

Special Magistrate Agenda for: Monday, January 13, 2025

9:00AM Special Master Case# **SMA2024-04782** Property Address: 1248 MARSEILLE DR Unit:8 (1)

Department Violation # CC2024-18706 1248 MARSEILLE DRIVE, LLC C/O DOMB, ALEXANDER

AREA
Code City Zone - North
Inspector
Gabriel Saavedra

Description: Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.
Ref: Failure to obtain active Business Tax Receipt for Apartment Building
Offense: 1st
Fine: \$1000.00
Notice of Violation
G. Saavedra/716

Status: **Appealed**

Comments: NEW CASE

Violation Type: CC2024-18706 - 1ST OFFENSE \$1,000.00 - Failure to obtain an Active Business tax receipt

Code	Code Description
Business Tax Receipt -013C	Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.

9:00AM Special Master Case# **SMA2024-04783** Property Address: 1236 MARSEILLE DR (2)

Department Violation # CC2024-18707 1236 MARSEILLE DRIVE, LLC C/O DOMB, ALEXANDER

AREA
Code City Zone - North
Inspector
Gabriel Saavedra

Description: Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.
Ref: Failure to obtain an Active Business Tax Receipt for apartment building
Offense: 1st
Fine: \$1000.00
Notice of Violation
G. Saavedra/716

Status: **Appealed**

Comments: NEW CASE

Violation Type: CC2024-18707 - Business Tax Receipt -1st offense - \$1,000.00

Code	Code Description
Business Tax Receipt -013C	Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.

9:00AM Special Master Case# **SMA2024-04784** Property Address: 1248 MARSEILLE DR Unit:8
Department Violation # SV2024-25082 1248 MARSEILLE DRIVE, LLC C/O DOMB, ALEXANDER
AREA
Code City Zone - North Description: Section .90-100. Illegally disposing of industrial or bulky waste.
Ref: Illegal disposing of bulky industrial trash
Offense: 1st
Fine: \$500.00
Notice of Violation
G. Saavedra/716
Inspector
Gabriel Saavedra
Status: Appealed
Comments: NEW CASE
Violation Type: SV2024-25082 - Illegal dumping-001S - 1st offense - \$500.00

Code	Code Description
Illegal Dumping 001S	Section .90-100. Illegally disposing of industrial or bulky waste.

9:00AM Special Master Case# **SMA2024-04785** Property Address: 1236 MARSEILLE DR
Department Violation # SV2024-25083 1236 MARSEILLE DRIVE, LLC C/O DOMB, ALEXANDER
AREA
Code City Zone - North Description: Section .90-100. Illegally disposing of industrial or bulky waste.
Ref: Illegal disposing of two air conditioning unit at the front of property
Offense: 1st
Fine: \$500.00
Notice of violation
G. Saavedra/716
Inspector
Gabriel Saavedra
Status: Appealed
Comments: NEW CASE
Violation Type: SV2024-25083 - First offense - \$500.00

Code	Code Description
Illegal Dumping 001S	Section .90-100. Illegally disposing of industrial or bulky waste.

9:00AM Special Master Case# **SMA2024-04817** Property Address: 503 75 ST Unit:MASTER
Department Violation # CC2024-18703 503 - 508 75TH STREET CONDOMINIUM ASSOCIATION, INC. C/O Lopez, Gladylit
AREA
Code City Zone - North Description: Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.
Ref: Failure to obtain an Active Business Tax receipt for Apartment Building
Offense: 1st
Fine: \$1000.00
G. Saavedra/716
BWC-used
Inspector
Gabriel Saavedra
Status: Appealed
Comments: NEW CASE
Violation Type: CC2024-18703

Code	Code Description
Business Tax Receipt -013C	Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.

9:00AM

Special Master Case# SMA2024-04819

Property Address: 8500 BYRON AVE Unit:ROW

Department Violation # CC2024-18913

POO BEAR PLUMBING INC. C/O MING, ANDREW

AREA
Code City Zone -
North

Description:

Section 82-151. A person or entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular or pedestrian traffic without first obtaining a right-of-way permit.

Inspector
Gabriel Saavedra

Ref: Blocking the Right-of-Way parking spaces on the south and east side of property with plywood, dirt and bricks

Offense: 1st

Fine: \$500.00

Notice of Violation

G. Saavedra/716

Status: Appealed

Comments:

NEW CASE

Violation Type:

CC2024-18913 - 1st OFFENSE \$500.00 - Blocking the Right-of-Way parking spaces on the south and east side of property with plywood, dirt and bricks.

Code	Code Description
Right-of-way-001C	Section 82-151. A person or entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular or pedestrian traffic without first obtaining a right-of-way permit.

9:00AM

Special Master Case# SMA2024-04820

Property Address: 8500 BYRON AVE Unit:ROW

Department Violation # CC2024-18915

POO BEAR PLUMBING INC. C/O MING, ANDREW

AREA
Code City Zone -
North

Description:

Section 46-238 Not complying with the sediment and erosion control requirements.

Inspector
Gabriel Saavedra

Ref: Failure to properly secure gravel/sediment left on the south side property from run-off

Offense: 1st

Fine: \$500.00

Notice of Violation

G. Saavedra/716

Status: Appealed

Comments:

NEW CASE

Violation Type:

CC2024-18915 - 1st OFFENSE \$500.00 - Failure to properly secure gravel/sediment left on the south side property from run-off.

Code	Code Description
Environmental - Sediment Requirements - 001C	Section 46-238 Not complying with the sediment and erosion control requirements.

9:00AM
AREA
Code City Zone - North
Inspector
Gabriel Saavedra

Special Master Case# **SMA2024-04821** Property Address: 8500 BYRON AVE Unit:ROW

Department Violation # SV2024-25314 POO BEAR PLUMBING INC. C/O MING, ANDREW

Description: Sections 90-101, 90-36. Creation of a health hazard or nuisance.
Ref: Raw sewage present on the east side of property
Offense: 1st
Fine: \$1000.00
Notice of violation
G. Saavedra/716

Status: Appealed

Comments: NEW CASE

Violation Type: SV2024-25314 - 1st OFFENSE \$1000.00 - Creation of a health hazard or nuisance.

Code	Code Description
Forthwith-001S	Sections 90-101, 90-36. Creation of a health hazard or nuisance.

9:00AM
AREA
Code City Zone - North
Inspector
Gabriel Saavedra

Special Master Case# **SMC2024-03131** Property Address: 7271 GARY AVE

Department Violation # PM2024-07296 7271 GARY APARTMENTS, LLC C/O THOMAS G. SHERMAN, P.A.

Description: Section 58-293f 58-297e . Exterior surfaces of structure are not properly maintained and shall be scraped and painted.
REF: Paint throughout the property is Chipped/Missing, Needs to be repainted.
Offense: 1st
Fine: \$0.00
Notice of Violation
G. Saavedra/716
BWC-used

Status: Open

Comments: NEW CASE

Violation Type: PM2024-07296 - 1st Offense - \$0.00 - Exterior surfaces of structure are not properly maintained and shall be scraped and painted. REF: Paint throughout the property is Chipped/Missing, Needs to be repainted.
01/99/3055 SM HEARING -
1- This case is cont. for proper serv
2- This case is reset for proper serv
3- Adjudicate
01/88/3055 SM HEARING -
APPEAR: Max Max; Ofc. Max Max; Clerk: Max Max
1- This case is cont. for proper serv
2- This case is reset for proper serv
3- Adjudicate

Code	Code Description
Exterior-004PM	Section 58-293f 58-297e . Exterior surfaces of structure are not properly maintained and shall be scraped and painted.

10:00AM
AREA
Code City Zone -
Entertainment
Inspector
Sebastian
Moreno

Special Master Case# **SMA2024-04377** Property Address: 124 11 ST

Department Violation # CC2024-17438 AUSTIN GEORGE

Description: Section 102-367: Failing to comply with the Business Tax Receipt issued by the City of Miami. Beach.
REF: Failing to adhere to the conditions of your BTR# BTR010422-06-2021 in regard to the minimum "30 day" stay rental requirement as notated on the license for short term rentals.
Notice of violation issued
BWC was activated for posting
M. Blanco #742

Status: Appealed

Comments: NEW CASE

Violation Type: CC2024-17438

Code	Code Description
Business Tax Receipt-009C	Section 102-367. Failing to comply with the Business Tax Receipt issued by the City of Miami. Beach.

10:00AM
AREA
Code City Zone -
North
Inspector
Gabriel Saavedra

Special Master Case# **SMA2024-04827** Property Address: 7635 DICKENS AVE

Department Violation # CC2024-18884 SAINT ANDREWS APARTMENTS LLC C/O XP MANAGEMENT LLC

Description: North Beach CRA Detail
Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.
Ref: Failure to obtain an Active Business Tax Receipt for Apartment Building
Offense: 1st
Fine: \$1000.00
Notice of Violation
G. Saavedra/716
BWC-used

Status: Appealed

Comments: NEW CASE

Violation Type: CC2024-18884 1st offense \$1,000 - Failure to obtain an Active Business Tax Receipt for Apartment Building.

Code	Code Description
Business Tax Receipt -013C	Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.

Special Master Case# **SMC2024-03098** Property Address: 1728 LENOX AVE (12)

10:00AM Department Violation # ZV2024-05279 1728 LENOX AVENUE LLC C/O DE LA VEGA, RICARDO

AREA
Code City Zone - South
Inspector
Nahyeem Denis

Description: Section 142-1132 (h) g. Failing to secure a vacant lot against motor entry at all entry points by a chain, hedge, fence, or other such material approved by the Planning Department and zoning director in the following districts CD-1, CD-2, CD-3, C-PS1, C-PS2, C-PS3, C-PS4, RM-1, RM-2, RM-3, R-PS1, R-PS2, R-PS3, R-PS4, RM-PS1, and XME districts.
Reference: Failing to secure a vacant lot against illegal dumping, vehicle parking and vagrant form living on the property (Gate in needed at the front to secure the property)
M. Coakley 731
BWC active photos taken.

Status: Open

Comments: NEW CASE

Violation Type: ZV2024-065279

Code	Code Description
Fence-006Z	Section 142-1132 (h) g. Failing to secure a vacant lot against motor entry at all entry points by a chain, hedge, fence, or other such material approved by the Planning Department and zoning director in the following districts CD-1, CD-2, CD-3, C-PS1, C-PS2, C-PS3, C-PS4, RM-1, RM-2, RM-3, R-PS1, R-PS2, R-PS3, R-PS4, RM-PS1, and XME districts.

Special Master Case# **SMC2024-03100** Property Address: 2001 WASHINGTON AVE (13)

10:00AM Department Violation # PM2024-06994 MBCDC: THE ALLEN LLC C/O KAUFMAN ROSSIN & CO.

AREA
Code City Zone - South
Inspector
Nahyeem Denis

Description: Ref: Broken sink cabinets and cracked tiles in unit 314
Section 58-293c: Kitchen cabinets are not properly maintained and are in need of repair and /or paint.
Section 58-293c 58-297b: Cracked and/or missing tiles shall be replaced in the following locations:
1st offense
BWC Worn
N Denis 744

Status: Open

Comments: NEW CASE

Violation Type: PM2024-06994

Code	Code Description
Interior--009PM	Section 58-293c 58-297b. Cracked and/or missing tiles shall be replaced in the following locations:
Interior--007PM	Section 58-293c. Kitchen cabinets are not properly maintained and are in need of repair and /or paint.

10:00AM
AREA
Code City Zone - South
Inspector Nahyeem Denis

Special Master Case# **SMC2024-03137** Property Address: 1743 MICHIGAN AVE (14)

Department Violation # PM2024-07199 MIAMI BEACH TOWNHOMES A CONDOMINIUM ASSOCIATION, INC. c/o GALBUT, ABRAHAM A.

Description: Ref: Trash room door in need of repaint
 Section 58-293f, 58-297e: Exterior surfaces of structure are not properly maintained and shall be scraped and painted.
 1s offense
 BWC Worn
 N Denis 744

Status: Open

Comments: NEW CASE

Violation Type: PM2024-07199

Code	Code Description
Exterior-004PM	Section 58-293f 58-297e . Exterior surfaces of structure are not properly maintained and shall be scraped and painted.

10:00AM
AREA
Code City Zone - Entertainment
Inspector Nahyeem Denis

Special Master Case# **SMC2024-03139** Property Address: 1510 COLLINS AVE (15)

Department Violation # CC2024-18812 OCEAN BEACH PROPERTIES, INC. DBA PARISIAN HOTEL APTS C/O COHEN MARBIN, SHERRIE

Description: Ref: Exotic Car Rental Company Operating Without a Business Tax Receipt In Shared Space
 Section 102-376 as amended: Permitting to operate upon your property a business which is not currently licensed by the City of Miami Beach.
 1st offense
 BWC Worn
 N Denis 744

Status: Open

Comments: NEW CASE

Violation Type: CC2024-18812

Code	Code Description
Business Tax Receipt-001C	Section 102-376 as amended. Permitting to operate upon your property a business which is not currently licensed by the City of Miami Beach.

11:00AM
AREA
Code City Zone - North
Inspector Luis Negrón

Special Master Case# **SMA2024-04810** Property Address: 235 76 ST (16)

Department Violation # CC2024-18943 HARDING PLAYA LLC - C/O SANTIAGO RODRIGUEZ

Description: North Beach CRA Detail
 Ref: No BTR, currently under pending status, apartment rental
 Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.
 Notice of violation issued.
 First offense, \$1,000 fine.
 BWC: Used
 L. Negrón #740

Status: Appealed

Comments: NEW CASE

Violation Type: CC2024-18943 - 1ST OFFENSE: \$1,000

Code	Code Description
Business Tax Receipt -013C	Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.

11:00AM

Special Master Case# **SMA2024-04811**

Property Address: 8500 BYRON AVE

17

Department Violation # CC2024-18916

MOMBACHO LLC C/O SZABO, RAYMOND L

AREA
Code City Zone -
NorthInspector
Gabriel Saavedra

Description: Code: Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.
Ref: Failure to obtain an active Business Tax Receipt for Apartment Building
Offense: 1st
Fine: \$1000.00
Notice of Violation
G. Saavedra/716

Status: Appealed

Comments: NEW CASE

Violation Type: CC2024-18916

Code	Code Description
Business Tax Receipt -013C	Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.

11:00AM

Special Master Case# **SMA2024-04824**

Property Address: 6725 HARDING AVE

18

Department Violation # CC2024-18942

DELKUS TOWERS CONDOMINIUM ASSOCIATION, INC.
C/O: PETER MANISAREA
Code City Zone -
NorthInspector
Kamala Buck

Description: CRA North End Detail 04824

Reference: Delkus Condominium Association failing to obtain a City of Miami Beach Business Tax License to operate as a Condominium Association.

Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.

2nd Offense
\$3500 .00 Fine

BWC Used

K. Buck 702

Status: Appealed

Comments: NEW CASE

Violation Type: CC2024-18942 - 2nd Offense \$3500 .00 - Failing to obtain a Business Tax Receipt.

Code	Code Description
Business Tax Receipt -013C	Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.

11:00AM Special Master Case# **SMC2024-03075** Property Address: 1100 WEST AVE Unit:1618 (19)

Department Violation # CC2024-17639 WILLIAM STEINMETZ

AREA
Code City Zone -
South

Description: Section 102-311: Failing to remit Resort Tax returns and/or payments to the City of Miami Beach as required.

Inspector
Sebastian
Moreno

REF: Account Number: 2430511

Notice of Violation Issued

S.Bryant 724
BWC Used

Status: Open

Comments: NEW CASE

Violation Type: CC2024-17639 - 1ST OFFENSE - Failing to remit Resort Tax returns and/or payments to the City of Miami Beach as required.

Code	Code Description
Short-Term Rental - Resort Tax - 001C	Section 102-311: Failing to remit Resort Tax returns and/or payments to the City of Miami Beach as required.

11:00AM Special Master Case# **SMC2024-03125** Property Address: 5401 COLLINS AVE (20)

Department Violation # CC2024-17294 THE CARRIAGE HOUSE CONDOMINIUM ASSOCIATION, INC. C/O SKRLD, INC.

AREA
Code City Zone -
Middle

Description: Reference: Sunshine Events and Charters LLC s to operate on your property without a City of Miami Beach License.

Inspector
Kamala Buck

Section 102-376 as amended: Permitting to operate upon your property a business which is not currently licensed by the City of Miami Beach.

Notice of violation issued.

BWC Used

K. Buck 702

Status: Open

Comments: NEW CASE

Violation Type: CC2024-17294 - 1ST OFFENSE - Sunshine Events and Charters LLC s to operate on your property without a City of Miami Beach License.

Code	Code Description
Business Tax Receipt-001C	Section 102-376 as amended. Permitting to operate upon your property a business which is not currently licensed by the City of Miami Beach.

Special Master Case# **SMC2024-03142** Property Address: 1535 WEST AVE

11:00AM Department Violation # PM2024-07335 1535 WEST AVE LLC C/O R.A. NAHMANI, ADI

AREA
Code City Zone -
South

Inspector
Dennys
Hernandez

Description:

Code: Section 58-293f 58-297e . Exterior surfaces of structure are not properly maintained and shall be scraped and painted.
Ref: Paint all throughout the North side of the property including the walls in the stairway and doors are stained, dirty and are in need to be repainted.
1st Offense
BWC Used and photos taken
D.Hernandez/764

Code: Section 58-292e 58-298i. Window and/or door screens are torn and/or missing and/or generally in need of repair or replacement.
Ref: Broken window at the East side of the property.
1st Offense
BWC Used and photo taken
D.Hernandez/764

Code: Section 58-297e 58-293c. The wood, metal, etc. is deteriorated and shall be repaired in the following locations:
Ref: Broken fence on the east side of the property.
1st Offense
BWC Used and photos taken
D.Hernandez/764

Code: Section 58-293c. Exterior railings are deteriorated and are generally in need of repair.
Ref: Railing on the first and second levels are deteriorated
1st Offense
BWC used and photos taken
D.Hernandez/764

Code: Section 58-298c 58-298d . Exterior premise is not maintained in a clean and sanitary manner and all trash and/or miscellaneous debris shall be removed from said area.
Ref: Various garbage around the property such as computer chairs, wooden panels, a car tire, wooden closet slider door, and other loose garbage.
1st offense
BWC Used and photos taken
D.Hernandez.764

Status: Open

Comments: NEW CASE

Violation Type: PM2024-07335 - 1ST OFFENSE - Exterior surfaces of structure are not properly maintained and shall be scraped and painted.

Code	Code Description
Exterior-004PM	Section 58-293f 58-297e . Exterior surfaces of structure are not properly maintained and shall be scraped and painted.
Exterior-006PM	Section 58-298c 58-298d . Exterior premise is not maintained in a clean and sanitary manner and all trash and/or miscellaneous debris shall be removed from said area.
Exterior-010PM	Section 58-292e 58-298i. Window and/or door screens are torn and/or missing and/or generally in need of repair or replacement.
Exterior-017PM	Section 58-293c. Exterior railings are deteriorated and are generally in need of repair.
Deteriorated-001PM	Section 58-297e 58-293c. The wood, metal, etc. is deteriorated and shall be repaired in the following locations:

11:00AM
AREA
Code City Zone -
South
Inspector
Dennys
Hernandez

Special Master Case# **SMC2024-03143** Property Address: 1340 LINCOLN RD

Department Violation # PM2024-07512 GOLDEN HOUSE CONDOMINIUM, INC. c/o WOODRUFF, DAN c/o SOUTH FLORIDA CONDO MGMT

Description: Code: (1) Section 58-292e 58-298i. Window and/or door screens are torn and/or missing and/or generally in need of repair or replacement.
Ref: Window within the 8th floor laundry room is in disrepair and does not open.
1st offense
BWC used and photos taken
D.Hernandez/764

Status: Open

Comments: NEW CASE

Violation Type: PM2024-07512 - 1ST OFFENSE - Window and/or door screens are torn and/or missing and/or generally in need of repair or replacement.

Code	Code Description
Exterior-010PM	Section 58-292e 58-298i. Window and/or door screens are torn and/or missing and/or generally in need of repair or replacement.

1:30PM
AREA
Code City Zone -
Entertainment
Inspector
Lovelyne Jaboin

Special Master Case# **SMA2024-04795** Property Address: 743 WASHINGTON AVE

Department Violation # CC2024-18873 MANSOURANDCO LLC DBA VENDOME C/O GIANESE-PITTMAN, P.A.

Description: Section 82-151. A person or entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular or pedestrian traffic without first obtaining a right-of-way permit.
2nd Violation \$1,000.00

Ref: Patrons blocking the ROW. Occupying the sidewalk/obstructing walking path
Jaboin 761

Status: Appealed

Comments: NEW CASE

Violation Type: CC2024-18873 - APPEAL BY MICHAEL MARRERO ESQ. - 2nd OFFENSE \$1,000 - A person or entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular or pedestrian traffic without first obtaining a right-of-way permit. 2nd Violation \$1,000.

Code	Code Description
Right-of-way-001C	Section 82-151. A person or entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular or pedestrian traffic without first obtaining a right-of-way permit.

1:30PM
AREA
Code City Zone -
Entertainment
Inspector
Lovelyne Jaboin

Special Master Case# **SMA2024-04796** Property Address: 743 WASHINGTON AVE

Department Violation # CUP2024-00078 743 ASSOCIATES LLC DBA VENDOME C/O DANILOVIC, MIO

Description: Resiliency Code Sections 2.5.2.5(a)& 1.3.8 Failure to operate your business in accordance with your conditional use permit.

Ref: Queuing of persons on the sidewalk

Jaboin 761

Status: Appealed

Comments: NEW CAE

Violation Type: CUP2024-00078 - APPEAL BY MICHAEL MARRERO, ESQ. - 4TH OFFENSE - Failure to operate business in accordance with your conditional use permit.

Code	Code Description
Conditional Use-001CUP	Resiliency Code Sections 2.5.2.5(a)& 1.3.8 Failure to operate your business in accordance with your conditional use permit.

1:30PM
AREA
Code City Zone -
North
Inspector
Lisset Reyes

Special Master Case# **SMA2024-04797** Property Address: 635 83 ST

Department Violation # SV2024-25203 WINDS OF NOBE CONDOMINIUM ASSOCIATION, INC. C/O GUSTAVO SPERMAN

Description: REF: Sewer leak with toilet paper tissues at the rear of the property.
Sections 90-101, 90-36: Creation of a health hazard or nuisance.
Notice of violation issued. 1st offense, \$1,000.00 Fine
L.Reyes, 741
BWC Used

Status: Appealed

Comments: NEW CASE

Violation Type: SV2024-25203 -

Code	Code Description
Forthwith-001S	Sections 90-101, 90-36. Creation of a health hazard or nuisance.

1:30PM

Special Master Case# SMA2024-04835

Property Address: 7271 GARY AVE

Department Violation # PM2024-07616

7271 GARY APARTMENTS LLC C/O CYRIL MATZ

AREA
Code City Zone -
NorthInspector
Gabriel Saavedra

Description:

(1) Section 58-298c 58-298d . Exterior premise is not maintained in a clean and sanitary manner and all trash and/or miscellaneous debris shall be removed from said area.
Ref: Trash and debris throughout the property including bulky miscellaneous items.

(1) Section 58-292e 58-298i. Window and/or door screens are torn and/or missing and/or generally in need of repair or replacement.
Ref: Apartment units throughout are missing proper window screens.

(1) Section 58-297e 58-293c. The wood, metal, etc. is deteriorated and shall be repaired in the following locations:
Ref: Rusted railings throughout i.e. hallway railings, a/c units, bar windows, and entryway gate.

(1) Section 58-292e. Screens to roof eaves are not properly maintained and shall be repaired or replaced.
Ref: Roofing eaves on East side of the property in need of repair.

(1) Section 58-293-g. Replace missing plumbing trap in the following locations:
Ref: Clean out traps in located in common area are in need of property coverings.

Section 58-2981Air conditioning units are not properly installed and shall be installed in an approved and workmanlike manner providing a weather tight seal.
Ref: A/C units are not properly installed and in need of repair.

Notice of Violation
1st Offense

Status: Appealed

Comments:

NEW CASE

Violation Type:

PM2024-07616 - 1ST OFFENSE - Exterior premise is not maintained in a clean and sanitary manner and all trash and/or miscellaneous debris shall be removed from said area.

Code	Code Description
Plumbing-010PM	Section 58-293-g. Replace missing plumbing trap in the following locations:
Air Conditioner-001PM	Section 58-2981Air conditioning units are not properly installed and shall be installed in an approved and workmanlike manner providing a weather tight seal.
Exterior-006PM	Section 58-298c 58-298d . Exterior premise is not maintained in a clean and sanitary manner and all trash and/or miscellaneous debris shall be removed from said area.
Exterior-010PM	Section 58-292e 58-298i. Window and/or door screens are torn and/or missing and/or generally in need of repair or replacement.
Exterior-001PM	Section 58-292e. Screens to roof eaves are not properly maintained and shall be repaired or replaced.
Deteriorated-001PM	Section 58-297e 58-293c. The wood, metal, etc. is deteriorated and shall be repaired in the following locations:

1:30PM

AREA
NONEInspector
Lovelyne JaboinSpecial Master Case# **SMC2024-02888**

Property Address: 7300 COLLINS AVE

Department Violation # ZV2024-05122

7300 COLLINS INVESTMENT LLC C/O PIOTRKOWSKI, JOEL
S, ESQ.

Description: Section 138-3 (1): Erecting, constructing, posting, painting, altering, maintaining or relocating a sign without first obtaining a permit from the Building Official.
Ref: Business at your property, "Collins Pizza," at 7308 Collins Ave, has illegal signs/ All signs require planning department approval/ and or building permits.

L.Jaboin/761
BWC: Used**Status: Open**

Comments: NEW CASE

Violation Type: ZV2024-05122 - 1ST OFFENSE - illegal signs.

Code	Code Description
Sign-004Z	Section 138-3 (1): Erecting, constructing, posting, painting, altering, maintaining or relocating a sign without first obtaining a permit from the Building Official.

28

1:30PM

AREA
Code City Zone -
NorthInspector
Gabriel SaavedraSpecial Master Case# **SMC2024-03122**

Property Address: 1001 BAY DR

Department Violation # ZV2024-05377

BAY SHORE TIERRA LLC C/O GUSTAF ARNOLDSSON

Description: Resiliency Code Sections 1.3.8, 2.13.4, 2.13.7, 2.13.1 (c)(i), chapter 30, General Ordinances.
Altering a property without obtaining a Certificate of Appropriateness.
Ref: Installation of artificial grass without first obtaining a Certificate of Appropriateness
Offense: 1st
Fine: \$0.00
Notice of violation
G. Saavedra/716
BWC-used

Status: Open

Comments: NEW CASE

Violation Type: ZV2024-05377 - 1ST OFFENSE - Installation of artificial grass without first obtaining a Certificate of Appropriateness

Code	Code Description
Certificate of Appropriateness-001Z	Resiliency Code Sections 1.3.8, 2.13.4, 2.13.7, 2.13.1 (c)(i), chapter 30, General Ordinances. Altering a property without obtaining a Certificate of Appropriateness.

1:30PM

Special Master Case# **SMC2024-03124**

Property Address: 6800 COLLINS AVE

Department Violation # PM2024-06955

1135 97TH ST LLP

AREA

Code City Zone -
NorthInspector
Ana Maya

Description:

Section 58-293f 58-297e: Cracked and/or broken stucco shall be repaired in a workmanlike manner.

Ref: Cracked stucco through-out the entire building located at 6772--6812 Collins Ave (two buildings within the same parcel and same owner) must be repaired.

Section 58-293f, 58-297e: Exterior surfaces of structure are not properly maintained and shall be scraped and painted.

Ref: The front fascia of buildings located at 6772-6812 Collins Ave must be scraped. and painted.

Section 58-293b 58-293c: The exterior wall is not maintained properly and shall be repaired.

Ref: Holes with exposed wiring between the front fascia and soffit area of the building near unit 6784 must be repaired. A piece of missing stucco at the front of unit 6808 must be repaired.

First Offense

No Fine. A. Maya723

BWC used.

Status: Open

Comments:

NEW CASE

Violation Type:

PM2024-03124 - 1ST OFFENSE - Cracked and/or broken stucco shall be repaired in a workmanlike manner.

Code	Code Description
Exterior-013PM	58-293b 58-293c . The exterior wall is not maintained properly and shall be repaired.
Exterior-004PM	Section 58-293f 58-297e . Exterior surfaces of structure are not properly maintained and shall be scraped and painted.
Exterior-005PM	Section 58-293f 58-297e. Cracked and/or broken stucco shall be repaired in a workmanlike manner.

2:30PM

Special Master Case# **SMA2024-04798**

Property Address: 660 OCEAN DR

Department Violation # PV2023-02055

AREA

Code City Zone -
EntertainmentInspector
Steven
Wachholder

Description:

ILLEGAL STORAGE

Status: Appealed

Comments:

NEW CASE

Violation Type:

PV2023-02055 - APPEALED BY RONAL VENZANT ROCHE - 1ST OFFENSE - ILLEGAL STORAGE

Code	Code Description
Parking Valet - Illegal Storage	Section 18-311 (C) Storage. The storage of vehicles shall only be in private spaces. There must not be any storage of vehicles on any public property, metered spaces or parking within residential zones which is hereby expressly prohibited throughout the City of Miami Beach.

2:30PM
AREA
Code City Zone -
Entertainment
Inspector
Andy Verastegui

Special Master Case# **SMA2024-04799** Property Address: 600 COLLINS AVE
Department Violation # PV2023-02134 AMERICAN PARK INC C/O VENZANT-ROCHE, RONAL
Description: Illegal Ramping
Status: Appealed
Comments: NEW CASE
Violation Type: pv2023-02134 - APPEALED BY RONAL VENZANT ROCHE - 1ST OFFENSE \$500.00

Code	Code Description
Parking Valet - Illegal Ramping	Section 18-311 (B) Ramping. Ramping shall only be operated in no less than two (2), and no more than four (4) spaces provided for ramping. The Parking Director shall have the final authority to determine the number of ramping area spaces.

2:30PM
AREA
Code City Zone -
Entertainment
Inspector
Rafael Moreno

Special Master Case# **SMA2024-04800** Property Address: 510 OCEAN DR
Department Violation # PV2024-03064 American Park INC c/o RONAL VENZANT ROCHE
Description: ILLEGAL STORAGE
Status: Appealed
Comments: NEW CASE
Violation Type: PV2024-03064 - APPEALED BY RONAL VENZANT ROCHE - 1ST OFFENSE \$500.00 - ILLEGAL STORAGE

Code	Code Description
Parking Valet - Illegal Storage	Section 18-311 (C) Storage. The storage of vehicles shall only be in private spaces. There must not be any storage of vehicles on any public property, metered spaces or parking within residential zones which is hereby expressly prohibited throughout the City of Miami Beach.

2:30PM
AREA
Code City Zone -
Entertainment
Inspector
Rafael Moreno

Special Master Case# **SMA2024-04801** Property Address: 510 OCEAN DR
Department Violation # PV2024-03065 American Park INC c/o RONAL VENZANT ROCHE
Description: ILLEGAL STORAGE
Status: Appealed
Comments: NEW CASE
Violation Type: PV2024-03065 - APPEALED BY RONAL VENZANT ROCHE - 1ST OFFENSE \$500.00 - ILLEGAL STORAGE

Code	Code Description
Parking Valet - Illegal Storage	Section 18-311 (C) Storage. The storage of vehicles shall only be in private spaces. There must not be any storage of vehicles on any public property, metered spaces or parking within residential zones which is hereby expressly prohibited throughout the City of Miami Beach.

Special Master Case# **SMA2024-04802** Property Address: 524 OCEAN DR (34)

2:30PM Department Violation # PV2024-03252 American Park INC c/o RONAL VENZANT ROCHE

AREA
Code City Zone - Entertainment Description: VALET NO PERMIT

Inspector
Steven Wachholder Status: **Appealed**

Comments: NEW CASE

Violation Type: PV2024-03252 - APPEALED BY RONAL VENZANT ROCHE - 1ST OFFENSE \$500.00 - VALET NO PERMIT

Code	Code Description
Parking Valet - Operating without a Valet Permit	Section 18-336 The city shall issue space rental valet parking permits issued to valet operators who conduct their operations on public property. No valet parking shall occur on public property without the operator securing a space rental valet parking permit from the city's parking department.

Special Master Case# **SMA2024-04803** Property Address: 510 OCEAN DR (35)

2:30PM Department Violation # PV2024-03670 American Park INC c/o RONAL VENZANT ROCHE

AREA
Code City Zone - Entertainment Description: ILLEGAL STORAGE

Inspector
Steven Wachholder Status: **Appealed**

Comments: NEW CASE

Violation Type: PV2024-03670 - APPEALED BY RONAL VENZANT ROCHE - 2ND OFFENSE \$1000.00 - ILLEGAL STORAGE

Code	Code Description
Parking Valet - Illegal Storage	Section 18-311 (C) Storage. The storage of vehicles shall only be in private spaces. There must not be any storage of vehicles on any public property, metered spaces or parking within residential zones which is hereby expressly prohibited throughout the City of Miami Beach.

Special Master Case# **SMA2024-04804** Property Address: 510 OCEAN DR (36)

2:30PM Department Violation # PV2024-03671 American Park INC c/o RONAL VENZANT ROCHE

AREA
Code City Zone - Entertainment Description: NO DRIVERS LICENSE

Inspector
Steven Wachholder Status: **Appealed**

Comments: NEW CASE

Violation Type: PV2024-03671 - APPEALED BY RONAL VENZANT ROCHE - 2ND OFFENSE \$250.00 - NO DRIVERS LICENSE

Code	Code Description
Parking Valet - No Valid Drivers License	Section 18-340 (1) All employees or contractors who operate motor vehicles shall have a valid Florida driver's license.
Parking Valet - No Name Tag	Section 18-340 (3) All employees or contractors shall wear on their uniform, a name-tag identifying the employee's/contractor's name;

2:30PM
AREA
Code City Zone -
Entertainment
Inspector
Gali Pacheco

Special Master Case# **SMA2024-04805** Property Address: 616 COLLINS AVE
Department Violation # PV2024-03897 American Park INC c/o RONAL VENZANT ROCHE
Description: ILLEGAL STORAGE - VALET MOVED FROM 660 OCEAN DR (MDW VALET RELOCATION)
Status: Appealed
Comments: NEW CASE
Violation Type: PV2024-03897 - APPEALED BY RONAL VENZANT ROCHE - 2ND OFFENSE \$1,000.00 - ILLEGAL STORAGE

Code	Code Description
Parking Valet - Illegal Storage	Section 18-311 (C) Storage. The storage of vehicles shall only be in private spaces. There must not be any storage of vehicles on any public property, metered spaces or parking within residential zones which is hereby expressly prohibited throughout the City of Miami Beach.

2:30PM
AREA
Code City Zone -
Entertainment
Inspector
Remigio Iriondo

Special Master Case# **SMA2024-04806** Property Address: 660 OCEAN DR
Department Violation # PV2024-04347 American Park INC c/o RONAL VENZANT ROCHE
Description: OPERATOR OPERATING WITHOUT A VALET PERMIT
Status: Appealed
Comments: NEW CASE
Violation Type: PV2024-04347 - APPEALED BY RONAL VENZANT ROCHE - 1ST OFFENSE \$500.00 - OPERATING WITHOUT A VALET PERMIT

Code	Code Description
Parking Valet - Operating without a Valet Permit	Section 18-336 The city shall issue space rental valet parking permits issued to valet operators who conduct their operations on public property. No valet parking shall occur on public property without the operator securing a space rental valet parking permit from the city's parking department.

5:00PM
AREA
Code City Zone -
Middle
Inspector
Akeem Jackson

Special Master Case# **SMA2024-04768** Property Address: 1045 W 47 CT
Department Violation # CC2024-18728 LOPEFRA CORP. c/o HARTIGAN, ROSEMARY L
Description: Section 46-238 Not complying with the sediment and erosion control requirements.
Ref: Construction site does not have sediment control in place.
1st Offense = \$500.00
A. Jackson 759
BWC Used
Status: Appealed
Comments: NEW CASE
Violation Type: CC2024-18728 - 1ST OFFENSE: \$500

Code	Code Description
Environmental - Sediment Requirements - 001C	Section 46-238 Not complying with the sediment and erosion control requirements.

Special Master Case# **SMA2024-04770** Property Address: 7845 ATLANTIC WAY Unit:ROW
5:00PM Department Violation # CC2024-18742 Illia shymanchyk
AREA
Code City Zone - North Description: Section 12-5: Conducting a Special Event without a permit.
Inspector Ref: Dj's on the Sand
Albert Leslie Offense: 1st
Fine: \$1000
A.leslie/751
bwc used
Status: **Appealed**
Comments: NEW CASE
Violation Type: CC2024-18742 - 1ST OFFENSE: \$1,000

Code	Code Description
Special Event-001C	Section 12-5. Conducting a Special Event without a permit.

Special Master Case# **SMA2024-04771** Property Address: 7845 ATLANTIC WAY Unit:ROW
5:00PM Department Violation # CC2024-18743 Anton Sotov
AREA
Code City Zone - North Description: Section 82-151. A person or entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular or pedestrian traffic without first obtaining a right-of-way permit.
Inspector Ref: DJ equipment on the sand
Albert Leslie Offense: 1st
Fine: \$500
A.leslie/751
BWC Used
Status: **Appealed**
Comments: NEW CASE
Violation Type: CC2024-18743 - 1ST OFFENSE" \$500

Code	Code Description
Right-of-way-001C	Section 82-151. A person or entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular or pedestrian traffic without first obtaining a right-of-way permit.

Special Master Case# **SMC2024-03079** Property Address: 831 WASHINGTON AVE
5:00PM Department Violation # CC2024-18260
AREA
Code City Zone - Entertainment Description: Section 102-376 as amended: Permitting to operate upon your property a business which is not currently licensed by the City of Miami Beach.
Inspector REF: Allowing a barber to operate without a valid business tax receipt.
Kevaris Doughty First Offense: No Fine.
K.Doughty/750.
BWC used.
Status: **Open**
Comments: NEW CASE
Violation Type: CC2024-18260 - 1ST OFFENSE - BTR

Code	Code Description
Business Tax Receipt-001C	Section 102-376 as amended. Permitting to operate upon your property a business which is not currently licensed by the City of Miami Beach.

5:00PM
AREA
Code City Zone - North
Inspector
Yamil Dotel

Special Master Case# **SMC2024-03093** Property Address: 1745 MARSEILLE DR

Department Violation # PM2024-06990 MARSEILLE CORP C/O RAMOS, LUIS

Description: Section 58-293f, 58-297e: Exterior surfaces of structure are not properly maintained and shall be scraped and painted.
Section 58-292e 58-298i: Window and/or door screens are torn and/or missing and/or generally in need of repair or replacement.

REF: Paint was faded on all sides of building, also window frames on north, east, west and south side of the building were showing signs of rust.

Yamil Dotel 767
BWC was used

Status: Open

Comments: NEW CASE

Violation Type: PM2024-06990 - 1ST OFFENSE - Exterior surfaces of structure are not properly maintained and shall be scraped and painted.

Code	Code Description
Exterior-004PM	Section 58-293f 58-297e . Exterior surfaces of structure are not properly maintained and shall be scraped and painted.
Exterior-010PM	Section 58-292e 58-298i. Window and/or door screens are torn and/or missing and/or generally in need of repair or replacement.

5:00PM
AREA
Code City Zone - Middle
Inspector
Albert Leslie

Special Master Case# **SMC2024-03099** Property Address: 2401 COLLINS AVE

Department Violation # PM2024-07283 THE RIVIERA CONDOMINIUM APARTMENTS, INC. % PETERSON, BALDOR, & MARANGES, PLLC

Description: Section 58-298e: Exterior premise is not properly maintained and is not free from excessive growth of grass, weeds and/or other flora.
Ref: Overgrown hedges
Offense: 1st
A.Leslie/ 751
BWC Used

Status: Open

Comments: NEW CASE

Violation Type: PM2024-07283 - 1ST OFFENSE - Exterior premise is not properly maintained and is not free from excessive growth of grass, weeds and/or other flora.

Code	Code Description
Exterior-007PM	Section 58-298e . Exterior premise is not properly maintained and is not free from excessive growth of grass, weeds and/or other flora.

5:00PM

AREA

Code City Zone - Entertainment

Inspector

Kevaris Doughty

Special Master Case# SMC2024-03105

Property Address: 1350 COLLINS AVE

Department Violation # PM2023-06522

1350 COLLINS OWNER LLC C/O CONSULTING SERVICES OF SOUTH FLORIDA INC

Description:

Reference: Overgrowth of flora in the front of property.

Reference: Concrete wall/ barrier in the front of the property needs to be scrapped pressure washed and painted.

Section 58-293f 58-297e . Exterior surfaces of structure are not properly maintained and shall be scraped and painted.

1st Offense

BWC Used

K. Buck 702

Status: Open

Comments:

NEW CASE

Violation Type:

PM2023-06522 - Reference: Overgrowth of flora in the front of property. Reference: Concrete wall/ barrier in the front of the property needs to be scrapped pressure washed and painted. Section 58-293f 58-297e . Exterior surfaces of structure are not properly maintained and shall be scraped and painted. 1st Offense BWC Used K. Buck 702

Code	Code Description
Exterior-004PM	Section 58-293f 58-297e . Exterior surfaces of structure are not properly maintained and shall be scraped and painted.
Exterior-007PM	Section 58-298e . Exterior premise is not properly maintained and is not free from excessive growth of grass, weeds and/or other flora.