fine of \$250.00 per day until compliance is achieved.	Case History: This is a new case.
--	---

3. 1165 102 Street

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Owner: Wedgewood Apartments, Inc. **Code Officer:** Evelyn Merizalde

Registered Agent: Barry Lebowitz

Citation #: 24-001434

Date Issued: 9/12/2024

Violation: Found the pool is not properly maintained on a regular basis and the pool deck is dirty.

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

<p><u>Department's Recommendation:</u> Assess a fine of \$250.00 per day until compliance is achieved.</p>	<p><u>Case History:</u> This is a new case.</p>
---	--

4. 1125 97 Street

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Owner: 1125 97th Bay Harbor Condo 2618, LLC
Code Officer: Evelyn Merizalde

Registered Agent: Zvi Yosifon

Citation #: 24-001299

Date Issued: 12/11/2024

Violation: Secure all first floor opens included but not limited to windows and doors. The material used to secure the opens must be approved by the Chief Building Official. Contact the Building Department at (305) 993-1786 for assistance with the permit process. 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.

Code Section: 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. Daily Penalty \$250.00

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 application 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. Daily Penalty \$50.00

<p><u>Department's Recommendation:</u> Assess a fine from 12/28/24 to 3/11/25,</p>	<p><u>Case History:</u> This is a new case.</p>
---	--

which represents 73 days, \$250.00 per day for a total fine of \$18,250.00.

5. 1160 101 Street

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Owner: 1160 101 ST Bay Harbor Condo 2618, LLC

Code Officer: Evelyn Merizalde

Registered Agent: Zvi Yosifon

Citation #: 24-001305

Date Issued: 12/19/2024

Violation:

Code Section:

Department's Recommendation:

Assess a fine from 1/21/25 to 3/11/25, which represents 49 days at \$250.00 per day for a total of \$12,250.00.

Case History:

This is a new case.

6. 1231 101 Street

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Owner: Shani Kagan & Beaujon

Code Officer: Evelyn Merizalde

Registered Agent:

Citation #: 23-002111

Date Issued: 12/11/2023

Violation: Obtain an after-the-fact permit for the exterior alterations. Design Review Board Approval required.

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:

Assess a fine from 11/12/24 to 12/16/24,

Case History:

This is a new case.

which represents 34 days at \$250.00 per day for a total of \$8,500.00.

7. 1231 101 Street

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Code Officer: Evelyn Merizalde

Owner: Shani Kagan

Registered Agent:

Citation #: 24-002015

Date Issued: 10/14/2024

Violation: Install an eight-foot temporary construction fence with a green dust screen.

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:

Close the case.

Case History:

This is a new case.

8. 9961 East Broadview Drive

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Code Officer: Evelyn Merizalde

Owner: George Bouis

Registered Agent:

Citation #: 23-000142

Date Issued: 3/2/2023

Violation: Replace all areas of artificial turf with grass as per the approved landscape plan.

In the single-family district (RD) a 2-story home must be pervious landscape open space, meaning at least 35% - 40% of the site must be living landscape open space.

Code Section: 24-16(1)(a)(b)(c) A property owner is responsible for ensuring that landscaping required to be planted pursuant to this section of any previous applicable ordinance(s), is: a. Installed in compliance with applicable ordinances; b. Maintained so as to represent a healthy, vigorous, and neat appearance, free from over growths, weeds, refuse and debris; c. Sufficiently fertilized and watered to maintain the plant material in a healthy condition, including appropriate use of pesticides as necessary. Daily penalty \$50.00

<p><u>Department's Recommendation:</u> Assess a fine from 1/29/25 to 10/30/25, which represents 274 days at \$50.00 per day for a total of \$13,700.00. The fine shall continue to accrue until the violation is abated.</p>	<p><u>Case History:</u> 11/29/2023 Continuance granted. 9/26/2024 The special magistrate hearing was canceled due to the possible impact of hurricane Helene. 10/31/2024 Continuance granted for 90 days. The owner shall contact the zoning inspector to discuss any other potential alternatives.</p>
---	--

9. 9971 West Bay Harbor Drive # 206

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Code Officer: Evelyn Merizalde

Owner: Jared Hackmeier

Registered Agent:

Citation #: 24-001560

Date Issued: 9/17/2024

Violation: Hire a licensed contractor to obtain after the fact plumbing, electrical. and, mechanical permits for the washer and dryer connections. Contact the Town of Bay Harbor Islands Building Department at (305) 993-1786 for questions regarding the permit application process or visit the permit portal at www.citizenserve.com/bhi to manage your residential and commercial construction projects.

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

<p><u>Department's Recommendation:</u> Close the case.</p>	<p><u>Case History:</u> This is a new case.</p>
---	--

10. 1170 Kane Concourse # 101

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Code Officer: Evelyn Merizalde

Owner: 1170, LLC

Registered Agent: Oliviera Lew

Citation #: 25-000940

Date Issued: 5/13/2025

Violation: The sales center is operating without a valid Business Tax Receipt (BTR).The renewal requires Town Council approval. Business Tax Receipt # 2605 expired February 2025. Call # 25-16171

Code Section: 23-4(7)In the RM-1 and RM-2 Multiple Family districts, no building or land shall be used and no building shall hereafter be erected, constructed, reconstructed or structurally altered which is designed, arranged or intended to be used or occupied for any purpose, excepting for one or more of the following uses: Temporary sales and business offices, construction trailers, and model dwelling units, but only in connection with the construction of dwelling units, and upon specific approval and permit of the town council, including but not limited to such time limits and other any other conditions as may be imposed by the town council at its discretion. Daily Penalty \$250.00

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

<p>Department's Recommendation: Assess a fine from 6/17/25 to 10/08/2025, which represents 113 days at \$500.00 for a total of \$56,500.00.</p>	<p>Case History: This is a new case.</p>
--	---

11. 10180 West Bay Harbor Drive 3C

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Code Officer: Evelyn Merizalde

Owner: Havaya Holdings, LLC

Registered Agent:

Citation #: 24-001369

Date Issued: 7/31/2025

Violation: Exceeding scope of construction work under permit B24-000011 issued for the flooring.

Obtain an after-the-fact building permit, electrical permit, plumbing permit for the interior alterations in two bathrooms and the kitchen.

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

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

12. 1160 Kane Concourse

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: Bay Harbor Professional Center

Code Officer: Scherrie Griffin

Registered Agent: Sara 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> Close the case.	<u>Case History:</u> 3/13/2025 Special Magistrate hearing Extension granted for 90 days.
---	---

13. 9550 Bay Harbor Terrace Suite 9580

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: W 9550 BH TERRACE LLC
WATERSTONE 2618 LLC

Code Officer: Scherrie Griffin

Registered Agent: WASERSTEIN &
NUNEZ PLLC

Citation #: 24-001232

Date Issued: 7/10/2024

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

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

<p><u>Department's Recommendation:</u> Assess a fine from 5/14/25 to 7/17/25 which represents 64 days at \$250.00 for a total of \$16,000.00 plus a \$200.00 administrative fee.</p>	<p><u>Case History:</u> Special Magistrate hearing 10/31/24- Extension granted for 60 days to abate the violation. If compliance is not met, a daily penalty of \$250.00 will accrue until compliance is met. 3/13/25- Extension granted for 60 days to abate the violation.</p>
---	---

14. 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 walls are 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

<p><u>Department's Recommendation:</u> Close the case with a \$200.00 administrative fee.</p>	<p><u>Case History:</u> Special Magistrate hearing 10/31/24 90 days to abate the violation. If compliance has not been met, a daily penalty of \$150.00 will accrue until compliance has been met. 3/13/25 Extension granted for 60 days.</p>
--	--

15. 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 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

<p>Department's Recommendation: Assess a fine of \$250.00 per day until compliance is met.</p>	<p>Case History: Special Magistrate hearing 3/13/25 Revisit the case in 30 days.</p>
---	---

16. 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 #: 24-002069

Date Issued: 10/17/2024

Violation: 1. Found debris around the structure. 2. The windows and window screens are missing around the structure. 3. The window frames are broken. 4. The soffit is in disrepair. 6. 5.The structure needs to be painted. 6. The grass appears to be overgrown. 7. 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.

<p><u>Department's Recommendation:</u> Assess a \$200.00 administrative fee and close the case.</p>	<p><u>Case History:</u> Special Magistrate hearing. 3/13/25 The case has been continued for 30 days.</p>
--	---

17. 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

<p><u>Department's Recommendation:</u> Assess a fine from of \$250.00 per day until compliance is achieved.</p>	<p><u>Case History:</u> Special Magistrate hearing 3/13/25 Revisit case in 30 days.</p>
--	--

18. 1025 Kane Concourse # 1029

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: ALAN COHEN TR & -

Code Officer: Scherrie Griffin

Registered Agent: HOWARD D. COHEN

Citation #: 25-000257

Date Issued: 1/31/2025

Violation: Suite 1029 - Found demolition in progress without a permit. Call #253018

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:

Case History:

Special Magistrate hearing
3/13/25 Extension granted for 120 days.

19. 1177 Kane Concourse

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Owner: 1177 Bay Harbor Islands, LLC

Code Officer: Evelyn Merizalde

Registered Agent: Corporation Service Company

Citation #: 25-000834

Date Issued: 5/6/2025

Violation: Construction workers were observed using tools and creating noise while working in the open garage area of the project in violation of the extended work permit. Call # 25-13569

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 a Stop Work Order.

Department's Recommendation:

Assess a fine of \$5,000.00.

Case History:

This is a new case.

20. 1177 Kane Concourse

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: 1177 Bay Harbor Islands, LLC

Code Officer: Scherrie Griffin

Registered Agent: Corporation Service Company

Citation #: 25-000370

Date Issued: 2/12/2025

Violation: 1. Gravel is missing at the entrance of the site on 97 Street. 2. The silt fencing is not completely installed around the perimeter of the site. 3. The storm drain has been impacted by silt. Call #254581 Fine imposed in the amount of \$2,500.00. Mail a check made payable to the Town of Bay Harbor Islands in the amount of \$2,500.00 or make a payment online at <https://bayharborislandsfl.municipalonlinepayments.com/bayharborislandsfl/easypay>.

Code Section: 25-10(b)(1) Pay the following civil fine :Pay the following civil fine: a. First violation within a 12-month period: \$500.00; b. Second violation within a 12-month period: \$1,000.00; c. Third or subsequent violation within a 12-month period: \$2,500.00...

25-9(b) All construction work, including work in an area less than one acre in size, that has the potential to impact the town's MS4, Biscayne Bay, surface waters, and/or adjacent properties, is required to employ sediment and erosion control measures that are in accordance with the Florida Department of Environmental Protection (FDEP) Florida Storm Water Erosion and Sedimentation Control Inspector's Manual, latest revision, to maintain water quality standards in accordance with Miami-Dade County Department of Environmental Resource Management (DERM) standards and Florida Administrative Code Chapter 62-302.

25-9(e) Construction entrance(s) shall be stabilized wherever traffic will be leaving a construction site and traveling on paved roads or other paved areas within the site that is open to the public.

25-9(i) Perimeter protection, including a staked silt fence where applicable, is required for all development or redevelopment activities.

Department's Recommendation:

Assess a fine of \$2,500.00.

Case History:

This is a new case.

21. 1177 Kane Concourse

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: 1177 Bay Harbor Islands, LLC

Code Officer: Scherrie Griffin

Registered Agent: Corporation Service Company

Citation #: 25-001011

Date Issued: 5/30/2025

Violation: Found a construction worker parked outside the designated parking area on May 29, 2025. Call #25-18231.

Fine was imposed in the amount of \$500.00. Mail a check made payable to the Town of Bay Harbor Islands in the amount of \$500.00 or make a payment online at <https://bayharborislandsfl.municipalonlinepayments.com/bayharborislandsfl/easypay>.

Motor vehicles which are used by construction workers and others involved in the

construction of the project at the site for the purpose of commuting to and from the construction site, shall park in the designated parking area for the site.

Code Section: 5-5(j) Motor vehicles which are used by construction workers and others involved in the construction of the project at the site for the purpose of commuting to and from the site, shall not be parked off of the site of the project except in the area or location which shall be first approved in writing by the town manager or his/her designee. Parking areas within the site are to be properly screened from the public and shall not be detrimental to the surrounding neighborhood. The town approval shall be based on assuring that: public streets or rights-of-way are not blocked; that adequate parking remains for existing residences and businesses; and that any impact to public parking resources is mitigated.

5-5(m) Failure to abide by the provisions of this section shall constitute a violation of the Town Code. Each day that a violation continues shall be deemed a separate violation. Any owner, occupant or user of a construction site who fails to correct a violation of this section, after being given notice by the town, shall have a fine imposed in the amount of \$250.00 for the a first violation and \$500.00 for a subsequent or repeat violation. If the violation is corrected within the time prescribed in the notice, then the fine shall be waived unless the violation is irreparable or irreversible in nature.

Department's Recommendation: Asses a fine of \$500.00.	Case History: This is a new case.
--	---

22. 1177 Kane Concourse

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: 1177 Bay Harbor Islands, LLC

Code Officer: Scherrie Griffin

Registered Agent: Corporation Service Company

Citation #: 25-000369

Date Issued: 2/12/2025

Violation: The construction site was left open and unsecured on Tuesday, February 12, 2025. Police report #25-78-OF Fine imposed in the amount of \$500.00 .Please make a check payable to the Town of Bay Harbor Islands in the amount of \$500.00 or make a payment online at <https://www.municipalonlinepayments.com/bayharborislandsfl/easypay> .

Code Section: 5-5(a)(2)Secure, in reference to items, includes fastening down or removing all hazardous objects, including, but not limited to, such as construction shacks, temporary toilets, roofing tile, building materials, trash, forms, insecure structures, and temporary electric service poles. the term "secure" as applied to site access, includes protecting the construction site, during the hours described herein in paragraph (i), by way of locked fence surrounding the perimeter of the site and/or the provision of a security.

5-5(m) Failure to abide by the provisions of this section shall constitute a violation of the Town Code. Each day that a violation continues shall be deemed a separate violation. Any owner, occupant or user of a construction site who fails to correct a violation of this section, after being given notice by the town, shall have a fine imposed in the amount of \$250.00 for the a first violation and \$500.00 for a subsequent or repeat violation. If the violation is

corrected within the time prescribed in the notice, then the fine shall be waived unless the violation is irreparable or irreversible in nature.

<u>Department's Recommendation:</u> Assess a fine of \$500.00.	<u>Case History:</u> This is a new case.
--	--

23. 1177 Kane Concourse

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: THE 1177 KANE CONCOURSE

Code Officer: Scherrie Griffin

Registered Agent: Corporation Service Company

Citation #: 25-000956

Date Issued: 5/19/2025

Violation: Noise of work in progress on the exterior of the structure on Saturday, May 17, 2025, was observed. This site was granted an extended work permit from 08:00 AM to 09:00 PM for interior work only. Police report #25-318-OF. Fine imposed in the amount of \$5,000.00 for the 5th violation. Mail a check made payable to the Town of Bay Harbor Islands in the amount of \$5,000.00 or make a payment online at <https://bayharborislandsfl.municipalonlinepayments.com/bayharborislandsfl/easypay> . The five workdays are TBD.

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.

<u>Department's Recommendation:</u> Assess a fine of \$5,000.00.	<u>Case History:</u> This is a new case.
--	--

24. 9440 West Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: West Bay Club Condominium, Inc **Code Officer:** Scherrie Griffin
c/o Quest Management Group

Registered Agent: Quest Management Group

Citation #: 24-000897

Date Issued: 2/10/2025

Violation: Failure to paint the exterior of the structure. Call #254291 Permit required from the building department and provide a paint sample.

Code Section: Sec. 5-19.1The application or use of any colors on the roofs or exterior surfaces of any building or structures in the town shall require the application for and receipt of a permit authorizing said exterior painting, coloring, or other use and application of color.Daily Penalty: \$50.00

Department's Recommendation: Assess a fine in the amount of \$600.00 plus a \$200.00 administrative fee.	Case History: This is a new case.
--	---

25. 1020 94 Street

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: Chatillon Hall Condominium, Inc.

Code Officer: Scherrie Griffin

Registered Agent: Maria Luisa Taleno

Citation #: 23-001648

Date Issued: 9/5/2023

Violation: Found the pool deck is being replaced without a permit. There is a mini-split a/c unit installed in the common area without a permit. Hire a licensed contractor to obtain a building permit and after-the-fact mechanical permit.

Code Section: Sec. 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: Assess a fine of \$250.00 plus a \$200.00 administrative fee.	Case History: This is a new case.
--	---

26. 1075 92 Street

Type of Hearing: Special Master Hearing

Presenter: Scherrie Griffin

Owner: FREDERIC DA FONTE

Code Officer: Scherrie Griffin

Registered Agent: Frederic Da Fonte

Citation #: 24-001187

Date Issued: 9/5/2023

Violation: Found work done in the kitchen without permits.Hire a licensed contractor to obtain after-the-fact permits from the building department.

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

Department's Recommendation: Assess a fine of \$250.00 plus a \$200.00 administrative fee for a total of \$450.00.	Case History: This is a new case.
--	---

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

TOWN OF BAY HARBOR ISLANDS
BUILDING DEPARTMENT
1030 95th Street
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786



NOTICE TO APPEAR #1

Date: October 09, 2025
File Number: 25-000987

RE: Notice of Violation No: 25-000987
Date of Issuance: May 23, 2025
Chief Building Official: Alexander Garcia
Location of Violation: 1111 KANE CONC
Bay Harbor Islands, FL 33154-0000

TO: VIOLATOR

Concourse Plaza A Condominium Association, Inc.
4000 Hollywood Blvd. Suite 265-S
Hollywood, FL 33021

REGISTERED AGENT

Alessandra Stivelman
4000 Hollywood Blvd. Ste.265-S
Hollywood, FL 33021

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 updated letter from the Engineer of Record that the Building can be recertified.

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

Date: October 30, 2025
Time: 10:30AM
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,


Evelyn Herbello
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: October 03, 2025
File Number: 24-001434

RE: Notice of Violation No: 24-001434
Date of Issuance: Aug 02, 2024
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 1165 102 Street
Bay Harbor Islands, FL 33154-3700

TO: VIOLATOR
WEDGEWOOD APARTMENTS INC
1165-102 ST
BAY HARBOR ISLANDS, FL 33154-0000

REGISTERED AGENT
Barry Lebowitz
1165 102 Street
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 \$250.00

Corrective Action: Hire a licensed pool vendor to clean/maintain the pool on a regular basis. Have the pool deck pressure cleaned. Provide a copy of the current Florida Health Department pool operating permit.

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

Date: October 30, 2025
Time: 10:30AM

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,



Evelyn Herbello
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: October 03, 2025
File Number: 24-001299

RE: Notice of Violation No: 24-001299
Date of Issuance: Jul 17, 2024
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 1125 97 Street
Bay Harbor Islands, FL 33154-2017

TO: VIOLATOR
1125 97TH BAY HARBOR CONDO 2618 LLC
3951 SW 41 Street
Hollywood, FL 33023

REGISTERED AGENT
ZVI YOSIFON
3951 SW 41 Street
West Park, FL 33023

Code Sections Violated and Nature of Violations:

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 first floor opens included but not limited to windows and doors. The material used to secure the opens must be approved by the Chief Building Official. Contact the Building Department at (305) 993-1786 for assistance with the permit process.

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 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: October 30, 2025
Time: 10:30AM
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,



Evelyn Herbello
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: October 03, 2025
File Number: 24-001305

RE: Notice of Violation No: 24-001305
Date of Issuance: Jul 18, 2024
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 1160 101 Street
Bay Harbor Islands, FL 33154-1508

TO: VIOLATOR

1160 101 ST Bay Harbor Condo 2618, LLC
3951 SW 41 Street
West Park, FL 33023

REGISTERED AGENT

ZVI YOSIFON
3951 SW 41 Street
Bay Harbor Islands, FL 33154

Code Sections Violated and Nature of Violations:

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 first floor openings including but not limited to windows/doors, the material used to secure the openings must be approved by the Chief Building Official. Contact the Building Department at (305) 993-1786 for assistance with the permit process.

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 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: October 30, 2025

Time: 10:30AM

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

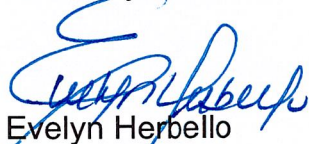
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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



Evelyn Herbello
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 #4

Date: October 03, 2025
File Number: 23-002111

RE: Notice of Violation No: 23-002111
Date of Issuance: Nov 14, 2023
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 1231 101 Street
Bay Harbor Islands, FL 33154-1109

TO: VIOLATOR

REGISTERED AGENT

Shani Kagan & Beaujon Davidson
3606 Arbor Creek Drive
Newburgh, FL 47630

Code Sections Violated and Nature of Violations:

Code: Sec. 5-6(a)

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

Corrective Action: Obtain an after the fact permit for the exterior alterations. Design Review Board Approval required.

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

Date: October 30, 2025

Time: 10:30AM

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,



Evelyn Herbello
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: October 03, 2025
File Number: 24-002015

RE: Notice of Violation No: 24-002015
Date of Issuance: Oct 14, 2024
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 1231 101 Street
Bay Harbor Islands, FL 33154-1109

TO: VIOLATOR

REGISTERED AGENT

Shani Kagan & Beaujon Davidson
3606 Arbor Creek Drive
Newburgh, IN 47630

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 eight foot temporary 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: October 30, 2025
Time: 10:30AM

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,



Evelyn Herbello
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 #4

Date: October 03, 2025
File Number: 23-000142

RE: Notice of Violation No: 23-000142
Date of Issuance: Jan 30, 2023
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 9961 East BROADVIEW Drive
Bay Harbor Islands, FL 33154-1118

TO: <u>VIOLATOR</u>	<u>REGISTERED AGENT</u>
George Bouis 9961 East Broadview Drive Bay Harbor Islands, FL 33154	Jeremy Apisodrf 251 NW 23rd Street Miami, FL 33127

Code Sections Violated and Nature of Violations:

Code: Sec. 24-16(1)(a)(b)(c)

Violation: (1). A property owner is responsible for ensuring that landscaping required to be planted pursuant to this section of any previous applicable ordinance(s), is:

- a. Installed in compliance with applicable ordinances;**

- b. Maintained so as to represent a healthy, vigorous, and neat appearance, free from over growths, weeds, refuse and debris;**

- c. Sufficiently fertilized and watered to maintain the plant material in a healthy condition, including appropriate use of pesticides as necessary. Daily penalty \$50.00**

Corrective Action: Replace all areas of artificial turf with grass as per the approved landscape plan.

In the single-family district (RD) a 2-story home must be pervious landscape open space, meaning at least 35% - 40% of the site must be living landscape open space.

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

Date: October 30, 2025

Time: 10:30AM

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

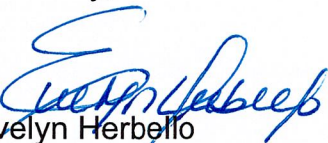
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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



Evelyn Herbello
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: October 03, 2025
File Number: 24-001560

RE: Notice of Violation No: 24-001560
Date of Issuance: Aug 21, 2024
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 9971 West BAY HARBOR Drive 206
Bay Harbor Islands, FL 33154-1574

TO: VIOLATOR **REGISTERED AGENT**
JARED B HACKMEIER
9971 West Bay Harbor Drive # 206
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 after the fact plumbing, electrical, and, mechanical permits for the washer and dryer connections. Contact the Town of Bay Harbor Islands Building Department at (305) 993-1786 for questions regarding the permit application process or visit the permit portal at www.citizenserve.com/bhi to manage your residential and commercial construction projects.

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

Date: October 30, 2025
Time: 10:30AM
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,



Evelyn Herbello
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: October 03, 2025
File Number: 25-000940

RE: Notice of Violation No: 25-000940
Date of Issuance: May 13, 2025
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 1170 Kane Concourse 101
Bay Harbor Islands, FL 33154-2013

TO: VIOLATOR
1170 LLC
21170 NE 22 CT
MIAMI BEACH, FL 33180-1002

REGISTERED AGENT
Oliviero Lew
1170 Kane Concourse, 5th Floor
Bay Harbor Islands, FL 33154

Code Sections Violated and Nature of Violations:

Code: 23-4(7)

Violation: In the RM-1 and RM-2 Multiple Family districts, no building or land shall be used and no building shall hereafter be erected, constructed, reconstructed or structurally altered which is designed, arranged or intended to be used or occupied for any purpose, excepting for one or more of the following uses:

Temporary sales and business offices, construction trailers, and model dwelling units, but only in connection with the construction of dwelling units, and upon specific approval and permit of the town council, including but not limited to such time limits and other any other conditions as may be imposed by the town council at its discretion. Daily Penalty \$250.00

Corrective Action: Obtain approval from the Town Council to operate a temporary sales center at this location.

For questions or concerns regarding the application process please contact Yvonne Hamilton, Town Clerk, at (305) 866-6241 or by email at yhamilton@bayharborislands-fl.gov .

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: A Business Tax Receipt is required to operate a sales center. The temporary sales center must be approved by the Town Council.

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

Date: October 30, 2025

Time: 10:30AM

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,



Evelyn Herbello
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: October 03, 2025
File Number: 24-001369

RE: Notice of Violation No: 24-001369
Date of Issuance: Jul 26, 2024
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 10180 West BAY HARBOR Drive 3C
Bay Harbor Islands, FL 33154-1292

TO: VIOLATOR

HAVAYA HOLDINGS, LLC
2606 AVENUE S
BROOKLYN, NY 11229

REGISTERED AGENT

HAVAYA HOLDINGS, LLC
2606 AVENUE S
BROOKLYN, NY 11229

Code Sections Violated and Nature of Violations:

Code: Sec. 5-6(a)

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

Corrective Action: Obtain an after the fact building permit, electrical permit, plumbing permit for the interior alterations in two bathrooms and the kitchen.

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

Date: October 30, 2025

Time: 10:30AM

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,



Evelyn Herbello
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: October 03, 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 CONC
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: October 30, 2025
Time: 10:30AM
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,



Evelyn Herbello
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: October 03, 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

Waserstein & Nunez PLLC
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: October 30, 2025

Time: 10:30AM

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

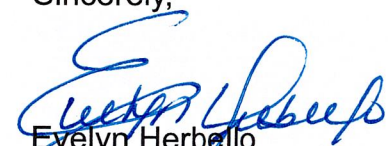
Special Magistrate.

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,



Evelyn Herbello
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: October 03, 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
1050-93RD Street
Bay Harbor Islands, FL 33154

REGISTERED AGENT

Fabiola Ortega
1050 93RD Street
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 \$250.00
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: October 30, 2025
Time: 10:30AM

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,



Evelyn Herbello
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: October 03, 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: October 30, 2025

Time: 10:30AM
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,



Evelyn Herbello
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: October 03, 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 \$250.00

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: October 30, 2025

Time: 10:30AM

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.

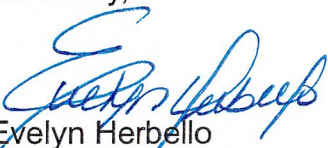
An Administrative Fee, to be determined at the time of hearing, will be levied in conjunction with any fines. The Order may be recorded and shall constitute a lien against your property. Thereafter, a

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,



Evelyn Herbello
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: October 03, 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
CHARTER REALTY GROUP LLC
90 ALTON ROAD # 3209
Miami Beach, FL 33139

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: October 30, 2025

Time: 10:30AM
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,


Evelyn Herbello
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: October 03, 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, SUITE 1029
BAY HARBOR ISLANDS, FL 33154-2118

TO: <u>VIOLATOR</u>	<u>REGISTERED AGENT</u>
ALAN COHEN TR & 1025 KANE CONCOURSE #215 BAY HARBOR ISLANDS, FL 33154	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: October 30, 2025
Time: 10:30AM
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,



Evelyn Herbello
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: October 06, 2025
File Number: 25-000834

RE: Notice of Violation No: 25-000834
Date of Issuance: May 06, 2025
Code Compliance Officer: Evelyn Merizalde
Location of Violation: 1177 Kane Concourse
Bay Harbor Islands, FL 33154-2047

TO: <u>VIOLATOR</u>	<u>REGISTERED AGENT</u>
1177 Bay Harbor Islands, LLC 3109 Grand Avenue, Unit 349 Coconut Grove, FL 33133	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 for the 5th violation.

Mail a check made payable to the Town of Bay Harbor Islands in the amount of \$5,000.00 or make a payment online at <https://bayharborislandsfl.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: October 30, 2025

Time: 10:30AM

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

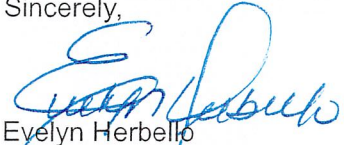
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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



Evelyn Herbello
Interim 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: October 03, 2025
File Number: 25-000370

RE: Notice of Violation No: 25-000370
Date of Issuance: Feb 12, 2025
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1177 KANE CONCOURSE
Bay Harbor Islands, FL 33154-2047

TO: <u>VIOLATOR</u>	<u>REGISTERED AGENT</u>
1177 Bay Harbor Islands, LLC 3109 Grand Avenue, Unit 349 Coconut Grove, FL 33133	Corporation Service Company 1201 Hays Street Tallahassee, FL 32301

Code Sections Violated and Nature of Violations:

Code: 25-9(e)

Violation: Construction entrance(s) shall be stabilized wherever traffic will be leaving a construction site and traveling on paved roads or other paved areas within the site that is open to the public.

Corrective Action: Place gravel at the entrance of the site on 97 Street.

Code: 25-9(i)

Violation: Perimeter protection, including a staked silt fence where applicable, is required for all development or redevelopment activities.

Corrective Action: Inspect and install silt fencing around the perimeter of the site.

Code: 25-10(b)(1)

Violation: Pay the following civil fine :Pay the following civil fine:

- a. First violation within a 12-month period: \$500.00;**
- b. Second violation within a 12-month period: \$1,000.00;**
- c. Third or subsequent violation within a 12-month period: \$2,500.00...**

Corrective Action: . Fine imposed in the amount of \$2,500.00. Mail a check made payable to the Town of Bay Harbor Islands in the amount of \$2,500.00 or make a payment online at <https://bayharborislandsfl.municipalonlinepayments.com/bayharborislandsfl/easypay>.

Code: 25-9(b)

Violation: All construction work, including work in an area less than one acre in size, that has the potential to impact the town's MS4, Biscayne Bay, surface waters, and/or adjacent

properties, is required to employ sediment and erosion control measures that are in accordance with the Florida Department of Environmental Protection (FDEP) Florida Storm Water Erosion and Sedimentation Control Inspector's Manual, latest revision, to maintain water quality standards in accordance with Miami Dade County Department of Environmental Resource Management (DERM) standards and Florida Administrative Code Chapter 62-302. **Corrective Action: Hire a jet vac truck to clean out the storm drain and submit a CCTV recording of the cleaned system for the Town Engineer .**

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

Date: October 30, 2025
Time: 10:30AM
TOWN OF BAY HARBOR ISLANDS
Place: MORRIS N. BROAD COMMUNITY CENTER
1175 95TH STREET #2-3
BAY HARBOR ISLANDS, FL 33154

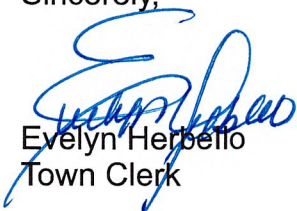
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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



Evelyn Herbello
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: October 03, 2025
File Number: 25-001011

RE: Notice of Violation No: 25-001011
Date of Issuance: May 30, 2025
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1177 KANE CONCOURSE
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: Sec. 5-5(j)

Violation: Motor vehicles which are used by construction workers and others involved in the construction of the project at the site for the purpose of commuting to and from the site, shall not be parked off of the site of the project except in the area or location which shall be first approved in writing by the town manager or his/her designee. Parking areas within the site are to be properly screened from the public and shall not be detrimental to the surrounding neighborhood. The town approval shall be based on assuring that: public streets or rights-of-way are not blocked; that adequate parking remains for existing residences and businesses; and that any impact to public parking resources is mitigated.

Corrective Action: Motor vehicles which are used by construction workers and others involved in the construction of the project at the site for the purpose of commuting to and from the construction site, shall park in the designated parking area for the site.

Code: Sec. 5-5(m)

Violation: Failure to abide by the provisions of this section shall constitute a violation of the Town Code. Each day that a violation continues shall be deemed a separate violation. Any owner, occupant or user of a construction site who fails to correct a violation of this section, after being given notice by the town, shall have a fine imposed in the amount of \$250.00 for the a first violation and \$500.00 for a subsequent or repeat violation. If the violation is corrected within the time prescribed in the notice, then the fine shall be waived unless the violation is irreparable or irreversible in nature.

Corrective Action: Fine imposed in the amount of \$500.00. Mail a check made payable to the Town of Bay Harbor Islands in the amount of \$500.00 or make a payment online at

<https://bayharborislandsfl.municipalonlinepayments.com/bayharborislandsfl/easypay>. Motor vehicles which are used by construction workers and others involved in the construction of the project at the site for the purpose of commuting to and from the construction site, shall park in the designated parking area for 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: October 30, 2025

Time: 10:30AM

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

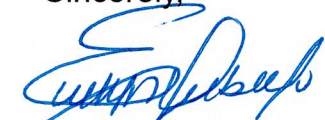
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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



Evelyn Herbello
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: October 03, 2025
File Number: 25-000369

RE: Notice of Violation No: 25-000369
Date of Issuance: Feb 12, 2025
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1177 KANE CONCOURSE
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: Sec. 5-5(a)(2)

Violation: Secure, in reference to items, includes fastening down or removing all hazardous objects, including, but not limited to, such as construction shacks, temporary toilets, roofing tile, building materials, trash, forms, insecure structures, and temporary electric service poles. the term "secure" as applied to site access, includes protecting the construction site, during the hours described herein in paragraph (i), by way of locked fence surrounding the perimeter of the site and/or the provision of a security.

Corrective Action: The construction site shall be locked and secured with a chain/lock at the end of every workday and when no work is taking place.

Code: Sec. 5-5(m)

Violation: Failure to abide by the provisions of this section shall constitute a violation of the Town Code. Each day that a violation continues shall be deemed a separate violation. Any owner, occupant or user of a construction site who fails to correct a violation of this section, after being given notice by the town, shall have a fine imposed in the amount of \$250.00 for the a first violation and \$500.00 for a subsequent or repeat violation. If the violation is corrected within the time prescribed in the notice, then the fine shall be waived unless the violation is irreparable or irreversible in nature.

Corrective Action: Fine imposed in the amount of \$500.00 .Please make a check payable to the Town of Bay Harbor Islands in the amount of \$500.00 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: October 30, 2025

Time: 10:30AM

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,


Evelyn Herbello
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: October 03, 2025

File Number: 25-000956

RE: Notice of Violation No: 25-000956
Date of Issuance: May 19, 2025
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1177 Kane Concourse
Bay Harbor Islands, FL 33154-0000

TO: VIOLATOR

THE 1177 KANE CONCOURSE
1177 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154-2047

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 for the 5th violation.

Mail a check made payable to the Town of Bay Harbor Islands in the amount of \$5,000.00 or make a payment online at

<https://bayharborislandsfl.municipalonlinepayments.com/bayharborislandsfl/easypay> . The five workdays are TBD.

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

Date: October 30, 2025

Time: 10:30AM

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

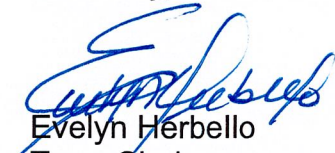
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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



Evelyn Herbello
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: October 03, 2025
File Number: 24-000897

RE: Notice of Violation No: 24-000897
Date of Issuance: May 14, 2024
Code Compliance Officer: Scherrie Griffin
Location of Violation: 9440 West Bay Harbor Drive
Bay Harbor Islands, FL 33154-0000

TO: VIOLATOR

West Bay Club Condominium, Inc c/o Quest Management
Group
P.O. BOX 651906
Miami, FL 33265

REGISTERED AGENT

Jorge Gonzalez
2550 NW 72 Avenue
316
Miami, FL 33122

Code Sections Violated and Nature of Violations:

Code: Sec. 5-19.1

Violation: The application or use of any colors on the roofs or exterior surfaces of any building or structures in the town shall require the application for and receipt of a permit authorizing said exterior painting, coloring, or other use and application of color.

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

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

Date: October 30, 2025

Time: 10:30AM

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

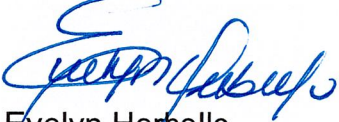
Special Magistrate.

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,



Evelyn Herbello
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: October 03, 2025
File Number: 23-001648

RE: Notice of Violation No: 23-001648
Date of Issuance: Sep 05, 2023
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1020 94 Street
Bay Harbor Islands, FL 33154-0000

TO: VIOLATOR

Chatillion Hall Condominium, Inc
1020 94 Street
Town of Bay Harbor Islands

REGISTERED AGENT

Maria Taleno
1020 94 Street, #403
Bay Harbor Islands,, FL 33154

Code Sections Violated and Nature of Violations:

Code: Sec. 5-6(a)

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

Corrective Action: Hire a licensed contractor to obtain a building permit and after-the-fact mechanical permit.

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

Date: October 30, 2025

Time: 10:30AM

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

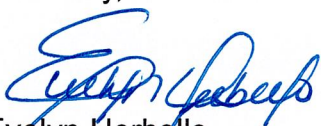
You may appear at said time and place to present any evidence in your behalf. You may be represented by Counsel, if you so desire. If represented by anyone other than legal counsel, please provide a letter of authorization from the owner naming the person or persons authorized to appear on their behalf.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



Evelyn Herbello
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: October 03, 2025
File Number: 24-001187

RE: Notice of Violation No: 24-001187
Date of Issuance: Jul 02, 2024
Code Compliance Officer: Scherrie Griffin
Location of Violation: 1075 92 Street 605
Bay Harbor Islands, FL 33154-2783

TO: VIOLATOR

Frederic DaFonte
1075 92 Street, 605
Town of Bay Harbor Islands, FL 33154

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 after the fact 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: October 03, 2025

Time: 10:30AM

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,



Evelyn Herbello
Town Clerk