

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

SPECIAL MAGISTRATE TERRYANNE HOWELL, ESQUIRE

AGENDA

May 28, 2026
10:30 AM

1. 9700 East Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter: Alexander Garcia

Owner: SUMMIT CONDOMINIUM
ASSOCIATION, INC.

Code Officer:

Registered Agent: Quest Management Group

Citation #: 25-000989

Date Issued: 5/28/2025

Violation: Submit an Engineers Report and \$250.00 processing fee.

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: \$250.0

<u>Department's Recommendation:</u> The fine accrued at \$250.00 per day from 1/26/26 through 3/17/26, representing 47 days, for a total of \$11,750.00.	<u>Case History:</u> 10/30/25 Special Magistrate hearing — 60 days to submit an engineer's report. 30 days to submit a progress report. If no compliance within the next 60 days, a \$250.00 fine per day to commence. 1/29/26 Special Magistrate hearing — Fine assessing the amount of \$250.00 per day until the violation is abated. Plus \$200.00 Administrative Fee.
---	--

2. 1331 100 Street

Type of Hearing: Special Master Hearing

Presenter:

Owner: Joseph Travers

Code Officer: Evelyn Merizalde

Registered Agent:

Citation #: 26-000491

Date Issued: 4/1/2026

Violation: The property has been inspected by the Building Official and is hereby determined to be unsafe due to fire damage that occurred on Monday, March 24, 2026.

Code Section: 5-1 The Florida Building Code is hereby adopted as the building code of the town
First Violation \$250.00
Repeat violation \$500.00 Florida Building Code 116 Unsafe Structures and Equipment.

Department's Recommendation:

Grant a 60-day extension.

Case History:

This is a new case.

3. 10180 West Bay Harbor Drive # 3C

Type of Hearing: Special Master Hearing

Presenter:

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

Department's Recommendation:

Impose a fine of \$250.00 plus a \$500.00 administrative fee.

Case History:

10/30/25 Special Magistrate hearing— The request for a continuance is granted for 90 days.
1/29/26 Special Magistrate hearing— The request for a continuance is granted for 45 days.

4. 1075 93 Street # 401

Type of Hearing: Special Master Hearing

Presenter:

Owner: Gloria C. Campuzano & Marco A. Campuzano

Code Officer: Scherrie Griffin

Registered Agent:

Citation #: 26-000042

Date Issued: 1/14/2026

Violation: Found construction activity taking place in the bathrooms without permits.

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

<u>Department's Recommendation:</u> Impose a fine of \$250.00 plus a \$500.00 administrative fee.	<u>Case History:</u> This is a new case.
---	--

5. 1150 100 Street

Type of Hearing: Special Master Hearing

Presenter:

Owner: ALL SEASONS DEVELOPERS LLC

Code Officer: Scherrie Griffin

Registered Agent: Roberto Dinato

Citation #: 24-002035

Date Issued: 10/14/2024

Violation: Failure to comply with Ordinance 1098 to install the decorative mesh on the construction fence.

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

<u>Department's Recommendation:</u> Grant a 60-day extension.	<u>Case History:</u> 2/21/25- Administrative continuance granted.
---	---

6. 9270 East Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter:

Owner: 9270 BH 27D LLC

Code Officer: Scherrie Griffin

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

Citation #: 25-002392

Date Issued: 11/19/2025

Violation: Found the bathroom is being demolished without permits inside unit 10B.

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

<u>Department's Recommendation:</u> Impose a fine of \$250.00 plus a \$500.00 administrative fee.	<u>Case History:</u> This is a new case.
---	--

7. 1155 103 Street # 6B

Type of Hearing: Special Master Hearing

Presenter:

Owner: Boussad Aitzaïd

Code Officer: Scherrie Griffin

Registered Agent:

Citation #: 24-002371

Date Issued: 11/26/2024

Violation: Observed construction work in progress without permits. Call #24-29-529

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

<u>Department's Recommendation:</u> Grant a 60-day extension.	<u>Case History:</u> This is a new case.
---	--

8. 1075 101 Street

Type of Hearing: Special Master Hearing

Presenter:

Owner: 10190 BAY HARBOR
DEVELOPMENT LLC

Code Officer: Scherrie Griffin

Registered Agent: Alex Troyanovsky

Citation #: 25-001613

Date Issued: 11/10/2025

Violation: Failure to obtain a business tax receipt for the apartment rental. Event #2509080055.

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

<u>Department's Recommendation:</u> Grant a 60-day extension.	<u>Case History:</u> This is a new case.
---	--

9. 10150 East Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter:

Owner: 10190 BAY HARBOR
DEVELOPMENT LLC

Code Officer: Scherrie Griffin

Registered Agent: Alex Troyanovsky

Citation #: 25-0001617

Date Issued: 11/10/2025

Violation: Failure to obtain a business tax receipt for the apartment rental. Event #2509080055.

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

<u>Department's Recommendation:</u> Grant a 60-day extension.	<u>Case History:</u> This is a new case.
---	--

10. 10190 East Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter:

Owner: 10190 BAY HARBOR
DEVELOPMENT LLC

Code Officer: Scherrie Griffin

Registered Agent: Alex Troyanovsky

Citation #: 25-001618

Date Issued: 11/10/2025

Violation: Found the apartment rental does not have a business tax receipt. Event #25090800783

Code Section:

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

<u>Department's Recommendation:</u> Grant a 60-day extension.	<u>Case History:</u> This is a new case.
---	--

11. 1029 94 Street

Type of Hearing: Special Master Hearing

Presenter:

Owner: 94TH ST BH UNITED LLC

Code Officer: Scherrie Griffin

Registered Agent:

Citation #: 25-001245

Date Issued: 8/12/2025

Violation: Failure to obtain a business tax receipt for the apartment rental. Event #2507100067.

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

<u>Department's Recommendation:</u> Impose a fine of \$250.00 per day from 9/13/25 to 3/18/26, which represents 186 days for a total of \$46,500.00, plus a \$500.00 administrative fee.	<u>Case History:</u> This is a new case.
--	--

12. 1035 94 Street

Type of Hearing: Special Master Hearing

Presenter:

Owner: 94TH ST BH UNITED, LLC

Code Officer: Scherrie Griffin

Registered Agent:

Citation #: 25-001246

Date Issued: 8/12/2025

Violation: Failure to obtain a Business Tax Receipt for the apartment rental. Event #2507100066.

Code Section: : Sec. 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 \$250.00Daily Penalty: \$250.00

<u>Department's Recommendation:</u> Impose a fine of \$250.00 per day from 9/13/25 to 3/18/26, which represents 186 days for a total of \$46,500.00, plus a \$500.00 administrative fee.	<u>Case History:</u> This is a new case.
--	--

--	--

13. 1043 94 Street

Type of Hearing: Special Master Hearing

Presenter:

Owner: 94TH ST BH UNITED, LLC

Code Officer: Scherrie Griffin

Registered Agent:

Citation #: 25-001247

Date Issued: 8/12/2025

Violation: Failure to obtain a business tax receipt for the apartment rental. Event #2507100065

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

Department's Recommendation: Impose a fine of \$250.00 per day from 9/13/25 to 3/18/26, which represents 186 days for a total of \$46,500.00, plus a \$500.00 administrative fee.	Case History:
---	-----------------------------

14. 9950 East Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter: Evelyn Merizalde

Owner: BOUTIQUE BAY HARBOR LLC

Code Officer: Evelyn Merizalde

Registered Agent: ALEX D. SIRULINK, P.A.

Citation #: 25-000779

Date Issued: 4/15/2025

Violation: Board all first floor openings of the vacant building. A permit is required. Repair the floor in unit # 1. Permit required. Do not remove the unsafe structure notice posted on unit # 1.

Code Section: 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. 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 \$250.00

<u>Department's Recommendation:</u> The violation was abated. Close the case and apply a \$500.00 administrative fee.	<u>Case History:</u> 2/26/26 Special Magistrate hearing-An extension of ninety (90) days has been granted for the demolition of the building.
---	---

15. 9700 West Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter:

Owner: AIRE BAY HARBOR , LLC

Code Officer: Evelyn Merizalde

Registered Agent: ALEX SIRULNIK

Citation #: 26-000194

Date Issued: 1/30/2026

Violation: An investigation was conducted in response to a complaint regarding construction debris affecting an adjacent property. Upon arrival, I observed debris and pieces of cement that had fallen onto the driveway and vehicles at the adjacent building (9660 WBHD). Police officers were also on site regarding a vehicle with a broken rear glass window, which may have been impacted by construction materials falling from the construction site. Call # 2601300070Florida Building Code Section 3301.1Construction site safeguards are sufficient, resulting in debris impacting adjacent property.Florida Building Code Section 3307.1The adjacent property is not sufficiently protected from construction activities, resulting in debris impacting adjacent areas.FBC 104.11Alternative materials, methods, or equipment were used without approval of the building official.

Code Section: Ordinance 1124 Sec. 5-5(o)All structures exceeding 30 feet in height shall provide a dust/debris netting barrier erected in such a way to completely surround the structure. Structures being erected on waterfront lots and exceeding 20 feet in height shall provide a dust/debris netting barrier on the portion of the structure facing the water. The type of netting material shall be identified in the construction staging plan and is subject to town approval.

Sec. 5-5(p) 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 receiving notice from the Town shall be subject to the following penalties: (1) A fine of \$5,000.00 for the first violation

(2) A fine of \$10,000.00 for a second violation

(3) For any subsequent or repeat violation. a Stop Work Order shall be issued pursuant to section 12-27

<u>Department's Recommendation:</u> Impose a fine of \$10,000.00 plus a \$500.00 administrative fee.	<u>Case History:</u> This is a new case.
--	--

16. 1270 99 Street

Type of Hearing: Special Master Hearing

Presenter:

Owner: JESSICA L HILDEBRANDT

Code Officer: Scherrie Griffin

Registered Agent:

Citation #: 26-000305

Date Issued: 2/18/2026

Violation: Construction workers were found parked outside of the construction site.

Code Section: Ordinance 1124 Sec. 5-5(p)(1-3) 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

For any subsequent or repeat violation, a Stop Work Order shall be issued pursuant to Section 12-27.

<u>Department's Recommendation:</u> Impose a fine of \$5,000.00 plus a \$500.00 administrative fee.	<u>Case History:</u> This is a new case.
---	--

17. 1177 Kane Concourse

Type of Hearing: Special Master Hearing

Presenter:

Owner: 1177 Bay Harbor Islands, LLC

Code Officer: Scherrie Griffin

Registered Agent: Corporation Service Company

Citation #: 26-000201

Date Issued: 2/3/2026

Violation: Received police incident report #26-000080 concerning the collapse of the construction fence on January 27, 2026, which resulted in the site being unsecured.

Code Section: Ordinance 1124 Sec. 5-5(c) Nature of Violation and Details: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 construction 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

First Violation Daily Penalty: \$5,000.00
 Second Violation Daily Penalty: \$10,000.00
 For any subsequent or repeat violation, a Stop Work Order shall be issued pursuant to Section 12-27.Daily Penalty: First Violation Daily Penalty: \$5,000.00
 Second Violation Daily Penalty: \$10,000.00
 For any subsequent or repeat violation, a Stop Work Order shall be issued pursuant to Section 12-27.

<u>Department's Recommendation:</u> Impose a fine of \$10,000.00 plus a \$500.00 administrative fee.	<u>Case History:</u> This is a new case.
--	--

18. 9720 West Bay Harbor Drive

Type of Hearing: Special Master Hearing

Presenter:

Owner: 9720 West Bay Harbor Drive, LLC

Code Officer: Scherrie Griffin

Registered Agent: ZVI YOSIFON

Citation #: 26-000484

Date Issued: 3/23/2026

Violation: he construction fence was found unsecured on Saturday, March 21, 2026. Police report #26-000292 attached.

Code Section: Ordinance 1124 Sec. 5-5(c) 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 construction 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

First Violation Daily Penalty: \$5,000.00
 Second Violation Daily Penalty: \$10,000.00
 For any subsequent or repeat violation, a Stop Work Order shall be issued pursuant to Section 12-27.Daily Penalty: First Violation Daily Penalty: \$5,000.00
 Second Violation Daily Penalty: \$10,000.00

For any subsequent or repeat violation, a Stop Work Order shall be issued pursuant to Section 12-27.

<u>Department's Recommendation:</u> Impose a fine of \$5,000.00 plus a \$500.00 administrative fee.	<u>Case History:</u> This is a new case.
---	--

19. 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: The pool is not properly maintained on a regular basis and the pool deck is dirty.

Code Section: 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

<u>Department's Recommendation:</u> Impose a daily fine of \$50.00 effective February 26, 2026, until the violation is abated.	<u>Case History:</u> 10/30/25 Special Magistrate hearing— The property owner has seven (7) days to schedule a meeting with the Town to discuss the violation.The case is continued until the next hearing date. 1/26/26 Special Magistrate hearing — Continuance is granted for 30 days.
--	--

20. 1165 102 Street

Type of Hearing: Special Master Hearing

Presenter:

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

<u>Department's Recommendation:</u> Impose a daily fine of \$50.00 effective February 26, 2026, until the violation is abated.	<u>Case History:</u> 1/29/26 Special Magistrate hearing — Continuance request granted for 30 days. 2/26/26 Special Magistrate hearing — 60-day extension has been granted to abate the violation. Should compliance not be met, a penalty will begin to accumulate in the amount of \$50.00 per day, commencing on February 26, 2026, until compliance is met, including a \$500.00 administrative fee.
--	--

21. 1080 93 Street

Type of Hearing: Special Master Hearing

Presenter:

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

Registered Agent: CHARTER REALTY GROUP LLC

Citation #: 24-002067

Date Issued: 10/17/2024

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

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

24-15(j)All materials used to secure a vacant building or structure shall be painted in a

workmanlike fashion in the same color as its other exterior walls.

23-12(1) Nothing shall be done or suffered to be done or permitted to exist on any improved or unimproved property which may be or become an annoyance, blight, eyesore, danger or nuisance to the neighborhood, the inhabitants of buildings or the safety and welfare of the general public.

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

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

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

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

<u>Department's Recommendation:</u> Impose a fine of \$33,150.00, representing 221 days at \$150.00 per day from 3/13/25 to 10/20/25, plus a \$500.00 administrative fee.	<u>Case History:</u> 3/13/25 Special Magistrate hearing- Fine imposed in the amount of \$150.00 per day until the violation is abated, plus a \$200.00 administrative fee.
---	--

22. 1060 95 Street

Type of Hearing: Special Master Hearing

Presenter:

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. 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

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) 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) 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:

Impose a daily fine of \$450.00 effective 10/17/24, until the violation is abated.

Case History:

3/13/25 Special Magistrate hearing — The case has been continued for 30 days.

10/30/25 Special Magistrate hearing — The case has been reset for 90 days.

1/29/26 Special Magistrate hearing — Extension granted for 90 days.

23. 9530 West Broadview Drive

Type of Hearing: Special Master Hearing

Presenter:

Owner: LINDSAY KEATS CORP.

Code Officer: Scherrie Griffin

Registered Agent:

Citation #: 25-000847

Date Issued: 4/25/2025

Violation: Found interior alterations and work on the driveway were done without a 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

<u>Department's Recommendation:</u> Impose a fine of \$250.00 plus a \$500.00 administrative fee.	<u>Case History:</u> This is a new case.
---	--

24. 9530 West Broadview Drive

Type of Hearing: Special Master Hearing

Presenter:

Owner: LINDSAY KEATS CORP

Code Officer: Scherrie Griffin

Registered Agent:

Citation #: 25-001600

Date Issued: 9/4/2025

Violation: The scope of work has been exceeded from permit #B25-000223 removal of existing pavers on driveway & installation of new pavers. Observed exterior alterations on the garage and fountain area without a 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 \$250.00Daily Penalty: \$250.00

<u>Department's Recommendation:</u> Impose a fine from 10/7/25 to 1/5/26 which represents 90 days at \$250.00 per day for a total of \$22,500.00 plus a \$500.00 administrative fee.	<u>Case History:</u> This is a new case.
--	--

25. 1001 91 Street # 303

Type of Hearing: Special Master Hearing

Presenter:

Owner: ELIEZER TAKTUK & HAYA ELBAZ

Code Officer: Scherrie Griffin

Registered Agent:

Citation #: 26-000403

Date Issued: 3/12/2026

Violation: Construction activity in progress without permits.

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:

Grant a 60-day extension.

Case History:

This is a new case.

26. 1250 98 Street

Type of Hearing: Special Master Hearing

Presenter:

Owner: COLE INVESTMENT GROUP LLC

Code Officer: Evelyn Merizalde

Registered Agent: CORPORATE SOLUTIONS
OF SOUTH FLORIDA, INC.

Citation #: 26-000510

Date Issued: 3/26/2026

Violation: Complete interior alterations including structural, plumbing mechanical, electrical and building work in progress without required permits

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:

Grant a 60-day extension.

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.