

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

SPECIAL MAGISTRATE TERRYANN S. HOWELL, ESQ.

AGENDA

January 29, 2026
10:30 AM

1. 1160 Kane Concourse # 101

Type of Hearing:
Special Master Hearing

Presenter: Scherrie Griffin

Owner: Bay Harbor Professional Center, Inc.

Code Officer: Scherrie Griffin

Registered Agent: Sara Smith

Citation #:
26-000012

Date Issued: 1/5/2026

Violation:

The Well Sale Center is operating without an active Business Tax Receipt. Business Tax Receipt #36325 expired on December 31, 2025. Police report #26-000008 attached.

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

<u>Department's Recommendation:</u>	<u>Case History:</u>
Assess a fine of \$500.00. Close the case provided the tenant is no longer occupying the premises.	This is a new case.

2. 1150 93 Street

Type of Hearing:
Special Master Hearing

Presenter: Scherrie Griffin

Owner: Horizon at Casa Verde, LLC

Code Officer: Scherrie Griffin

Registered Agent: Registered Agents of Florida, LLC

Citation #: 25-002241

Date Issued: 10/20/2025

Violation: The temporary construction parking provision at 1150 93 Street for construction workers is prohibited.

Code Section: Sec. 5-5(m) Nature of Violation and Details: 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 construction site.

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. Effective as of 10/8/25, all existing projects utilizing off-site parking shall have thirty (30) calendar days to bring such parking arrangements into full compliance with this section. Daily Penalty: First Violation \$5,000.00
Second Violation \$10,000.00

Department's Recommendation: Asses a fine of \$5,000.00 per day until the violation is abated and a \$200.00 administrative fee.	Case History: This is a new case.
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3. 1170 102 Street

Type of Hearing:
Special Master Hearing

Presenter: Scherrie Griffin

Code Officer: Scherrie Griffin

Owner: SAMAN L L C

Registered Agent: Shevlin & Atkins

Citation #: 24-002048

Date Issued: 10/15/2024

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

Code Section: Ordinance 1098 Sec. 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> Close the case.</p>	<p><u>Case History:</u> This is a new case.</p>
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4. 1170 102 Street

Type of Hearing:
Special Master Hearing

Presenter: Scherrie Griffin

Code Officer: Scherrie Griffin

Owner: Samn, LLC

Registered Agent: Shevlin & Atkins Attorneys
at Law

Citation #: 25-002244

Date Issued: 10/20/2025

Violation: The temporary construction parking provision at 1170 102 Street for construction workers is prohibited.

Code Section: Sec. 5-5(m) Nature of Violation and Details: 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 construction site.

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. Effective as of 10/8/25, all existing projects utilizing off-site parking shall have thirty (30) calendar days to bring such parking arrangements into full compliance with this section. Daily Penalty: First Violation \$5,000.00
Second Violation \$10,000.00

<p><u>Department's Recommendation:</u> Assess a fine of \$5,000.00 plus a \$200.00 administrative fee.</p>	<p><u>Case History:</u> This is a new case.</p>
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5. 1075 95 Street

Type of Hearing:
Special Master Hearing

Presenter: Evelyn Merizalde

Owner: W 1075 95TH STREET LLC

Code Officer: Evelyn Merizalde

Registered Agent: WASERSTEIN & NUNEZ
PLLC

Citation #: 25-001460

Date Issued: 8/11/2025

Violation:

On Friday, August 8, 2025, at approximately 6:21 PM, I was dispatched to the property in reference to a report of construction activity in progress. Upon arrival, I observed that a delivery of construction materials was actively taking place.

Code Section: Sec. 12-26(1)(b) Repair and maintenance activity inside a dwelling is permitted from 9:00 a.m to 6:00 p.m. Monday through Friday... Saturdays between the hours of 10:00 a.m. and 5:00 p.m., provided that the activity does not result in audible noise outside the dwelling. Sec. 12-27(b) However, notwithstanding the foregoing, for violation of section 12-26.1(b) and (c), the violator shall receive, for the first violation, a notice of violation imposing a fine of \$250.00, and for any subsequent violations, a notice of violation imposing a fine of \$500.00.

<p>Department's Recommendation: Assess a fine of \$250.00 and a \$200.00 administrative fee.</p>	<p>Case History: This is a new case.</p>
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6. 9961 East Broadview Drive

Type of Hearing:
Special Master Hearing

Presenter: Evelyn Merizalde

Owner: George Bousis

Code Officer: Evelyn Merizalde

Registered Agent:

Citation #:
23-000142

Date Issued: 3/2/2023

Violation: Found a landscaping company replacing the grass with artificial turf

Code Section: Sec. 24-16(1)(a)(b)(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;
Maintained so as to represent a healthy, vigorous, and neat appearance, free from over growths, weeds, refuse and debris; Daily Penalty: \$50.00

<p>Department's Recommendation: The violation has not been abated. A fine of \$50.00 per day, effective January 29, 2025, will accrue daily until the violation is abated.</p>	<p>Case History: 11/29/23 Special Magistrate hearing- Continuance request granted. 10/31/24 Special Magistrate hearing- Continuance granted for 90 days. The owner shall contact the zoning inspector to</p>
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	discuss any other potential alternatives. 10/30/25 Special Magistrate hearing- The owner is granted a 90-day extension to abate the violation. If the violation is not fully abated within the 90-day extension period, a fine of \$50.00 per day will be imposed retroactively from 1/29/25 and will continue to accrue daily until the violation is abated.
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7. 10290 East Bay Harbor Drive

Type of Hearing:
Special Master Hearing

Presenter: Scherrie Griffin

Code Officer: Scherrie Griffin

Owner: CHBH 103RD STREET LLC

Registered Agent: Corporation Service Company-

Citation #: 25-002245

Date Issued: 10/20/2025

Violation: The temporary construction parking provision at 10290 East Bay Harbor Drive is prohibited.

Code Section: Sec. 5-5(m) Nature of Violation and Details: 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 construction site.

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. Effective as of 10/8/25, all existing projects utilizing off-site parking shall have thirty (30) calendar days to bring such parking arrangements into full compliance with this section. Daily Penalty: First Violation \$5,000.00
Second Violation \$10,000.00

Department's Recommendation: Assess a fine of \$5,000.00 and a \$250.00 administrative fee.	Case History: This is a new case.
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8. 9781 East Bay Harbor Drive

Type of Hearing:
Special Master Hearing

Presenter: Scherrie Griffin

Code Officer: Scherrie Griffin

Owner: 9781 BAY HARBOR DEVELOPMENT LLC

Registered Agent: Dmitriy Meleshko

Citation #: 25-001085

Date Issued: 6/12/2025

Violation: Construction activity in progress after 6:00 PM on June 5, 2025. Call #25-19331.

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

Nature of Violation and Details: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.

Department's Recommendation: Assess a fine of \$1,000.00 and a \$200.00 administrative fee.	Case History: This is a new case.
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9. 9455 Bay Harbor Terrace

Type of Hearing:
Special Master Hearing

Presenter: Scherrie Griffin

Owner: Town House Gardens Condo c/o Quality Association Managers Inc

Code Officer: Scherrie Griffin

Registered Agent: Yaffe, Robert H, ESQ.

Citation #: 25-000643

Date Issued: 3/25/2025

Violation: Found a bulk item placed out for bulk pickup prior to Wednesday. Call #25-9494

Code Section: 9-29(b)(1)Nature of Violation and Details:The town shall have the right to remove any container, garbage or trash, landscape debris, special-handling landscape debris and trash that is in violation of this chapter, and to levy and charge the owner of the property \$100 for the First Violation, \$250 for the Second Violation, and \$500.00 for each subsequent violation, plus the costs to the town of removal and/or correction of any violation of this chapter.

Sec. 9-23Nature of Violation and Details:No person shall deposit or permit any trash, landscape debris, special-handling landscape debris or container, to be deposited or remain at curbside, or in any public area, or in any area of the town adjacent to or abutting a street except on the day designated for bulk waste pick-up or by special arrangement with the town. In the event that any of the aforementioned items have not been picked up by the town or its agent by 4:00 p.m. on Fridays, said items shall be removed from public view by the owner or occupant of the property prior to 6:00 p.m. on Fridays.

<p><u>Department's Recommendation:</u> Assess a fine of \$500.00 and a \$200.00 administrative fee.</p>	<p><u>Case History:</u> This is a new case.</p>
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10. 1055 93 Street

Type of Hearing:
Special Master Hearing

Presenter: Evelyn Merizalde

Owner: DDG 1055 BHI LLC

Code Officer: Evelyn Merizalde

Registered Agent: MARK ALHADEFF

Citation #: 25-002251

Date Issued: 10/20/2025

Violation: The construction project permit B23-000548 expired on 10.17.25. The project is hereby determined to be abandoned, and the property is declared a public nuisance.

Code Section: 5-3.1A demolition bond shall be required to obtain a building permit on an approved site development plan for single-family; multi-family and commercial projects. The demolition bond shall be in an amount required to demolish the project and, in a form, acceptable to the Town Manager. The demolition bond may be used by the town in order to demolish the project in the event that: (a) the work authorized by a building permit is suspended or abandoned for six (6) months after the time that the construction work commenced (and, thus, the building permit expires), or the building permit is revoked, or the building permit becomes null and void; and b) a new building permit is not obtained within six (6) months after the building permit expired, was revoked, or became null and void. The demolition bond shall not be used by the town if the building permit has received an approved inspection within six (6) months or if the construction of the project was halted as a direct result of an injunction or court order. Daily Penalty: First violation \$250.00

5-10(2)(a-d)A) Base Expiration. All permits shall expire 180 days after issuance unless substantial progress has been made or an inspection has been approved within that time frame, as required by the Florida Building Code.

(B) Progress Requirement. Following commencement, no more than 180 consecutive days may elapse without a completed inspection verifying substantial progress. Failure to meet this condition will result in automatic expiration.

(C) Automatic Expiration. Expired permits shall be null and void. Any further work shall require a new permit application and payment of all associated fees. All subsequent work must comply with the codes and ordinances in effect at the time of reapplication.

(D) Impact on Related Permits. Expiration of a master permit may result in the expiration or suspension of associated sub-permits (e.g., mechanical, electrical, plumbing) at the discretion of the Building Official. Daily Penalty: First violation \$250.00 daily fine

5-10(g)(i)(ii)(1-5)i. Upon determination by the Building Official that a project poses a risk to public safety due to prolonged inactivity or noncompliance, the Town may require the permit holder

to post a cash bond in the amount of \$10,000 as a condition to continue construction.

ii. The bond shall be held in escrows by the Town and may be used to cover:

1. Administrative fees; (twenty-five percent (25%) surcharge)
2. Enforcement fines;
3. Site stabilization;
4. Building demolition;
5. Remediation of public nuisances or unsafe conditions if the property is abandoned or remains inactive

Department's Recommendation:

Assess a fine from 11/5/25 to 1/29/26, which represents 85 days at \$500.00 per day for a total of \$42,500.00. The fine shall continue to accrue at \$500.00 per day until the violation is abated. Authorize the Town Attorney to file an injunction in Miami-Dade County to permit the Town to demolish the abandoned project and file a lien against the property to cover all costs incurred for the demolition and related abatement actions.

Case History:

This is a new case.

11. 1060 95 Street

Type of Hearing:

Special Master Hearing

Presenter: Scherrie Griffin

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

Registered Agent: CHARTER REALTY GROUP LLC

Citation #: 24-002029

Date Issued: 10/14/2024

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

Code Section: Ordinance 1098Sec. 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 \$200.00 administrative fee and close the case.</p>	<p><u>Case History:</u> 3/13/25 Special Magistrate hearing- Revisit the case in 30 days. 10/30/25 Special Magistrate hearing- The case has been reset for 90 days.</p>
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12. 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. 4. The window frames are broken. 5. The soffit is in disrepair. 6. The structure needs to be painted. 7. The grass appears to be overgrown. 8. The vacant building is not secured.

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

Sec. 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

Sec. 24-15 (k) Nature of Violation and Details: 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. Daily Penalty: \$50.00

Sec. 24-15(b) Exterior premises shall be kept free from the excessive growth of weeds, grass and other flora. The term "excessive" shall be interpreted as detrimental to the health, safety or welfare of the occupants or the public and shall be in the sole judgment of the town. Daily Penalty: \$50.00

Sec. 23-12(1) Nature of Violation and Details: Nothing shall be done or suffered to be done or permitted to exist on any improved or unimproved property which may be or become an

annoyance, blight, eyesore, danger or nuisance to the neighborhood, the inhabitants of buildings or the safety and welfare of the general public. Without limiting the foregoing, the following shall constitute a nuisance: deteriorated landscaping, deteriorated fences, deteriorated roofs, deteriorated windows, deteriorated shutters, deteriorated screens, deteriorated exterior paint, deteriorated railings, deteriorated fascia boards, deteriorated exterior doors, deteriorated driveways, deteriorated parking areas, deteriorated garbage containers, deteriorated swimming pools and pool areas or any deteriorated part of structures to the extent it causes a blight on the neighborhood or endangers life or property. Deteriorated is defined as degeneration in the substance of the thing such as that arising from decay, corrosion, disintegration, lack of paint, broken parts, holes, or leaking in the case of roofs. No monkeys, apes, reptiles, horses, cattle, swine, goats, poultry, fowl or any other livestock shall be kept on any lot. Daily Penalty \$50.00

<p><u>Department's Recommendation:</u> Grant an extension for 60 days.</p>	<p><u>Case History:</u> 3/13/25- The case has been continued for 30 days. 10/30/25- The case has been reset for 90 days.</p>
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13. 1080 93 Street

Type of Hearing:
Special Master Hearing

Presenter: Scherrie Griffin

Owner: Bay Harbor 1080 Partner, 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: Ordinance 1098Sec. 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 \$200.00 administrative fee and close the case.</p>	<p><u>Case History:</u> 3/13/2025 Special Magistrate hearing - Revisit case in 30 days</p>
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	10/30/25 Special Magistrate hearing- The case was reset for 90 days.
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14. 1025 Kane Concourse # 1029

Type of Hearing:
Special Master Hearing

Presenter: Scherrie Griffin

Code Officer: Scherrie Griffin

Owner: Alan Cohen Trust &

Registered Agent: Howard Cohen

Citation #: 25-000257

Date Issued: 1/31/2025

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

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 and a \$200.00 administrative fee. Close the case.	Case History: 3/19/25 Special Magistrate hearing - Extension granted for 120 days. 10/30/25 Special Magistrate hearing - Extension granted for 30 days.
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15. 1040 94 Street

Type of Hearing:
Special Master Hearing

Presenter: Alexander Garcia

Owner: Bay Harbor Gardens Condominium, Inc **Code Officer:**

Registered Agent: Uri Bublil

Citation #: 26-000033

Date Issued: 1/12/2026

Violation:

1. Active roof water intrusion affecting occupied dwelling units.
2. Observable sagging of the roof structure and floor framing.
3. Compromised ceiling assemblies and loss of required fire-resistance separation between dwelling units.
4. Conditions indicating possible unpermitted and/or unverified structural or roof work.
5. The above conditions constitute a threat to life safety and structural stability.DETERMINATION In accordance with Florida Building Code Existing Building Code Sections 305.1 and 305.1.1, the building is hereby declared an UNSAFE STRUCTURE.ORDER
6. The building shall be vacated immediately and shall not be occupied until written approval is granted by the Building Official.
7. No person shall enter or occupy the structure except for purposes of inspection, stabilization, or repair as authorized.
8. The unsafe conditions shall be corrected, including elimination of water intrusion, structural evaluation and repair by a licensed Florida professional engineer, restoration of required fire-

resistance assemblies, and permitting and inspection of all work.

9. The structure shall not be reoccupied until compliance is verified pursuant to Florida Building Code Existing Building Code Section 307.1.

Code Section: Sec. 5-1 The Florida Building Code is hereby adopted as the building code of the town
Daily Penalty: First violation \$250.00
Repeat violation \$500.00

Department's Recommendation: Assess a fine of \$250.00 per day until the violation is abated. Authorize the Town Attorney to file an injunction in Miami-Dade County to permit the Town to secure the unsafe structure and lien the property for all costs incurred related to the abatement actions.	Case History: This is a new case.
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16. 9700 East Bay Harbor Drive

Type of Hearing:
Special Master Hearing

Presenter: Alexander Garcia

Owner: THE SUMMIT CONDOMINIUM ASSOCIATION, INC.

Code Officer:

Registered Agent: Quest Management Group of Florida LLC

Citation #: 25-000989

Date Issued: 5/28/2025

Violation: Submit an updated letter from the Engineer of Record so that the Building can be recertified.

Code Section: 24-3 The intent and purpose of this chapter is to protect the public health, safety, morals and welfare of all of the people of the town by establishing minimum standards governing the condition, occupancy and maintenance of all buildings and premises, establishing minimum standards governing utilities, facilities and other physical components and conditions essential to make such buildings and premises safe, sanitary and fit to be occupied, fixing certain responsibilities and duties of owners, operators, agents and occupants of any building, and fixing penalties for the violations of the provisions of this chapter. This chapter is hereby declared to be remedial and essential to the public interest and it is intended that this chapter be liberally construed to effectuate the purposes as stated above. Daily Penalty: \$250.00

Department's Recommendation: The violation has not been abated and remains in noncompliance. Assess a fine of \$250.00 per day from 6/30/25, and continuing until the violation is fully abated.	Case History: 10/30/25 Special Magistrate hearing- 60 days to submit an engineers report. 30 days to submit a progress report. If there is no compliance within the next 60 days, a \$250.00 fine per day will commence.
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17. 1111 Kane Concourse

Type of Hearing:
Special Master Hearing

Presenter: Alexander Garcia

Owner: Concourse Plaza A Condominium Association, Inc.

Code Officer:

Registered Agent: Stivelman, Alessandra, Esq.
Eisinger Law

Citation #: 25-000987

Date Issued: 5/28/2025

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

Code Section: 24-3 The intent and purpose of this chapter is to protect the public health, safety, morals and welfare of all of the people of the town by establishing minimum standards governing the condition, occupancy and maintenance of all buildings and premises, establishing minimum standards governing utilities, facilities and other physical components and conditions essential to make such buildings and premises safe, sanitary and fit to be occupied, fixing certain responsibilities and duties of owners, operators, agents and occupants of any building, and fixing penalties for the violations of the provisions of this chapter. This chapter is hereby declared to be remedial and essential to the public interest and it is intended that this chapter be liberally construed to effectuate the purposes as stated above. Daily Penalty: \$250.00

<p>Department's Recommendation: Assess a fine of \$250.00 per day from 6/30/25 and shall continue to accrue until the violation is abated. A current Forty-Year Recertification Report shall be submitted within 30 days to ensure the building is in compliance with Miami-Dade County requirements.</p>	<p>Case History: 10/30/25 Special Magistrate hearing- 7 days to submit the 1st milestone. 90 days to apply and acquire permits to start repairs as per engineers report. If no compliance within the next 90 days, a \$250.00 fine per day will commence.</p>
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18. 1111 Kane Concourse # 610

Type of Hearing:
Special Master Hearing

Presenter: Evelyn Merizalde

Owner: THE RINGER, LLC DMR AMERICA INC BAY HARBORLAND LLC FEE LEASEHOLD VIC GROUP LLC (FEE LEASEHOLD) 1111 BHGL LLC (FEE LEASEHOLD) BROWNIE TWO LLC FEE LEASEHOLD LP GOLD TOP LLC (FEE LEASEHOLD)

Code Officer: Evelyn Merizalde

Registered Agent: Yonaton Almagor

Citation #: 24-000229

Date Issued: 3/4/2024

Violation: Interior alterations were completed without required permits. There are no permits on file for the removal of a wall, flooring and new ceiling lighting.

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:

The violation has not been abated and remains in noncompliance. Assess a fine of \$250.00 per day until the violation is abated and a \$200.00 administrative fee.

Case History:

3/13/25 Special Magistrate hearing- Continuance granted.

19. 1047 92 Street

Type of Hearing:
Special Master Hearing

Presenter: Scherrie Griffin

Code Officer: Scherrie Griffin

Owner: BHI THE CLUB 2 LLC

Registered Agent:

Citation #:
24-002494

Date Issued: 1/15/2025

Violation: The property address is not visible from the street. Call #24-311-55.

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

Department's Recommendation:

Assess a \$200.00 administrative fee and close the case.

Case History:

3/13/25 Special Magistrating hearing- The case has been reset for 30 days.

20. 1047 92 Street

Type of Hearing:
Special Master Hearing

Presenter: Scherrie Griffin

Code Officer: Scherrie Griffin

Owner: BHI THE CLUB 2 LLC

Registered Agent:

Citation #: 24-002077

Date Issued: 10/18/2024

Violation: The vacant/abandoned property is not registered.

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

Department's Recommendation: Assess a fine of \$4,500.00 and a \$200.00 administrative fee.	Case History: 3/13/25 Special Magistrate hearing- The vacant/abandoned property is not registered.
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21. 1047 92 Street

Type of Hearing:
Special Master Hearing

Presenter: Scherrie Griffin

Owner: BHI THE CLUB 2 LLC

Code Officer: Scherrie Griffin

Registered Agent:

Citation #: 24-002027

Date Issued: 10/14/2024

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

Code Section: Ordinance 1098Sec. 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: Assess a \$200.00 administrative and close the case.	Case History: 3/13/25 Special Magistrate hearing -The case has been reset for 30 days.
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22. 1165 102 Street

Type of Hearing:
Special Master Hearing

Presenter: Evelyn Merizalde

Owner: Wedgewood Apartments, Inc.

Code Officer: Evelyn Merizalde

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

Department's Recommendation:

Grant a continuance for 30 days.

Case History:

10/30/25- The property owner has seven (7) days to schedule a meeting with the Town to discuss the violation.The case is continued to the next hearing date.

23. 1165 102 Street

Type of Hearing:
Special Master Hearing

Presenter: Scherrie Griffin

Owner: Wedgewood Apartments, Inc.

Code Officer: Scherrie Griffin

Registered Agent: Barry Liebowitz

Citation #: 24-001358

Date Issued: 11/18/2024

Violation: The exterior of the structure needs to be painted and pressured cleaned.

Code Section: Sec. 23-12(1)Nothing shall be done or suffered to be done or permitted to exist on any improved or unimproved property which may be or become an annoyance, blight, eyesore, danger or nuisance to the neighborhood, the inhabitants of buildings or the safety and welfare of the general public. Without limiting the foregoing, the following shall constitute a nuisance: deteriorated landscaping, deteriorated fences, deteriorated roofs, deteriorated windows, deteriorated shutters, deteriorated screens, deteriorated exterior paint, deteriorated railings, deteriorated fascia

boards, deteriorated exterior doors, deteriorated driveways, deteriorated parking areas, deteriorated garbage containers, deteriorated swimming pools and pool areas or any deteriorated part of structures to the extent it causes a blight on the neighborhood or endangers life or property. Deteriorated is defined as degeneration in the substance of the thing such as that arising from decay, corrosion, disintegration, lack of paint, broken parts, holes, or leaking in the case of roofs. No monkeys, apes, reptiles, horses, cattle, swine, goats, poultry, fowl or any other livestock shall be kept on any lot.
 Daily Penalty \$50.00

<p><u>Department's Recommendation:</u> Grant a continuance for 30 days.</p>	<p><u>Case History:</u> This is a new case.</p>
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24. 10180 West Bay Harbor Drive

Type of Hearing:
 Special Master Hearing

Presenter: Evelyn Merizalde

Owner: HAVAYA HOLDINGS, LLC

Code Officer: Evelyn Merizalde

Registered Agent:

Citation #: 24-001369

Date Issued: 7/31/2024

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

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

<p><u>Department's Recommendation:</u> Grant a 30-day extension. The owner must reactivate the permits and pass final inspections within this timeframe.</p>	<p><u>Case History:</u></p>
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Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Special Master with respect to any matter to be considered at this meeting or hearing, he or she will need a record of the proceedings and that, for such purpose he or she may need to ensure that a verbatim records of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.