

Special Magistrate for: Thursday, February 27, 2025

9:00AM

Special Master Case# **SMB2019-00608** Property Address: 2201 SUNSET DR

1

Department Violation # BVE18000008 DAVID GRUTMAN

AREA
Mid Beach

Inspector
Adrian Avalos

Description: NOTICE OF VIOLATION ISSUED.
Evidence of work done without approved permit. Generator installation. Need to submit the required documents to obtain approved permit and inspections. If compliance is not obtained by the due date penalty of \$500.00 shall apply.
Sec. 8-5. - Unsafe Structures.
(a)General.
(3)Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein.
Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request.
You have the right to appeal this decision of the Building Official to the Unsafe Structures Board in accordance with Chapter 8, section 8-5 of the Miami-Dade County Code. Failure to comply by the due date will result in the Building Official requesting a hearing before the Unsafe Structures Board on the next available calendar. Unless the decision of the Unsafe Structures Board is appealed, the building or structure shall be demolished without further notice.
Violation will not be closed until final inspection is obtained in the related permits to close the case.

Status: Lien

Comments: REQUEST FOR EXTENSION (NOT TIMELY) & TO STOP FINES
12/10/2020 :
1: There shall be full compliance to correct this violation by February 16, 2021, or a fine of \$100.00 a day for each day of noncompliance shall begin February 16, 2021.
2: Today's \$103.00 administrative court cost is assessed.
SPECIAL MAGISTRATE: ENRIQUE ZAMORA
10/22/2020 :
1: This case shall be reset for proper service to December 10, 2020.
SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type:

Code	Code Description
BV-9165	THE CITY OF MIAMI BEACH MUNICIPAL CODE 14-61(b) UNSAFE STRUCTURES- FEES (c) PENALTY IS IMPOSED WHEN NO PERMIT IS OBTAINED ON WORK FOR WHICH A PERMIT IS REQUIRED. THE APPLICANT SHALL BE REQUIRED TO PAY \$500.00 PLUS DOUBLE FEES FOR A PERMIT, AS SPECIFIED HEREIN AS THE COST OF THE PERMIT. THE PAYMENT OF A PERMIT FEE SHALL NOT RELIEVE ANY PERSON, FIRM, OR CORPORATION FROM FULLY COMPLYING WITH THE REQUIREMENTS OF THIS CODE, NOR FROM ANY OTHER PENALTIES PRESCRIBED THEREIN.

9:00AM Special Master Case# **SMB2020-00887** Property Address: 1725 CALAIS DR **2**
 Department Violation # US2019-03036 MAGNOLIA PROPERTY INVESTMENTS, LLC
AREA
North Beach

Inspector
Adrian Avalos

Description: NOTICE OF VIOLATION ISSUED.
 Process 40YR1700628 not in compliance; therefore, as per the Florida Building Code and Miami-Dade County chapter 8-5 (6), the property is deemed unsafe if a 40Year Recertification report is not completed.
 You must have the 40Year Recertification. Process(s) completed within thirty calendar days from the posting of this notice. Penalty of \$500.00 shall apply

Sec. 8-5. - Unsafe Structures
 (6), Buildings or structures subject to the recertification requirements in Section 8-11(f) of this Code which the owner fails to timely respond to the Notice of Required Inspection or fails to make all required repairs or modifications found to be necessary resulting from the recertification inspection by the deadline specified in the Code or any written extension granted by the Building Official will be demolished.

Status: Lien

Comments: REQUEST FOR EXTENSION (NOT TIMELY) & TO STOP FINES
 03/04/2021 :
 1: This case was scheduled for 3:30 pm Violator was not present by 4:51 pm.
 2: There shall be full compliance to correct this violation by May 4, 2021 or a fine of \$150.00 a day for each day of noncompliance shall begin running as of May 4, 2021.
 3: A \$106.00 administrative court cost is assessed.
 SPECIAL MAGISTRATE: MARYANNE LUKACS

Violation Type:

Code	Code Description
BV-9005	MIAMI-DADE COUNTY MUNICIPAL CODE CHAPTER 8, SECTION 8-5 - UNSAFE STRUCTURES - (a) GENERAL (1) THE UNSAFE STRUCTURES BOARD IS CREATED TO EXERCISE THROUGHOUT THE INCORPORATED AND UNINCORPORATED AREAS OF MIAMI-DADE COUNTY THE POWERS AND DUTIES GRANTED BY THIS SECTION. THE BOARD SHALL HAVE EXCLUSIVE JURISDICTION IN BOTH THE INCORPORATED AND UNINCORPORATED AREAS OF MIAMI-DADE COUNTY WITH RESPECT TO ITS POWERS, DUTIES AND FUNCTIONS. THE BOARD SHALL BE ENTRUSTED WITH HEARING APPEALS OF DECISIONS OF BUILDING OFFICIALS DECLARING STRUCTURES TO BE UNSAFE WHERE THERE IS AN IMMEDIATE DANGER TO THE HEALTH AND SAFETY OF THE CITIZENS, ALL IN THE MANNER PRESCRIBED IN THIS SECTION.

9:00AM Special Master Case# **SMB2021-01053** Property Address: 6881 INDIAN CREEK DR **3**
 Department Violation # BVC20000656 6881 INDIAN CREEK LLC
AREA
North Beach

Inspector
Adrian Avalos

Description: NOTICE OF VIOLATION ISSUED/ STOP WORK ORDER - 9015
 Evidence of work done without the required approved permits; interior renovation including unit 102. Need to submit and Engineer report to identify cause of water damage and the required documents to obtain approved permit(s) and inspections. Double permit fees and \$500 penalty applies in the permit fees due to work done without permit. If compliance is not obtained by the due date an additional penalty of \$500.00 shall apply.

Sec. 8-5. - Unsafe Structures.
 (a)General.
 (3)Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein.
 Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request.
 You have the right to appeal this decision of the Building Official to the Unsafe Structures Board in accordance with Chapter 8, section 8-5 of the Miami-Dade County Code. Failure to comply by the due date will result in the Building Official requesting a hearing before the Unsafe Structures Board on the next available calendar. Unless the decision of the Unsafe Structures Board is appealed, the building or structure shall be demolished without further notice.
 Violation will not be closed until final inspection is obtained in the related permits to close the case.

Status: Open

Comments:

REQUEST FOR EXTENSION (TIMELY)

11/19/2024 :

1. The request for an extension of time to submit a letter from an engineer is moot.

2. The compliance date shall remain the same as previously ordered, January 24, 2025, or a daily fine of \$250.00 will begin to run as of January 24, 2025.

3. A \$136.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ANNETTE E. CANNON

09/26/2024 :

1. The request for an extension with the engineer letter is GRANTED.

2. A letter from an engineer stating the source of water intrusion and method of repairs shall be provided by October 11, 2024. Failure to comply will result in a fine of \$250.00 per day starting October 11, 2024.

3. There shall be full compliance (permit in issued status/final inspection) to correct the violation by January 24, 2025, which coincides with the permit's expiration date. Failure to meet this deadline will result in a fine of \$250.00 per day for non-compliance, starting January 24, 2025.

4. A \$128.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ANNETTE E. CANNON

06/27/2024 :

1. The request for additional time to comply is GRANTED.

2. A letter from an Engineer stating that the subject property is safe for occupancy and its intended use shall be provided by July 11, 2024, or a fine of \$100.00 a day for each day of noncompliance shall begin running as of July 11, 2024.

3. There shall be full compliance to correct this violation by October 25, 2024, or a fine of \$100.00 a day for each day of noncompliance shall begin running as of October 25, 2024.

4. A \$128.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ENRIQUE ZAMORA

01/30/2024 :

1. The request for additional time to comply is GRANTED.

2. There shall be full compliance to correct this violation by April 12, 2024, or a fine of \$100.00 a day for each day of noncompliance shall begin running as of April 12, 2024.

3. A \$128.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ANNETTE E. CANNON

06/08/2023 :

1. The request for additional time is GRANTED.

2. There shall be full compliance to correct this violation by October 6, 2023, or a fine of \$100.00 a day for each day of noncompliance shall begin running as of October 6, 2023.

3. A \$116.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ANNETTE E. CANNON

08/25/2022 :

1: There shall be full compliance to correct this violation by March 21, 2023, or a fine of \$100.00 a day for each day of noncompliance shall begin March 21, 2023.

2: Today's \$108.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ENRIQUE ZAMORA

06/09/2022 :

1: This case is reset to August 25, 2022 for proper service.

SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type:

Code	Code Description
BV-9015	MIAMI-DADE COUNTY, CHAPTER 8, SECTION 8-5 - UNSAFE STRUCTURES (a) GENERAL (3) INCOMPLETE BUILDINGS COMMENCED WITHOUT A PERMIT OR FOR WHICH THE PERMIT HAS EXPIRED, OR COMPLETED BUILDINGS COMMENCED WITHOUT A PERMIT OR FOR WHICH THE PERMIT HAS EXPIRED, PRIOR TO COMPLETION AND NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED, SHALL BE PRESUMED AND DEEMED UNSAFE AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING INTO COMPLIANCE WITH THE APPLICABLE CODES AS PROVIDED HEREIN.

9:00AM Special Master Case# **SMB2021-01308** Property Address: 1340 LINCOLN RD **4**
 Department Violation # BVB21000763 GOLDEN HOUSE CONDOMINIUM, INC.

AREA
 South Beach
 Inspector
 Adrian Avalos

Description: NOTICE OF VIOLATION ISSUED.
 Evidence of spalled concrete on different areas. Need to submit a report signed and sealed by engineer to evaluate the structure together with methods of repairs. Need to obtain approved permit(s) for the required repairs.
 Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request.

Sec. 8-5. - Unsafe Structures.

(a)General.
 (3)Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein.

As per Florida Building Code and Miami-Dade County chapter 8-5 (6) Physical criteria (2) building is unsafe, the building Official has the authority to deem and declare the property UNSAFE. Violation will not be closed until final inspection is obtained in the related permit(s) to close the case

Status: Open

Comments: REQUEST FOR EXTENSION (NOT TIMELY)
 11/09/2023 :
 1. The request for additional time to comply is GRANTED.
 2. There shall be full compliance to correct this violation by February 12, 2024, or a fine of \$200.00 a day for each day of noncompliance shall begin running as of February 12, 2024.
 3. A \$128.00 administrative court cost is assessed.
 SPECIAL MAGISTRATE: ENRIQUE ZAMORA

Violation Type:

Code	Code Description
BV-9050	MIAMI-DADE COUNTY, CHAPTER 8, SECTION 8-5 - UNSAFE STRUCTURES (b) PHYSICAL CRITERIA. (2) A BUILDING, OR PART THEREOF, SHALL BE PRESUMED TO BE UNSAFE IF: (ii) THERE IS A DETERIORATION OF THE STRUCTURE OR STRUCTURAL PARTS.

9:00AM Special Master Case# **SMB2021-01351** Property Address: 6881 INDIAN CREEK DR **5**
 Department Violation # US2021-03664 6881 INDIAN CREEK LLC

AREA
 North Beach
 Inspector
 Ibrahim Alvarez

Description: NOTICE OF VIOLATION ISSUED. 6881 INDIAN CREEK DR.
 Notice of violation has been issued due to evidence of structure deterioration, to include spalling concrete. Need to submit a report signed and sealed by engineer to evaluate the structure and determine if the building is safe for occupancy, together with methods of repairs within 48 hours. Need to obtain approved permit(s) and call for inspections.
 As per Florida Building Code and Miami-Dade County chapter 8-5 (6) Physical criteria (2) building is unsafe, the building Official has the authority to deem and declare the property UNSAFE. Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request.
 You have the right to appeal this decision of the Building Official to the Unsafe Structures Board in accordance with Chapter 8, section 8-5 of the Miami-Dade County Code. Failure to comply by the due date will result in the Building Official requesting a hearing before the Unsafe Structures Board on the next available calendar. Unless the decision of the Unsafe Structures Board is appealed, the building or structure shall be demolished without further notice.
 Violation will not be closed until final inspection is obtained in the related permit(s) to close the case.

Status: Open

Comments:

REQUEST FOR EXTENSION (TIMELY)

11/19/2024 :

1. The request for additional time to submit a letter from an Engineer is GRANTED.
2. The letter has been submitted.
3. The original date for full compliance remains the same, January 24, 2025, or a fine of \$250.00 a day shall begin to run.

4. A \$136.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ANNETTE E. CANNON

09/26/2024 :

1. The request for an extension with the engineer letter is GRANTED.
2. A letter from an engineer stating the structure is not in imminent danger of collapsing shall be provided by October 11, 2024. Failure to comply will result in a fine of \$250.00 per day starting October 11, 2024.
3. There shall be full compliance (permit in issued status/final inspection) to correct the violation by January 24, 2025, which coincides with the permit's expiration date. Failure to meet this deadline will result in a fine of \$250.00 per day for non-compliance, starting January 24, 2025.

4. A \$128.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ANNETTE E. CANNON

01/30/2024 :

1. The request for additional time to comply is GRANTED.
2. There shall be full compliance to correct this violation by April 12, 2024, or a fine of \$100.00 a day for each day of noncompliance shall begin running as of April 12, 2024.

3. A \$128.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ANNETTE E. CANNON

06/08/2023 :

1. The request for additional time is GRANTED.
2. A letter from an Engineer stating that the building is not in danger of imminent collapse must be provided by July 8, 2023, or a fine of \$250.00 a day for each day of noncompliance shall begin running as of July 8, 2023.
3. There shall be full compliance to correct this violation by October 6, 2023, or a fine of \$200.00 a day for each day of noncompliance shall begin running as of October 6, 2023.

4. A \$116.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ANNETTE E. CANNON

04/22/2022 :

- 1: Case was scheduled for 10:00 a.m. Alleged violator was not present by 10:32 a.m.
 - 2: There shall be full compliance to correct this violation by May 23, 2022, or a fine of \$200.00 a day for each day of noncompliance shall begin May 23, 2022.
 - 3: Today's \$108.00 administrative court cost is assessed.
- SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type:

Code	Code Description
BV-9005	MIAMI-DADE COUNTY MUNICIPAL CODE CHAPTER 8, SECTION 8-5 - UNSAFE STRUCTURES - (a) GENERAL (1) THE UNSAFE STRUCTURES BOARD IS CREATED TO EXERCISE THROUGHOUT THE INCORPORATED AND UNINCORPORATED AREAS OF MIAMI-DADE COUNTY THE POWERS AND DUTIES GRANTED BY THIS SECTION. THE BOARD SHALL HAVE EXCLUSIVE JURISDICTION IN BOTH THE INCORPORATED AND UNINCORPORATED AREAS OF MIAMI-DADE COUNTY WITH RESPECT TO ITS POWERS, DUTIES AND FUNCTIONS. THE BOARD SHALL BE ENTRUSTED WITH HEARING APPEALS OF DECISIONS OF BUILDING OFFICIALS DECLARING STRUCTURES TO BE UNSAFE WHERE THERE IS AN IMMEDIATE DANGER TO THE HEALTH AND SAFETY OF THE CITIZENS, ALL IN THE MANNER PRESCRIBED IN THIS SECTION.

9:00AM
AREA
Mid Beach
Inspector
Ibrahim Alvarez

Special Master Case# **SMB2022-01519**

Property Address: 255 24 ST

6

Department Violation # US2021-03873

THE MANTELL CONDOMINIUM ASSOCIATION, INC. c/o GRS MANAGEMENT, INC.

Description:

NOTICE OF VIOLATION ISSUED. 255 W 24th ST
 Process 40YR2101926 is not in compliance; therefore, as per the Florida Building Code and Miami-Dade County chapter 8-5 (6), the property is deemed unsafe if a 40Year Recertification report is not completed.

You must submit the 40Year Recertification reports within thirty calendar days from delivery of this violation. Penalty of \$500.00 shall apply, and continued enforcement.

If the reports are provided with deficiencies, permit(s) for repair(s) must be applied within thirty calendar days and obtained within sixty calendar days from permit process application date.

Failure to comply will result in additional penalty of \$500.00, and continued enforcement from the Special Magistrate's office, leading to the Unsafe structure's board.

Sec. 8-5. - Unsafe Structures

(6), Buildings or structures subject to the recertification requirements in Section 8-11(f) of this Code which the owner fails to timely respond to the Notice of Required Inspection or fails to make all required repairs or modifications found to be necessary resulting from the recertification inspection by the deadline specified in the Code or any written extension granted by the Building Official will be demolished.

Status: Lien

Comments:

REQUEST FOR EXTENSION

12/19/2024 :

1. The request for additional time to comply is GRANTED.
2. A letter from an engineer shall be provided by January 9, 2025, evaluating the electrical and structural components of the building together with the methods of repair, as well as safe to occupy, or a daily fine of \$250.00 a day will begin to run as of January 9, 2025.
3. There shall be full compliance by June 7, 2025, or a fine of \$100.00 a day shall start to run as of June 7, 2025. Recertification shall be completed for compliance.

4. A \$136.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ANNETTE E. CANNON

08/08/2024 :

1. The request for additional time to comply is GRANTED.
2. The request to stop the fines is GRANTED.
3. There shall be full compliance (permit in issued status and final inspections) to correct this violation by December 6, 2024. Failure to meet this deadline will result in a fine of \$200.00 per day for noncompliance, starting December 6, 2024.

4. The fines shall stop as of today.

5. A \$128.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: MARYANNE LUKACS

06/22/2023 :

1. This case was called to order at 10:03 a.m. After proper service the violator was not present.
2. A letter from an Engineer stating that the subject property is safe for occupancy and its intended use shall be provided by August 24, 2023, or a fine of \$200.00 a day for each day of noncompliance shall begin running as of August 24, 2023.
3. A 40-year Recertification report from an Engineer shall be provided by July 22, 2023, or a fine of \$200.00 a day for each day of noncompliance shall begin running as of July 22, 2023.
4. Permits must be issued by September 20, 2023, or a fine of \$200.00 a day for each day of noncompliance shall begin running as of September 20, 2023.

5. There shall be full compliance to correct this violation by October 20, 2023, or a fine of \$200.00 a day for each day of noncompliance shall begin running as of October 20, 2023.

6. A \$116.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: MARYANNE LUKACS

02/23/2023 :

1. An updated letter from an Engineer stating that the subject property is safe for occupancy and its intended use shall be provided by March 2, 2023, or a fine of \$500.00 a day for each day of non-compliance shall begin on March 2, 2023.
2. A progress report shall be given on June 22, 2023.

3. A \$116.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type:

Code	Code Description
BV-7015	FAILURE TO PROVIDE THE BUILDING DEPARTMENT WITH THE REQUIRED RE-CERTIFICATION OF OLDER BUILDINGS REPORT.

Special Master Case# **SMB2023-01968**

Property Address: 7850 BYRON AVE

7

9:00AM

Department Violation # BVB23002102

BYRON GARDENS CONDOMINIUM ASSOCIATION INC C/O
URBAN RESOURCE ATTN. CHRISTINE MENA

**AREA
North Beach**

**Inspector
Ibrahim Alvarez**

Description:

LV3 - NOTICE OF VIOLATION ISSUED: 7850 BYRON AVE
Evidence of repair work done without a building permit. They need to obtain a building permit to legalize the work. Need to submit a report signed and sealed by engineer within 21 Day(s) to evaluate the structure and determine if the building may remain occupied or any occupancy limitations in order to remain occupied, as well as methods of repairs.
Must apply for permit(s) within 07 Day(s) If occupancy letter is provided or the building is vacant. No extensions will be granted without an Occupancy status letter, report, and permit application. A onetime 60 Day(s) extension will be granted If we are in receipt of a Safe to occupy Letter, permit has been applied, and emergency situation has been temporary address (examples such as to but not limited to emergency shoring in place or pedestrian protection).
In the case no action is taken to reach compliance - it will lead to Utility Disconnect(s); Furthermore if the property is abandoned or Vacant and unsafe violation is not addressed it will be referred to the unsafe structure board in order to seek compliance.
Once permit(s) is/are issued an updated Occupancy letter shall be re-submitted for review no less and no more than 180 days. Failure to provide updated letter shall result in progressive enforcement of the case.
Sec. 8-5. - Unsafe Structures.
(a)General.
(3) Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein.
Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request.
You have the right to appeal this decision of the Building Official to the Unsafe Structures Board in accordance with Chapter 8, section 8-5 of the Miami-Dade County Code. Failure to comply by the due date will result in the Building Official requesting a hearing before the Unsafe Structures Board on the next available calendar. Unless the decision of the Unsafe Structures Board is appealed, the building or structure shall be demolished without further notice.
Violation will not be closed until final inspection is obtained in the related permits to close the case.
For further Information Please reach out to Acting Chief Building Code Compliance Officer - Ibrahim Alvarez at 305-673-7000 extension 26408, 786-229-6136, or at IbrahimAlvarez@miamibeachfl.gov
For Appointment(s) please reach the following link --- <https://www.miamibeachfl.gov/city-hall/building/contact-us/>
For violation(s) webpage please reach the following link --- <https://www.miamibeachfl.gov/city-hall/building/violations/>

Please visit our Violations Page:

Request an Appointment:

Status: Lien

Comments:

REQUEST FOR EXTENSION (TIMELY)

12/19/2024 :

1. The request for additional time to comply is GRANTED.
2. There shall be full compliance by January 20, 2025, or a fine of \$150.00 shall begin to run as of January 20, 2025. Compliance shall occur when there has been a permit in issued status and a final inspection.
3. In order to close the case, payment of the \$500.00 Red Tag Fee must be made to the Building Department.

4. A \$136.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ANNETTE E. CANNON

05/09/2024 :

1. The request to Challenge the Affidavit of Noncompliance is GRANTED.
2. The request for additional time to comply is GRANTED.
3. All fines shall be waived, and lien released.
4. There shall be full compliance to correct this violation by November 5, 2024, or a fine of \$150.00 a day for each day of noncompliance shall begin running as of November 5, 2024.

5. A \$128.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: MARYANNE LUKACS

01/11/2024 :

1. A letter from an Engineer stating the source of deterioration and methods of repair shall be provided by January 25, 2024, or a fine of \$100.00 a day for each day of noncompliance shall begin running as of January 25, 2024.
2. There shall be full compliance to correct this violation by April 12, 2024, or a fine of \$200.00 a day for each day of noncompliance shall begin running as of April 12, 2024.
3. A \$128.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type:

Code	Code Description
BV-9165	THE CITY OF MIAMI BEACH MUNICIPAL CODE 14-61(b) UNSAFE STRUCTURES- FEES (c) PENALTY IS IMPOSED WHEN NO PERMIT IS OBTAINED ON WORK FOR WHICH A PERMIT IS REQUIRED. THE APPLICANT SHALL BE REQUIRED TO PAY \$500.00 PLUS DOUBLE FEES FOR A PERMIT, AS SPECIFIED HEREIN AS THE COST OF THE PERMIT. THE PAYMENT OF A PERMIT FEE SHALL NOT RELIEVE ANY PERSON, FIRM, OR CORPORATION FROM FULLY COMPLYING WITH THE REQUIREMENTS OF THIS CODE, NOR FROM ANY OTHER PENALTIES PRESCRIBED THEREIN.

9:00AM

AREA
South Beach

Inspector
Ibrahim Alvarez

Special Master Case# **SMB2024-02555** Property Address: 1400 PENNSYLVANIA AVE Unit:50

Department Violation # BVM23000209 RYAN DESZCZKA RYAN DESZCZKA

Description: LV2 - NOTICE OF VIOLATION; 1400 Pennsylvania Av, Unit 50.
 Installation of mini-split A/C system done without permit(s). Need to submit the required documents to obtain approved permit(s) and inspection(s), including electrical and mechanical. Double permit fees and \$500 penalty applies in the permit(s) fees due for the work done without permit(s).
 If compliance is not obtained by the due date an additional penalty of \$500.00 shall apply. In the case no action is taken to reach compliance - it will lead to referring the case to the Special Magistrate's office to further seek compliance. Furthermore, if the property is abandoned and unsafe violation is not addressed it will be referred to the unsafe structure board in order to seek compliance.
 A one-time (45 days) extension may be requested by the (Contractor or Design Professional) in writing.
 Permit(s) obtained to correct the case must be related to the violation.
 In the case
 Sec. 8-5. - Unsafe Structures.
 (a) General.
 (3) Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein.
 Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request.
 You have the right to appeal this decision of the Building Official to the Unsafe Structures Board in accordance with Chapter 8, section 8-5 of the Miami-Dade County Code. Failure to comply by the due date will result in the Building Official requesting a hearing before the Unsafe Structures Board on the next available calendar. Unless the decision of the Unsafe Structures Board is appealed, the building or structure shall be demolished without further notice.
 Violation will not be closed until final inspection is obtained in the related permits to close the case.

For further Information, please reach out to the following individuals below:
 Chief Building Code Compliance Officer - Ibrahim Alvarez at 305-673-7610 ext 26408, 786-229-6136, or at IbrahimAlvarez@miamibeachfl.gov.
 Senior Building Code Compliance Officer - Alberto Martinez Jr. at 305-673-7610 ext 26024, or at AlbertoMartinezJr@miamibeachfl.gov.
 Building Code Compliance Officer – Joshua Goehring at 305-673-7610 ext 26229, or at JoshuaGoehring@miamibeachfl.gov.

For Appointment(s) please reach the following link --- <https://www.miamibeachfl.gov/city-hall/building/contact-us/>
 For violation(s) webpage please reach the following link --- <https://www.miamibeachfl.gov/city-hall/building/violations/>

Please visit our Violations Page:

Request an Appointment:

Status: Open

Comments: REQUEST FOR EXTENSION (TIMELY)
 01/23/2025 :
 1. This case was scheduled for 9:00 AM. After proper service was issued, the alleged violator was not present when the case was called at 9:17 AM.
 2. There shall be full compliance by April 25, 2025, or a fine of \$150.00 shall begin to run as of April 25, 2025. Compliance shall occur when there has been a permit in issued status and a final inspection.
 3. A \$136.00 administrative court cost is assessed.
 SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type:

Code	Code Description
BV-9165	THE CITY OF MIAMI BEACH MUNICIPAL CODE 14-61(b) UNSAFE STRUCTURES- FEES (c) PENALTY IS IMPOSED WHEN NO PERMIT IS OBTAINED ON WORK FOR WHICH A PERMIT IS REQUIRED. THE APPLICANT SHALL BE REQUIRED TO PAY \$500.00 PLUS DOUBLE FEES FOR A PERMIT, AS SPECIFIED HEREIN AS THE COST OF THE PERMIT. THE PAYMENT OF A PERMIT FEE SHALL NOT RELIEVE ANY PERSON, FIRM, OR CORPORATION FROM FULLY COMPLYING WITH THE REQUIREMENTS OF THIS CODE, NOR FROM ANY OTHER PENALTIES PRESCRIBED THEREIN.

9:00AM Special Master Case# **SMB2024-02557** Property Address: 924 MARSEILLE DR **9**

Department Violation # BVB24002390 924 MARSEILLE OWNER LLC

AREA
North Beach

Inspector
Ibrahim Alvarez

Description: LV1 - NOTICE OF VIOLATION ISSUED-- 924 MAESEILLE DR TRASH ENCLOSURE EXHIBITING DAMAGED ALUMINUM GATE AT THE SOUTH SIDE OF THE PROPERTY NEEDS FIXING. Needs to be maintain within property. If compliance is not obtained by the due date a penalty of \$500.00 shall apply. In the case no action is taken to reach compliance - it will lead to Utility Disconnect(s). A one-time (60 days) extension may be requested by the (Owner or Contractor) in writing. in the case permit(s) are required to correct the case; it must be related to the violation. Sec. 8-5. - Unsafe Structures.
(a)General.
(3)Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein. Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request. You have the right to appeal this decision of the Building Official to the Unsafe Structures Board in accordance with Chapter 8, section 8-5 of the Miami-Dade County Code. Failure to comply by the due date will result in the Building Official requesting a hearing before the Unsafe Structures Board on the next available calendar. Unless the decision of the Unsafe Structures Board is appealed, the building or structure shall be demolished without further notice. Violation will not be closed until final inspection is obtained in the related permits to close the case. For further Information Please reach out to Acting Chief Building Code Compliance Officer - Ibrahim Alvarez at 305-673-7000 extension 26408, 786-229-6136, or at IbrahimAlvarez@miamibeachfl.gov For Appointment(s) please reach the following link --- <https://www.miamibeachfl.gov/city-hall/building/contact-us/> For violation(s) webpage please reach the following link --- <https://www.miamibeachfl.gov/city-hall/building/violations/> For violation(s) webpage please reach the following link --- <https://www.miamibeachfl.gov/city-hall/building/violations/> Please visit our Violations Page:

Request an Appointment:

Status: Open

Comments: RS/PS --- NEW CASE (CONT. 1/23/25)
RS/PS --- NEW CASE (CONT. 1/23/25)
RS/PS --- NEW CASE (CONT. 1/23/25)
01/23/2025 :
1. This case is reset for proper service to February 27, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type:

Code	Code Description
BV-9065	MIAMI-DADE COUNTY, CHAPTER 8, SECTION 8-5 - UNSAFE STRUCTURES (b) PHYSICAL CRITERIA. (2) A BUILDING, OR PART THEREOF, SHALL BE PRESUMED TO BE UNSAFE IF: (v) THE ELECTRICAL OR MECHANICAL INSTALLATIONS OR SYSTEMS CREATE A HAZARDOUS CONDITION CONTRARY TO THE STANDARDS OF THE BUILDING CODE.

9:00AM Special Master Case# **SMB2024-02562** Property Address: 1265 MARSEILLE DR Unit:MASTER **10**

Department Violation # US2023-04618 MARSEILLES DECO CONDOMINIUM ASSOCIATION, INC. C/o Urban Resource

AREA
North Beach

Inspector
Ibrahim Alvarez

Description:

LV3 - NOTICE OF VIOLATION ISSUED to 1265, 1275, 1289 Marseilles Dr.
 As per Engineer's report evaluation from Luis M Ulloa P.E.#63909.
 Structural deficiencies have been noted, compromising the structural stability of the properties previously listed.
 Must shore IMMEDIATELY thru a specialized shoring engineer and contractor areas compromised in order to stabilize the structures, from foundation to second story level.
 Must apply for after-the fact shoring permit(s) and submit follow up evaluation report in regard to methods of repairs. Must obtain Permit(s) within 60 Day(s) for repairs after report has been received. Failure to comply within 72 Hours, Utilities will be disconnected, and properties will be vacated.
 No extensions will be granted without satisfaction of the requirements for compliance listed above. A onetime extension may be granted If emergency situation(s) has/have been temporary addressed (examples such as to but not limited to emergency shoring in place or pedestrian protection).
 In the case no action is taken to reach compliance - unsafe case will be referred to the unsafe structures board in order to seek compliance as well as/or Special Magistrate office.

Sec. 8-5. - Unsafe Structures.
 (a)General.
 (3)Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein.
 Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request.
 You have the right to appeal this decision of the Building Official to the Unsafe Structures Board in accordance with Chapter 8, section 8-5 of the Miami-Dade County Code. Failure to comply by the due date will result in the Building Official requesting a hearing before the Unsafe Structures Board on the next available calendar. Unless the decision of the Unsafe Structures Board is appealed, the building or structure shall be demolished without further notice.
 Violation will not be closed until final inspection is obtained in the related permits to close the case.
 For further Information Please reach out to Acting Chief Building Code Compliance Officer - Ibrahim Alvarez at 305-673-7000 extension 26408, 786-229-6136, or at IbrahimAlvarez@miamibeachfl.gov
 For Appointment(s) please reach the following link --- <https://www.miamibeachfl.gov/city-hall/building/contact-us/>
 For violation(s) webpage please reach the following link --- <https://www.miamibeachfl.gov/city-hall/building/violations/>

Status: Open

Comments: NEW CASE (CONT. FROM 1/23/2025)
 01/23/2025 :
 1. The request for a continuance due to further investigation is GRANTED.
 2. The case shall be continued to February 27, 2025.
 SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type:

Code	Code Description
BV-9120	MIAMI-DADE COUNTY MUNICIPAL CODE CHAPTER 8, SECTION 8-5. UNSAFE STRUCTURES - (d) INSPECTION OF UNSAFE BUILDINGS AND STRUCTURES: THE BUILDING OFFICIAL, ON HIS OWN INITIATIVE OR AS A RESULT OF REPORTS BY OTHERS, SHALL EXAMINE OR CAUSE TO BE EXAMINED EVERY BUILDING OR STRUCTURE APPEARING OR REPORTED TO BE UNSAFE, AND IF SUCH IS FOUND TO BE AN UNSAFE BUILDING OR STRUCTURE AS DEFINED IN THIS SECTION, THE BUILDING OFFICIAL SHALL PROCEED IN THE MANNER SET FORTH IN THIS SECTION.
BV-9125	MIAMI-DADE COUNTY MUNICIPAL CODE CHAPTER 8, SECTION 8-5. UNSAFE STRUCTURES - (e) EMERGENCY ACTION: WHEN IN THE OPINION OF THE BUILDING OFFICIAL, THERE IS ACTUAL OR IMMEDIATE DANGER OF THE FAILURE OR COLLAPSE OF A BUILDING OR STRUCTURE, OR THERE IS A HEALTH, WINDSTORM OR FIRE HAZARD, HE MAY ORDER THE OCCUPANTS TO VACATE, TEMPORARILY CLOSE FOR USE OR OCCUPANCY THE RIGHTS OF WAY THERETO, SIDEWALKS, STREETS OR ADJACENT BUILDINGS OR NEARBY AREA AND INSTITUTE SUCH OTHER TEMPORARY SAFEGUARDS, INCLUDING SECURING THE BUILDING OR STRUCTURE, AS HE MAY DEEM NECESSARY UNDER THE CIRCUMSTANCES, AND MAY EMPLOY THE NECESSARY LABOR AND MATERIALS TO PERFORM THE REQUIRED WORK AS EXPEDITIOUSLY AS POSSIBLE. IN SUCH EVENT, THE OPERATION OF THE NOTICE AND HEARING REQUIREMENTS OF THIS SECTION SHALL BE SUSPENDED AS REASONABLY NECESSARY IN THE OPINION OF THE BUILDING OFFICIAL TO REDRESS THE EMERGENCY SITUATION COSTS INCURRED IN THE PERFORMANCE OF SUCH EMERGENCY WORK SHALL BE PAID BY THE APPROPRIATE GOVERNMENTAL AUTHORITY AND UPON THE RECORDING IN THE PUBLIC RECORDS OF THIS COUNTY A CERTIFICATE EXECUTED BY THE BUILDING OFFICIAL, CERTIFYING THE AMOUNT SO EXPENDED, THE SAME SHALL BECOME A LIEN AGAINST THE PROPERTY INVOLVED.

AREA
North Beach

Inspector
Ibrahim Alvarez

Description:

NOTICE OF VIOLATION ISSUED.

Process 40YR1800967 not in compliance; therefore, as per the Florida Building Code and Miami-Dade County chapter 8-5 (6), the property is deemed unsafe if a 40Year Recertification report is not completed.

You must have the 40Year Recertification. Process(s) completed within thirty calendar days from the posting of this notice. Penalty of \$500.00 shall apply

Sec. 8-5. - Unsafe Structures

(6), Buildings or structures subject to the recertification requirements in Section 8-11(f) of this Code which the owner fails to timely respond to the Notice of Required Inspection or fails to make all required repairs or modifications found to be necessary resulting from the recertification inspection by the deadline specified in the Code or any written extension granted by the Building Official will be demolished.

Status: Lien

Comments:

REQUEST FOR EXTENSION (TIMELY)

10/24/2024 :

1. The request for additional time to comply is GRANTED.
2. Compliance shall occur when the violator has obtained a permit in issued status and a final inspection by February 4, 2025, which coincides with the permit's expiration date, or a fine of \$150.00 per day for non-compliance, shall start running on February 4, 2025.
3. A letter from an engineer stating that the building's electrical is safe for occupancy and its intended use shall be provided by November 13, 2024. Failure to comply will result in a fine of \$100.00 per day starting November 13, 2024. No further extension shall be GRANTED.

4. A \$136.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: MARYANNE LUKACS

05/09/2024 :

1. The request for additional time to comply is GRANTED.
2. There shall be full compliance to correct this violation by September 11, 2024, or a fine of \$200.00 a day shall begin running as of September 11, 2024.

3. A \$128.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: MARYANNE LUKACS

10/26/2023 :

1. The request for additional time to comply is GRANTED.
2. There shall be full compliance to correct this violation by February 23, 2024, or a fine of \$200.00 a day for each day of noncompliance shall begin running as of February 23, 2024.

3. A \$128.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ANNETTE E. CANNON

01/26/2023 :

1. There shall be full compliance to correct this violation by July 25, 2023, or a fine of \$200.00 a day for each day of non-compliance shall begin as of July 25, 2023.
2. An updated letter from an Engineer stating that the subject property is safe for occupancy and its intended use shall be provided by February 15, 2023, or a fine of \$200.00 a day shall begin as of February 15, 2023.

3. A \$116.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: MARYANNE LUKACS

10/13/2022 :

- 1: Progress report shall be given on January 26, 2023.
- 2: Today's \$116.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ENRIQUE ZAMORA

07/28/2022 :

- 1: Progress report shall be given on October 13, 2022.
- 2: Today's \$108.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ENRIQUE ZAMORA

03/24/2022 :

- 1: Progress report shall be given on July 28, 2022.
- 2: Today's \$108.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: MARYANNE LUKACS

02/10/2022 :

- 1: The alleged violator's request to stop fines is GRANTED.
- 2: An engineer's report shall be submitted to the Building Inspector by March 17, 2022.
- 3: Progress report shall be given on March 24, 2022.

4: Today's \$108.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ANNETTE E. CANNON

12/12/2019 :

- 1: Case was scheduled for 2:00 p.m. The alleged violator was not present by 3:34 p.m.
- 2: There shall be full compliance to correct this violation by providing the 40 year recertification report signed and sealed by January 13, 2020, or a fine of \$150.00 a day for each day of noncompliance shall begin running as of January 13, 2020.
- 3: The \$500.00 RED TAG building violation is owed to the City by January 13, 2020.
- 4: Today's \$103.00 administrative court cost fee is assessed.

SPECIAL MAGISTRATE: ANNETTE E. CANNON

09/12/2019 :

- 1: Progress report shall be given on December 12, 2019.
- 2: Today's \$100.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: MARYANNE LUKACS

Violation Type:

Code	Code Description
BV-7015	FAILURE TO PROVIDE THE BUILDING DEPARTMENT WITH THE REQUIRED RE-CERTIFICATION OF OLDER BUILDINGS REPORT.

10:00AM

AREA
South Beach
Inspector
Adrian Avalos

Special Master Case# **SMB2021-00996**

Property Address: 1901 COLLINS AVE

12

Department Violation # US2020-03355

SHORE CLUB TRUSTEE LLC TRS c/o THE WITKOFF GROUP LLC SHORE CLUB LAND TR

Description:

NOTICE OF VIOLATION ISSUED.

Fire at balcony at unit on second floor affected floor joist and water damages occurred in unit below. Need to disconnect the power in bout units, need to vacate affected units. Need to submit a report singed and sealed by an engineer report to evaluate the extend of the damages in the structure and electrical system, need to obtain approved permit and inspection for the required repairs. Units cannot be occupied until all repairs are completed.

Status: Fine Imposed by Special Magistrate

Comments:

REQUEST FOR EXTENSION (TIMELY)

10/24/2024 :

1. This case was scheduled for 2:30 pm. After proper service was issued, the alleged violator was not present when the case was called at 2:59 pm.

2. The request for additional time to comply is GRANTED.

3. Compliance shall occur when the violator has obtained a final inspection by February 15, 2025, which coincides with the permit's expiration date, or a fine of \$150.00 per day for non-compliance, shall start running on February 15, 2025.

4. A \$136.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: MARYANNE LUKACS

05/09/2024 :

1. The request for additional time to comply is GRANTED.

2. There shall be full compliance to correct this violation by September 18, 2024, or a fine of \$100.00 a day for each day of noncompliance shall begin running as of September 18, 2024.

3. A \$128.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: MARYANNE LUKACS

09/14/2023 :

1. The request to stop the fines is GRANTED.

2. The request for additional time to comply is GRANTED.

3. There shall be full compliance to correct this violation by March 12, 2024, or a fine of \$100.00 a day for each day of noncompliance shall begin running as of March 12, 2024.

4. A \$116.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ANNETTE E. CANNON

07/28/2022 :

1: There shall be full compliance to correct this violation by January 17, 2023, or a fine of \$100.00 a day for each day of noncompliance shall begin running January 17, 2023.

2: Today's \$108.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ENRIQUE ZAMORA

04/14/2022 :

1: Progress report shall be given on July 28, 2022.

2: Today's \$108.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ANNETTE E. CANNON

01/13/2022 :

1: Case is reset for proper service to April 14, 2022.

SPECIAL MAGISTRATE: ANNETTE E. CANNON

10/14/2021 :

1: Progress report shall be given on January 13, 2022.

2: Today's \$108.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type:

Code	Code Description
BV-9005	MIAMI-DADE COUNTY MUNICIPAL CODE CHAPTER 8, SECTION 8-5 - UNSAFE STRUCTURES - (a) GENERAL (1) THE UNSAFE STRUCTURES BOARD IS CREATED TO EXERCISE THROUGHOUT THE INCORPORATED AND UNINCORPORATED AREAS OF MIAMI-DADE COUNTY THE POWERS AND DUTIES GRANTED BY THIS SECTION. THE BOARD SHALL HAVE EXCLUSIVE JURISDICTION IN BOTH THE INCORPORATED AND UNINCORPORATED AREAS OF MIAMI-DADE COUNTY WITH RESPECT TO ITS POWERS, DUTIES AND FUNCTIONS. THE BOARD SHALL BE ENTRUSTED WITH HEARING APPEALS OF DECISIONS OF BUILDING OFFICIALS DECLARING STRUCTURES TO BE UNSAFE WHERE THERE IS AN IMMEDIATE DANGER TO THE HEALTH AND SAFETY OF THE CITIZENS, ALL IN THE MANNER PRESCRIBED IN THIS SECTION.

Special Master Case# **SMB2021-01027**

Property Address: 465 OCEAN DR

13

10:00AM

Department Violation # US2019-03211

ROYAL ATLANTIC ASSOCIATION INC.

AREA
South Beach

Inspector
Alberto Martinez,
Jr

Description:

NOTICE OF VIOLATION ISSUED.

Process 40YR1901377 not in compliance; therefore, as per the Florida Building Code and Miami-Dade County chapter 8-5 (6), the property is deemed unsafe if a 40Year Recertification report is not completed.

You must have the 40Year Recertification. Process(s) completed within thirty calendar days from the posting of this notice. Penalty of \$500.00 shall apply

Sec. 8-5. - Unsafe Structures

(6), Buildings or structures subject to the recertification requirements in Section 8-11(f) of this Code which the owner fails to timely respond to the Notice of Required Inspection or fails to make all required repairs or modifications found to be necessary resulting from the recertification inspection by the deadline specified in the Code or any written extension granted by the Building Official will be demolished.

Status: Owe Money

Comments:

REQUEST TO STOP FINES

10/24/2024 :

1. This order modifies the Special Magistrate Order dated August 8, 2024, as to the date for submitting the engineer's letter and the full compliance date.

2. The request for an extension to provide an engineer letter is GRANTED.

3. A letter from an engineer stating that the electrical and structure is safe for occupancy and its intended use along with repair methods shall be provided by November 7, 2024. Failure to comply will result in a fine of \$100.00 per day starting November 7, 2024.

4. Compliance shall occur when the violator has obtained a final inspection by March 30, 2025, which coincides with the permit's expiration date, or a fine of \$150.00 per day for non-compliance, shall start running on March 30, 2025.

5. A \$136.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: MARYANNE LUKACS

08/08/2024 :

1. A letter from an engineer stating that from a structural and electrical perspective, the building is safe for occupancy and its intended use along with repair methods shall be provided by August 29, 2024. Failure to meet this deadline will result in a fine of \$100.00 per day for noncompliance, starting from August 29, 2024.

2. There shall be full compliance (permit in issued status and final inspections) to correct this violation by December 10, 2024. Failure to meet this deadline will result in a fine of \$200.00 per day for noncompliance, starting December 10, 2024.

3. This case shall be heard together with case number SMB2023-01951.

4. A \$128.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: MARYANNE LUKACS

03/14/2024 :

1. A letter from an Engineer stating that the subject property is safe for occupancy and its intended use shall be given on March 24, 2024, or a fine of \$100.00 a day for each day of noncompliance shall begin running as of March 24, 2024.

2. There shall be full compliance to correct this violation by July 26, 2024, or a fine of \$100.00 a day for each day of noncompliance shall begin running as of July 26, 2024.

3. A \$128.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ENRIQUE ZAMORA

09/14/2023 :

1. A Progress Report shall be given on March 14, 2024.

2. A \$116.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ANNETTE E. CANNON

07/13/2023 :

1. This case is reset for proper service to September 14, 2023.

SPECIAL MAGISTRATE: ANNETTE E. CANNON

02/09/2023 :

1. The request for additional time is GRANTED.

2. An updated letter from an Engineer stating that the subject property is safe for occupancy and its intended use shall be provided by August 8, 2023.

3. A \$116.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ENRIQUE ZAMORA

10/27/2022 :

1: There shall be full compliance to correct this violation by submitting an engineer's report to the Building Official that the Building is structurally safe for occupancy by November 7, 2022, or a fine of \$100.00 a day for each day of noncompliance shall begin running November 7, 2022.

2: There shall be full compliance by obtaining the proper permits and submitting to the Building Official by December 1, 2022, or a fine of \$100.00 a day for each day of noncompliance shall begin December 1, 2022.

3: Today's \$116.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: MARYANNE LUKACS

08/11/2022 :

1: Alleged violator's request for continuance is GRANTED to October 27, 2022.

SPECIAL MAGISTRATE: ANNETTE E. CANNON

03/24/2022 :

1: Reset for proper service to August 11, 2022.

SPECIAL MAGISTRATE: MARYANNE LUKACS

Violation Type:

Code	Code Description
BV-7015	FAILURE TO PROVIDE THE BUILDING DEPARTMENT WITH THE REQUIRED RE-CERTIFICATION OF OLDER BUILDINGS REPORT.

Special Master Case# **SMB2021-01288** Property Address: 4011 MERIDIAN AVE

10:00AM

Department Violation # US2021-03580 THE CASTILLE CONDOMINIUM ASSOCIATION, INC.

**AREA
Mid Beach**

**Inspector
Adrian Avalos**

Description: NOTICE OF VIOLATION ISSUED.
Process 40YR1901589 not in compliance; therefore, as per the Florida Building Code and Miami-Dade County chapter 8-5 (6), the property is deemed unsafe if a 40Year Recertification report is not completed.
You must have the 40Year Recertification. Process(s) completed within thirty calendar days from the posting of this notice. Penalty of \$500.00 shall apply
Sec. 8-5. - Unsafe Structures
(6), Buildings or structures subject to the recertification requirements in Section 8-11(f) of this Code which the owner fails to timely respond to the Notice of Required Inspection or fails to make all required repairs or modifications found to be necessary resulting from the recertification inspection by the deadline specified in the Code or any written extension granted by the Building Official will be demolished.

Status: Open

Comments: REQUEST FOR EXTENSION (TIMELY)
08/08/2024 :
1. The request to Challenge the Affidavit of Noncompliance is DENIED.

2. The motion to stop the fines is GRANTED.

3. The fines shall stop as of today.

4. There shall be full compliance (permit in issued status and final inspections) to correct this violation by February 5, 2025. Failure to meet this deadline will result in a fine of \$250.00 per day for noncompliance, starting February 5, 2025.

5. A \$128.00 administrative court cost is assessed.
SPECIAL MAGISTRATE: MARYANNE LUKACS
05/23/2024 :
1. This case is reset to August 8, 2024.
SPECIAL MAGISTRATE: MARYANNE LUKACS
06/08/2023 :
1. There shall be full compliance to correct this violation by December 5, 2023, or a fine of \$250.00 a day for each day of noncompliance shall begin running as of December 5, 2023.

2. A \$116.00 administrative court cost is assessed.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
03/09/2023 :
1. A letter from an Engineer stating that the subject property is safe for occupancy and its intended use shall be provided by March 23, 2023, or a fine of \$150.00 a day for each day of noncompliance shall begin running as of March 23, 2023.

2. A Progress Report shall be provided on June 8, 2023.

3. A \$116.00 administrative court cost is assessed.
SPECIAL MAGISTRATE: MARYANNE LUKACS

Violation Type:

Code	Code Description
BV-7015	FAILURE TO PROVIDE THE BUILDING DEPARTMENT WITH THE REQUIRED RE-CERTIFICATION OF OLDER BUILDINGS REPORT.

Special Master Case# **SMB2022-01701** Property Address: 1437 COLLINS AVE

10:00AM

Department Violation # BVB18000312 SOUTH BEACH RESORT DEV LLC

**AREA
South Beach**

**Inspector
Adrian Avalos**

Description: NOTICE OF VIOLATION ISSUED.
 Evidence of work done without approved permit. Demolition work at the lobby area, new temporary partition built and evidence of water intrusion at the restaurant. Need to obtain approved permit and inspections for the work done without permit, Need to submit engineer report to identify the cause of the water intrusion together with methods of repairs. Double permit fees apply. If compliance is not obtained by the due date penalty of \$500.00 shall apply.
 Sec. 8-5. - Unsafe Structures.
 (a)General.
 (3)Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein.
 Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request.
 You have the right to appeal this decision of the Building Official to the Unsafe Structures Board in accordance with Chapter 8, section 8-5 of the Miami-Dade County Code. Failure to comply by the due date will result in the Building Official requesting a hearing before the Unsafe Structures Board on the next available calendar. Unless the decision of the Unsafe Structures Board is appealed, the building or structure shall be demolished without further notice.
 Violation will not be closed until final inspection is obtained in the related permits to close the case.

continued work - interior demo see picture loaded(to include now in scope of work tiles)
 12/03/2018

Status: Fine Imposed by Special Magistrate

Comments: MITIGATION
 05/11/2023 :
 1. This case was called to order at 11:18 a.m. After proper service, the violator was not present.
 2. There shall be full compliance to correct this violation by August 9, 2023, or a fine of \$100.00 a day for each day of noncompliance shall begin running as of August 9, 2023.
 3. A \$116.00 administrative court cost is assessed.
 SPECIAL MAGISTRATE: ENRIQUE ZAMORA

Violation Type:

Code	Code Description
BV-9165	THE CITY OF MIAMI BEACH MUNICIPAL CODE 14-61(b) UNSAFE STRUCTURES- FEES (c) PENALTY IS IMPOSED WHEN NO PERMIT IS OBTAINED ON WORK FOR WHICH A PERMIT IS REQUIRED. THE APPLICANT SHALL BE REQUIRED TO PAY \$500.00 PLUS DOUBLE FEES FOR A PERMIT, AS SPECIFIED HEREIN AS THE COST OF THE PERMIT. THE PAYMENT OF A PERMIT FEE SHALL NOT RELIEVE ANY PERSON, FIRM, OR CORPORATION FROM FULLY COMPLYING WITH THE REQUIREMENTS OF THIS CODE, NOR FROM ANY OTHER PENALTIES PRESCRIBED THEREIN.

Special Master Case# **SMB2025-02636** Property Address: 1427 WEST AVE

10:00AM

Department Violation # US2024-04881 1427 SOBE, LLC c/o Weiss, Barton

**AREA
South Beach**

**Inspector
Ibrahim Alvarez**

Description: LV3 - NOTICE OF VIOLATION ISSUED; 1427 West Av.
 Evidence of a corroded stair support system and detachment of staircase from structure located toward the alleyway. Furthermore, the hand railings to the staircase are unsecured and access to this area must be restricted immediately.
 There were also signs of cracking and unsecured railings at the second staircase leading up to the offices, as well of signs of water intrusion inside the office space.
 Need to submit a report signed and sealed by a licensed engineer within 14 Day(s) to evaluate the areas mentioned, assess all damages, determine the sources, advise if the staircases and spaces may be utilized or if there are any limitations in order to be utilized, and provide methods of repairs.
 Must apply for permit(s) within 07 Day(s) if required.
 Letter must state if safe to be used during repairs.
 No extensions will be granted without an Occupancy status letter, report, and permit application. In the case no action is taken to reach compliance - it will lead to referring the case to the Special Magistrate's office to further seek compliance. Furthermore, if the property is abandoned or Vacant and unsafe violation is not addressed it will be referred to the unsafe structure board in order to seek compliance.
 Once permit(s) is/are issued an updated Occupancy letter shall be re-submitted for review no less and no more than 180 days. Failure to provide updated letter shall result in progressive enforcement of the case.
 Sec. 8-5. - Unsafe Structures.
 (a) General.
 (3) Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein.
 Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request.
 You have the right to appeal this decision of the Building Official to the Unsafe Structures Board in accordance with Chapter 8, section 8-5 of the Miami-Dade County Code. Failure to comply by the due date will result in the Building Official requesting a hearing before the Unsafe Structures Board on the next available calendar. Unless the decision of the Unsafe Structures Board is appealed, the building or structure shall be demolished without further notice.
 Violation will not be closed until final inspection is obtained in the related permits to close the case.
 For further Information, please reach out to the following individuals below:
 Chief Building Code Compliance Officer - Ibrahim Alvarez at 305-673-7610 ext 26408, 786-229-6136, or at IbrahimAlvarez@miamibeachfl.gov.
 Building Code Compliance Officer – Joshua Goehring at 305-673-7610 ext 26229, or at JoshuaGoehring@miamibeachfl.gov.
 For Appointment(s) please reach the following link --- <https://www.miamibeachfl.gov/city-hall/building/contact-us/>
 For violation(s) webpage please reach the following link --- <https://www.miamibeachfl.gov/city-hall/building/violations/>

Please visit our Violations Page:

Request an Appointment:

Status: Open

Comments: NEW CASE

Violation Type:

Code	Code Description
BV-9050	MIAMI-DADE COUNTY, CHAPTER 8, SECTION 8-5 - UNSAFE STRUCTURES (b) PHYSICAL CRITERIA. (2) A BUILDING, OR PART THEREOF, SHALL BE PRESUMED TO BE UNSAFE IF: (ii) THERE IS A DETERIORATION OF THE STRUCTURE OR STRUCTURAL PARTS.

Special Master Case# **SMB2025-02637**

Property Address: 243 MERIDIAN AVE

10:00AM

Department Violation # BVB24002473

ARMITAGE PLACE NO. 1A CONDOMINIUM ASSOCIATION, INC. c/o MAXWELL MGMT CORP

AREA
South Beach
Inspector
Ibrahim Alvarez

Description:

LV2 - STOP WORK ORDER/NOTICE OF VIOLATION; 243 Meridian Av.
Installation of new west entry gate done without permit(s). Need to submit the required documents to obtain approved permit(s) and inspection(s), including building. Double permit fees and \$500 penalty applies in the permit(s) fees due for the work done without permit(s).
If compliance is not obtained by the due date an additional penalty of \$500.00 shall apply. In the case no action is taken to reach compliance - it will lead to referring the case to the Special Magistrate's office to further seek compliance. Furthermore, if the property is abandoned and unsafe violation is not addressed it will be referred to the unsafe structure board in order to seek compliance.
A one-time extension may be requested only after a permit has been applied for.
Permit(s) obtained to correct the case must be related to the violation.
Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request.
Violation will not be closed until final inspection is obtained in the related permits to close the case.

For further Information, please reach out to the following individuals below:
Chief Building Code Compliance Officer - Ibrahim Alvarez at 305-673-7610 ext 26408, 786-229-6136, or at IbrahimAlvarez@miamibeachfl.gov.
Building Code Compliance Officer – Joshua Goehring at 305-673-7610 ext 26229, or at JoshuaGoehring@miamibeachfl.gov.

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For violation(s) webpage please reach the following link --- <https://www.miamibeachfl.gov/city-hall/building/violations/>

Please visit our Violations Page:

Request an Appointment:

Status: Open

Comments: NEW CASE

Violation Type:

Code	Code Description
BV-9165	THE CITY OF MIAMI BEACH MUNICIPAL CODE 14-61(b) UNSAFE STRUCTURES- FEES (c) PENALTY IS IMPOSED WHEN NO PERMIT IS OBTAINED ON WORK FOR WHICH A PERMIT IS REQUIRED. THE APPLICANT SHALL BE REQUIRED TO PAY \$500.00 PLUS DOUBLE FEES FOR A PERMIT, AS SPECIFIED HEREIN AS THE COST OF THE PERMIT. THE PAYMENT OF A PERMIT FEE SHALL NOT RELIEVE ANY PERSON, FIRM, OR CORPORATION FROM FULLY COMPLYING WITH THE REQUIREMENTS OF THIS CODE, NOR FROM ANY OTHER PENALTIES PRESCRIBED THEREIN.

Special Master Case# **SMB2025-02638**

Property Address: 1440 OCEAN DR

10:00AM

Department Violation # BVB24002412

Betsy Ross Owner LLC c/o Betsy Ross Owner Holding LLC c/o CT Corporation System

**AREA
South Beach**

**Inspector
Ibrahim Alvarez**

Description:

LV2 - STOP WORK ORDER/NOTICE OF VIOLATION ISSUED; 1440 Ocean Dr. Permit BC1807345 is expired. Must renew permit and obtain mandatory inspections. If compliance is not obtained by the due date a penalty of \$500.00 shall apply. In the case no action is taken to reach compliance - it will lead to referring the case to the Special Magistrate's office to further seek compliance. Furthermore, if the property is abandoned and unsafe violation is not addressed it will be referred to the unsafe structure board in order to seek compliance. Permit(s) obtained to correct the case must be related to the violation. Violation will not be closed until final inspection is obtained in the related permits to close the case.
For further Information, please reach out to the following individuals below:
Chief Building Code Compliance Officer - Ibrahim Alvarez at 305-673-7610 ext 26408, 786-229-6136, or at IbrahimAlvarez@miamibeachfl.gov.
Building Code Compliance Officer – Joshua Goehring at 305-673-7610 ext 26229, or at JoshuaGoehring@miamibeachfl.gov.

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For violation(s) webpage please reach the following link --- <https://www.miamibeachfl.gov/city-hall/building/violations/>

Please visit our Violations Page:

Request an Appointment:

Status: Open

Comments: NEW CASE

Violation Type:

Code	Code Description
BV-1025	PERMIT HAS EXPIRED WITHOUT OBTAINING THE REQUIRED MANDATORY INSPECTIONS.

Special Master Case# **SMB2025-02639**

Property Address: 3010 ALTON RD

10:00AM

Department Violation # BVB23002262

OSMYL SLETTMAN

**AREA
Mid Beach**

**Inspector
Ibrahim Alvarez**

Description:

LV2 - STOP WORK ORDER/NOTICE OF VIOLATION; 3010 Alton Rd.
 Installation of new driveway and pavers toward front of the property done without permit(s). All work on site must cease until permits are obtained and the Building Department lifts these stop work orders. Need to submit the required documents to obtain approved permit(s) and inspection (s), including building. Double permit fees and \$500 penalty applies in the permit(s) fees due for the work done without permit(s).
 If compliance is not obtained by the due date an additional penalty of \$500.00 shall apply. In the case no action is taken to reach compliance - it will lead to referring the case to the Special Magistrate's office to further seek compliance. Furthermore, if the property is abandoned and unsafe violation is not addressed it will be referred to the unsafe structure board in order to seek compliance.
 A one-time (45 days) extension may be requested by the (Contractor or Design Professional) in writing.
 Permit(s) obtained to correct the case must be related to the violation.
 In the case
 Sec. 8-5. - Unsafe Structures.
 (a) General.
 (3) Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein.
 Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request.
 You have the right to appeal this decision of the Building Official to the Unsafe Structures Board in accordance with Chapter 8, section 8-5 of the Miami-Dade County Code. Failure to comply by the due date will result in the Building Official requesting a hearing before the Unsafe Structures Board on the next available calendar. Unless the decision of the Unsafe Structures Board is appealed, the building or structure shall be demolished without further notice.
 Violation will not be closed until final inspection is obtained in the related permits to close the case.

For further Information, please reach out to the following individuals below:
 Chief Building Code Compliance Officer - Ibrahim Alvarez at 305-673-7610 ext 26408, 786-229-6136, or at IbrahimAlvarez@miamibeachfl.gov.
 Senior Building Code Compliance Officer - Alberto Martinez Jr. at 305-673-7610 ext 26024, or at AlbertoMartinezJr@miamibeachfl.gov.
 Building Code Compliance Officer – Joshua Goehring at 305-673-7610 ext 26229, or at JoshuaGoehring@miamibeachfl.gov.

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 For violation(s) webpage please reach the following link --- <https://www.miamibeachfl.gov/city-hall/building/violations/>

Please visit our Violations Page:

Request an Appointment:

Status: Open

Comments: NEW CASE

Violation Type:

Code	Code Description
BV-9165	THE CITY OF MIAMI BEACH MUNICIPAL CODE 14-61(b) UNSAFE STRUCTURES- FEES (c) PENALTY IS IMPOSED WHEN NO PERMIT IS OBTAINED ON WORK FOR WHICH A PERMIT IS REQUIRED. THE APPLICANT SHALL BE REQUIRED TO PAY \$500.00 PLUS DOUBLE FEES FOR A PERMIT, AS SPECIFIED HEREIN AS THE COST OF THE PERMIT. THE PAYMENT OF A PERMIT FEE SHALL NOT RELIEVE ANY PERSON, FIRM, OR CORPORATION FROM FULLY COMPLYING WITH THE REQUIREMENTS OF THIS CODE, NOR FROM ANY OTHER PENALTIES PRESCRIBED THEREIN.

Special Master Case# **SMB2025-02640**

Property Address: 100 LINCOLN RD Unit:622

10:00AM

Department Violation # BVB23002156

Jose R. Fernandez

**AREA
South Beach**

**Inspector
Ibrahim Alvarez**

Description:

LV2 - STOP WORK ORDER/NOTICE OF VIOLATION; 100 Lincoln Rd, Unit 622.
Installation of new flooring, vanity, cabinets and means of egress was removed in the kitchen area by covering doorway leading to corridor all done without permit(s). All work must cease and desist until permits are obtained and the Building Department lifts this Stop Work Order. Need to submit the required documents to obtain approved permit(s) and inspection(s), including building. Double permit fees and \$500 penalty applies in the permit(s) fees due for the work done without permit(s).

If compliance is not obtained by the due date an additional penalty of \$500.00 shall apply. In the case no action is taken to reach compliance - it will lead to referring the case to the Special Magistrate's office to further seek compliance. Furthermore, if the property is abandoned and unsafe violation is not addressed it will be referred to the unsafe structure board in order to seek compliance.

A one-time (45 days) extension may be requested by the (Contractor or Design Professional) in writing.

Permit(s) obtained to correct the case must be related to the violation.

In the case

Sec. 8-5. - Unsafe Structures.

(a) General.

(3) Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein.

Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request.

You have the right to appeal this decision of the Building Official to the Unsafe Structures Board in accordance with Chapter 8, section 8-5 of the Miami-Dade County Code. Failure to comply by the due date will result in the Building Official requesting a hearing before the Unsafe Structures Board on the next available calendar. Unless the decision of the Unsafe Structures Board is appealed, the building or structure shall be demolished without further notice.

Violation will not be closed until final inspection is obtained in the related permits to close the case.

For further information, please reach out to the following individuals below:

Chief Building Code Compliance Officer - Ibrahim Alvarez at 305-673-7610 ext 26408, 786-229-6136, or at IbrahimAlvarez@miamibeachfl.gov.

Senior Building Code Compliance Officer - Alberto Martinez Jr. at 305-673-7610 ext 26024, or at AlbertoMartinezJr@miamibeachfl.gov.

Building Code Compliance Officer – Joshua Goehring at 305-673-7610 ext 26229, or at JoshuaGoehring@miamibeachfl.gov.

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For violation(s) webpage please reach the following link --- <https://www.miamibeachfl.gov/city-hall/building/violations/>

Please visit our Violations Page:

Request an Appointment:

Status: Open

Comments: NEW CASE

Violation Type:

Code	Code Description
BV-9165	THE CITY OF MIAMI BEACH MUNICIPAL CODE 14-61(b) UNSAFE STRUCTURES- FEES (c) PENALTY IS IMPOSED WHEN NO PERMIT IS OBTAINED ON WORK FOR WHICH A PERMIT IS REQUIRED. THE APPLICANT SHALL BE REQUIRED TO PAY \$500.00 PLUS DOUBLE FEES FOR A PERMIT, AS SPECIFIED HEREIN AS THE COST OF THE PERMIT. THE PAYMENT OF A PERMIT FEE SHALL NOT RELIEVE ANY PERSON, FIRM, OR CORPORATION FROM FULLY COMPLYING WITH THE REQUIREMENTS OF THIS CODE, NOR FROM ANY OTHER PENALTIES PRESCRIBED THEREIN.

Special Master Case# **SMB2025-02641** Property Address: 1427 WEST AVE

10:00AM

Department Violation # US2024-04955 1427 SOBE, LLC c/o Weiss, Barton

**AREA
South Beach**

**Inspector
Ibrahim Alvarez**

Description: LV3 - NOTICE OF VIOLATION ISSUED: 1427 WEST AVE
 Evidence of wastewater discharge under the building resulting in unsafe conditions that can be affecting life safety.
 Need to submit a report signed and sealed by a licensed engineer within 7 Day(s) to evaluate the structure, assess damages, determine the source of the water discharge and advise if the building/units may remain occupied or if there are any occupancy limitations in order to remain occupied, and provide methods of repairs.). Need to submit the required documents to obtain approved permit(s) and inspection(s). Including plumbing.
 Must apply for permit(s) within 07 Day(s).
 Letter must state if safe to be occupied during repairs.
 No extensions will be granted without an Occupancy status letter, report, and permit application. A onetime 60 Day(s) extension will be granted If we are in receipt of a Safe to occupy Letter, permit has been applied, and emergency situation has been temporary address (examples such as to but not limited to emergency shoring in place or pedestrian protection).
 In the case no action is taken to reach compliance - it will lead to referring the case to the Special Magistrate's office to further seek compliance. Furthermore, if the property is abandoned or Vacant and unsafe violation is not addressed it will be referred to the unsafe structure board in order to seek compliance.
 Once permit(s) is/are issued an updated Occupancy letter shall be re-submitted for review no less and no more than 180 days. Failure to provide updated letter shall result in progressive enforcement of the case.
 Sec. 8-5. - Unsafe Structures.
 (a) General.
 (3) Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein.
 Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request.
 You have the right to appeal this decision of the Building Official to the Unsafe Structures Board in accordance with Chapter 8, section 8-5 of the Miami-Dade County Code. Failure to comply by the due date will result in the Building Official requesting a hearing before the Unsafe Structures Board on the next available calendar. Unless the decision of the Unsafe Structures Board is appealed, the building or structure shall be demolished without further notice.
 Violation will not be closed until final inspection is obtained in the related permits to close the case.
 For further Information, please reach out to the following individuals below:
 Chief Building Code Compliance Officer - Ibrahim Alvarez at 305-673-7610 ext 26408, 786-229-6136, or at IbrahimAlvarez@miamibeachfl.gov.
 Building Code Compliance Officer – Joshua Goehring at 305-673-7610 ext 26229, or at JoshuaGoehring@miamibeachfl.gov.
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 For violation(s) webpage please reach the following link --- <https://www.miamibeachfl.gov/city-hall/building/violations/>

Please visit our Violations Page:

Request an Appointment:

Status: Open

Comments: NEW CASE

Violation Type:

Code	Code Description
BV-1030	3401.6 MAINTENANCE: ALL BUILDINGS, STRUCTURES, ELECTRICAL, GAS, MECHANICAL AND PLUMBING SYSTEMS, BOTH EXISTING AND NEW, AND ALL PARTS THEREOF, SHALL BE MAINTAINED IN A SAFE AND SANITARY CONDITION. ALL DEVICES OR SAFEGUARDS WHICH ARE REQUIRED BY THE TECHNICAL CODES WHEN CONSTRUCTED, ALTERED OR REPAIRED, SHALL BE MAINTAINED IN GOOD WORKING ORDER. THE OWNER, OR HIS DESIGNATED AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF BUILDINGS, STRUCTURES, ELECTRICAL, GAS, MECHANICAL AND PLUMBING SYSTEMS.

Special Master Case# **SMB2025-02642** Property Address: 1427 WEST AVE

10:00AM

Department Violation # US2024-04882 1427 SOBE, LLC c/o Weiss, Barton

**AREA
South Beach**

**Inspector
Ibrahim Alvarez**

Description: LV3 - NOTICE OF VIOLATION ISSUED; 1427 West Av.
 Evidence of corroded supports for the AC area and equipment above the walk-in cooler room. Permits and inspections required for repairs/replacement. Must apply for permit(s) for repairs within 60 day(s). No extensions will be considered without a permit application. If compliance is not obtained by the due date a penalty of \$500.00 shall apply. In the case no action is taken to reach compliance - it will lead to referring the case to the Special Magistrate's office to further seek compliance. Furthermore, if the property is abandoned or Vacant and unsafe violation is not addressed it will be referred to the unsafe structure board in order to seek compliance.
 Sec. 8-5. - Unsafe Structures.
 (a) General.
 (3) Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein.
 Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request.
 You have the right to appeal this decision of the Building Official to the Unsafe Structures Board in accordance with Chapter 8, section 8-5 of the Miami-Dade County Code. Failure to comply by the due date will result in the Building Official requesting a hearing before the Unsafe Structures Board on the next available calendar. Unless the decision of the Unsafe Structures Board is appealed, the building or structure shall be demolished without further notice.
 Violation will not be closed until final inspection is obtained in the related permits to close the case.
 For further Information, please reach out to the following individuals below:
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 For violation(s) webpage please reach the following link --- <https://www.miamibeachfl.gov/city-hall/building/violations/>

Please visit our Violations Page:

Request an Appointment:

Status: Open

Comments: NEW CASE

Violation Type:

Code	Code Description
BV-1030	3401.6 MAINTENANCE: ALL BUILDINGS, STRUCTURES, ELECTRICAL, GAS, MECHANICAL AND PLUMBING SYSTEMS, BOTH EXISTING AND NEW, AND ALL PARTS THEREOF, SHALL BE MAINTAINED IN A SAFE AND SANITARY CONDITION. ALL DEVICES OR SAFEGUARDS WHICH ARE REQUIRED BY THE TECHNICAL CODES WHEN CONSTRUCTED, ALTERED OR REPAIRED, SHALL BE MAINTAINED IN GOOD WORKING ORDER. THE OWNER, OR HIS DESIGNATED AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF BUILDINGS, STRUCTURES, ELECTRICAL, GAS, MECHANICAL AND PLUMBING SYSTEMS.

11:00AM

Miami Beach

Inspector
Adrian Avalos

Special Master Case# **SMB2021-01201** Property Address: 629 LENOX AV

Department Violation # BV15000475 629 LENOX HOLDINGS LLC

Description: NOTICE OF VIOLATION ISSUED. Violation BR150022 not in compliance, therefore, as per the Florida Building Code and Miami-Dade County chapter 8-5 (6) the property is deemed unsafe if a 40 Year Recertification report is not completed. You must have the 40 Year Rec. processes completed within thirty calendar days from the posting of this notice. Sec. 8-5. - Unsafe Structures (6) Buildings or structures subject to the recertification requirements in Section 8-11(f) of this Code which the owner fails to timely respond to the Notice of Required Inspection or fails to make all required repairs or modifications found to be necessary resulting from the recertification inspection by the deadline specified in the Code or any written extension granted by the Building Official will be demolished (Building Violation)

Status: Open

Comments: REQUEST TO STOP FINES
 08/22/2022 :
 1: There shall be full compliance to correct this violation by February 28, 2023, or a fine of \$200.00 a day for each day of noncompliance shall begin running February 28, 2023.
 2: Today's \$108.00 administrative court cost is assessed.
 SPECIAL MAGISTRATE: MARYANNE LUKACS
 05/16/2022 :
 1: A letter from an Engineer stating that the building is safe for occupancy shall be submitted by May 20, 2022, or a fine of \$200.00 a day shall begin running as of May 20, 2022.
 2: A progress report shall be given on August 22, 2022.
 3: A \$108.00 administrative court cost is assessed.
 SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type:

Code	Code Description

Special Master Case# **SMB2022-01466** Property Address: 3030 COLLINS AVE
 11:00AM Department Violation # US2021-03879 the madison condo association inc

AREA
 Mid Beach
 Inspector
 Ibrahim Alvarez

Description: NOTICE OF VIOLATION ISSUED. 3030 Collins Ave
 Process 40YR2101924 is not in compliance; therefore, as per the Florida Building Code and Miami-Dade County chapter 8-5 (6), the property is deemed unsafe if a 40Year Recertification report is not completed.
 You must submit the 40Year Recertification reports within thirty calendar days from delivery of this violation. Penalty of \$500.00 shall apply, and continued enforcement.
 If the reports are provided with deficiencies, permit(s) for repair(s) must be applied within thirty calendar days and obtained within sixty calendar days from permit process application date.
 Failure to comply will result in additional penalty of \$500.00, and continued enforcement from the Special Magistrate's office, leading to the Unsafe structure's board.
 Sec. 8-5. - Unsafe Structures
 (6), Buildings or structures subject to the recertification requirements in Section 8-11(f) of this Code which the owner fails to timely respond to the Notice of Required Inspection or fails to make all required repairs or modifications found to be necessary resulting from the recertification inspection by the deadline specified in the Code or any written extension granted by the Building Official will be demolished.

Status: Lien

Comments: REQUEST FOR EXTENSION (TIMELY)
 08/08/2024 :
 1. The request for additional time to comply is GRANTED.
 2. The request to stop the fines is GRANTED.
 3. There shall be full compliance (final inspections) to correct this violation by February 5, 2025, which coincides with the permit's expiration date. Failure to meet this deadline will result in a fine of \$200.00 per day for noncompliance, starting February 5, 2025.
 4. The fines shall stop as of today.
 5. A \$128.00 administrative court cost is assessed.
 SPECIAL MAGISTRATE: MARYANNE LUKACS
 05/25/2023 :
 1. This case was called to order at 3:54 p.m. After proper service, the violator was not present.
 2. A letter from an Engineer stating that the subject property is safe for occupancy and its intended use shall be provided by June 8, 2023, or a fine of \$200.00 a day for each day of noncompliance shall begin running as of June 8, 2023.
 3. There shall be full compliance to correct this violation by July 24, 2023, or a fine of \$200.00 a day for each day of noncompliance shall begin running as of July 24, 2023.
 3. A \$116.00 administrative court cost is assessed.
 SPECIAL MAGISTRATE: MARYANNE LUKACS
 03/09/2023 :
 1.This case is reset for proper service to May 25, 2023.
 SPECIAL MAGISTRATE: MARYANNE LUKACS

Violation Type:

Code	Code Description
BV-7015	FAILURE TO PROVIDE THE BUILDING DEPARTMENT WITH THE REQUIRED RE-CERTIFICATION OF OLDER BUILDINGS REPORT.

11:00AM Special Master Case# **SMB2022-01513** Property Address: 7620 CARLYLE AVE **25**
 Department Violation # US2020-03402 CARLYLE PLAZA CONDO c/o RICARDO RODRIGUEZ
AREA
North Beach

Inspector
Alberto Martinez,
Jr

Description: NOTICE OF VIOLATION ISSUED.
 Process 40YR1801034 not in compliance; therefore, as per the Florida Building Code and Miami-Dade County chapter 8-5 (6), the property is deemed unsafe if a 40Year Recertification report is not completed.
 You must have the 40Year Recertification. Process(s) needs to be completed within thirty calendar days from the posting of this notice. Penalty of \$500.00 has been applied.

 Sec. 8-5. - Unsafe Structures
 (6), Buildings or structures subject to the recertification requirements in Section 8-11(f) of this Code which the owner fails to timely respond to the Notice of Required Inspection or fails to make all required repairs or modifications found to be necessary resulting from the recertification inspection by the deadline specified in the Code or any written extension granted by the Building Official will be demolished.

Status: Open

Comments: REQUEST FOR EXTENSION (TIMELY)
 08/08/2024 :
 1. The request for additional time to comply is GRANTED.

 2. The request to stop the fines is GRANTED.

 3. There shall be full compliance (permit in issued status and final inspections) to correct this violation by February 5, 2025. Failure to meet this deadline will result in a fine of \$250.00 per day for noncompliance, starting February 5, 2025.

 4. A letter from an engineer stating that from a structural and electrical perspective, the building is safe for occupancy and its intended use along with repair methods shall be provided by August 23, 2024. Failure to meet this deadline will result in a fine of \$150.00 per day for noncompliance, starting from August 23, 2024.

 5. A \$128.00 administrative court cost is assessed.
 SPECIAL MAGISTRATE: MARYANNE LUKACS
 06/13/2024 :
 1. Pursuant to inclement weather conditions, this case is continued to August 8, 2024.
 SPECIAL MAGISTRATE: ANNETTE E. CANNON
 07/13/2023 :
 1. The request for additional time is GRANTED.

 2. A letter from an Engineer stating that the subject property is safe for occupancy and its intended use shall be provided by August 12, 2023, or a fine of \$250.00 a day for each of noncompliance shall begin running as of August 12, 2023.

 3. There shall be full compliance to correct this violation by October 11, 2023, or a fine of \$250.00 a day for each of noncompliance shall begin running as of October 11, 2023.

 4. A \$116.00 administrative court cost is assessed.
 SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type:

Code	Code Description
BV-7015	FAILURE TO PROVIDE THE BUILDING DEPARTMENT WITH THE REQUIRED RE-CERTIFICATION OF OLDER BUILDINGS REPORT.

11:00AM Special Master Case# **SMB2022-01601** Property Address: 1925 CALAIS DR Unit:MASTER **26**
 Department Violation # US2021-03889 1925 CALAIS DRIVE CONDOMINIUM ASSOCIATION, INC.
AREA
North Beach

Inspector
Ibrahim Alvarez

Description:

NOTICE OF VIOLATION ISSUED. 1925 Calais Dr
 Process 40YR2101979 is not in compliance; therefore, as per the Florida Building Code and Miami-Dade County chapter 8-5 (6), the property is deemed unsafe if a 40Year Recertification report is not completed.

You must submit the 40Year Recertification reports within thirty calendar days from delivery of this violation. Penalty of \$500.00 shall apply, and continued enforcement.

If the reports are provided with deficiencies, permit(s) for repair(s) must be applied within thirty calendar days and obtained within sixty calendar days from permit process application date.

Failure to comply will result in additional penalty of \$500.00, and continued enforcement from the Special Magistrate's office, leading to the Unsafe structure's board.

Sec. 8-5. - Unsafe Structures

(6), Buildings or structures subject to the recertification requirements in Section 8-11(f) of this Code which the owner fails to timely respond to the Notice of Required Inspection or fails to make all required repairs or modifications found to be necessary resulting from the recertification inspection by the deadline specified in the Code or any written extension granted by the Building Official will be demolished.

Status: Open

Comments:

REQUEST FOR EXTENSION (TIMELY)

08/08/2024 :

1. The request for additional time to comply is GRANTED.

2. There shall be full compliance (permit in issued status and final inspections) to correct this violation by February 5, 2025. Failure to meet this deadline will result in a fine of \$150.00 per day for noncompliance, starting February 5, 2025.

3. A \$128.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: MARYANNE LUKACS

05/23/2024 :

1. Pursuant to the inspector's testimony the Engineer letter was approved on May 16, 2024.

2. The request for additional time to comply with the Engineer letter is moot.

3. A \$128.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: MARYANNE LUKACS

02/29/2024 :

1. The request for additional time to comply is GRANTED.

2. A letter from an Engineer stating that the subject property is safe for occupancy and its intended use shall be provided by March 11, 2024, or a fine of \$100.00 a day for each day of noncompliance shall begin running as of March 11, 2024.

3. There shall be full compliance to correct this violation by May 29, 2024, or a fine of \$100.00 a day for each day of noncompliance shall begin running as of May 29, 2024.

4. A \$128.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ENRIQUE ZAMORA

05/25/2023 :

1. There shall be full compliance to correct this violation by November 21, 2023, or a fine of \$200.00 a day for each day of noncompliance shall begin running as of November 21, 2023.

2. A \$116.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: MARYANNE LUKACS

02/09/2023 :

1. An updated letter from an Engineer stating that the subject property is safe for occupancy and its intended use shall be provided by February 21, 2023, or a fine of \$200.00 a day for each day on non-compliance shall begin on February 21, 2023.

2. A progress report shall be given on May 25, 2023.

3. A \$116.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ENRIQUE ZAMORA

10/27/2022 :

1: The request for an extension of time is GRANTED.

2: There shall be full compliance to correct this violation by January 2, 2023, or the fine of \$200.00 a day for each day of noncompliance shall begin January 2, 2023.

3: Today's \$116.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: MARYANNE LUKACS

04/22/2022 :

1: There shall be full compliance to correct this violation by August 22, 2022, or a fine of \$250.00 a day for each day of noncompliance shall begin August 22, 2022.

2: Today's \$108.00 administrative court cost is assessed.

SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type:

Code	Code Description
BV-7015	FAILURE TO PROVIDE THE BUILDING DEPARTMENT WITH THE REQUIRED RE-CERTIFICATION OF OLDER BUILDINGS REPORT.

11:00AM Special Master Case# **SMB2022-01741** Property Address: 1228 WEST AVE **27**
 Department Violation # BVC22000836 YARIAN GARCIA JTRS YOAN PEREZ MARQUEZ JTRS

AREA
South Beach
Inspector
Ibrahim Alvarez

Description: STOP WORK ORDER/NOTICE OF VIOLATION ISSUED UNIT1214
 Interior remodel to include, New bathroom, remodel, Kitchen remodel, electrical and plumbing trades done without permit(s). Need to submit the required documents to obtain approved permit (s) and inspections. Double permit fees and \$500 penalty applies in the permit(s) fees due for the work done without permit(s).
 If compliance is not obtained by the due date an additional penalty of \$500.00 shall apply.
 Sec. 8-5. - Unsafe Structures.
 (a)General.
 (3)Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein.
 Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request.
 You have the right to appeal this decision of the Building Official to the Unsafe Structures Board in accordance with Chapter 8, section 8-5 of the Miami-Dade County Code. Failure to comply by the due date will result in the Building Official requesting a hearing before the Unsafe Structures Board on the next available calendar. Unless the decision of the Unsafe Structures Board is appealed, the building or structure shall be demolished without further notice.
 Violation will not be closed until final inspection is obtained in the related permits to close the case.

Status: Lien

Comments: MITIGATION
 01/11/2024 :
 1. The request for additional time to comply is GRANTED.
 2. There shall be full compliance to correct this violation by April 22, 2024, or a fine of \$100.00 a day for each day of noncompliance shall begin running as of April 22, 2024.
 3. All fines shall be waived through today.
 4. A \$128.00 administrative court cost is assessed.
 SPECIAL MAGISTRATE: ANNETTE E. CANNON
 05/11/2023 :
 1. This case was called to order at 10:06 a.m. After proper service, the violator was not present.
 2. There shall be full compliance to correct this violation by August 9, 2023, or a fine of \$100.00 a day for each day of noncompliance shall begin running as of August 9, 2023.
 3. A \$116.00 administrative court cost is assessed.
 SPECIAL MAGISTRATE: ENRIQUE ZAMORA

Violation Type:

Code	Code Description
BV-9165	THE CITY OF MIAMI BEACH MUNICIPAL CODE 14-61(b) UNSAFE STRUCTURES- FEES (c) PENALTY IS IMPOSED WHEN NO PERMIT IS OBTAINED ON WORK FOR WHICH A PERMIT IS REQUIRED. THE APPLICANT SHALL BE REQUIRED TO PAY \$500.00 PLUS DOUBLE FEES FOR A PERMIT, AS SPECIFIED HEREIN AS THE COST OF THE PERMIT. THE PAYMENT OF A PERMIT FEE SHALL NOT RELIEVE ANY PERSON, FIRM, OR CORPORATION FROM FULLY COMPLYING WITH THE REQUIREMENTS OF THIS CODE, NOR FROM ANY OTHER PENALTIES PRESCRIBED THEREIN.

Special Master Case# **SMB2025-02588**

Property Address: 744 85TH ST

11:00AM

Department Violation # US2024-05069

ANTONIO HERNANDEZ ARMAND ANTON

**AREA
North Beach**

**Inspector
Ibrahim Alvarez**

Description:

LV3 - NOTICE OF VIOLATION ISSUED: 744 85 ST
 Evidence of collapsed ceiling in unit 3
 Need to submit a report signed and sealed by a licensed engineer within 10 Day(s) to evaluate the structure, assess damages, determine the source, advise if the building/units may remain occupied or if there are any occupancy limitations in order to remain occupied, and provide methods of repairs.
 Must apply for permit(s) within 07 Day(s) if required.
 Letter must state if safe to be occupied during repairs.
 No extensions will be granted without an Occupancy status letter, report, and permit application. A onetime 60 Day(s) extension will be granted If we are in receipt of a Safe to occupy Letter, permit has been applied, and emergency situation has been temporary address (examples such as to but not limited to emergency shoring in place or pedestrian protection).
 In the case no action is taken to reach compliance - it will lead to referring the case to the Special Magistrate's office to further seek compliance. Furthermore, if the property is abandoned or Vacant and unsafe violation is not addressed it will be referred to the unsafe structure board in order to seek compliance.
 Once permit(s) is/are issued an updated Occupancy letter shall be re-submitted for review no less and no more than 180 days. Failure to provide updated letter shall result in progressive enforcement of the case.
 Sec. 8-5. - Unsafe Structures.
 (a) General.
 (3) Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein.
 Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request.
 You have the right to appeal this decision of the Building Official to the Unsafe Structures Board in accordance with Chapter 8, section 8-5 of the Miami-Dade County Code. Failure to comply by the due date will result in the Building Official requesting a hearing before the Unsafe Structures Board on the next available calendar. Unless the decision of the Unsafe Structures Board is appealed, the building or structure shall be demolished without further notice.
 Violation will not be closed until final inspection is obtained in the related permits to close the case.
 For further Information, please reach out to the following individuals below:
 Chief Building Code Compliance Officer - Ibrahim Alvarez at 305-673-7610 ext 26408, 786-229-6136, or at IbrahimAlvarez@miamibeachfl.gov.
 Building Code Compliance Officer – Joshua Goehring at 305-673-7610 ext 26229, or at JoshuaGoehring@miamibeachfl.gov.
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 For violation(s) webpage please reach the following link --- <https://www.miamibeachfl.gov/city-hall/building/violations/>

Please visit our Violations Page:

Request an Appointment:

Status: Open

Comments:

REQUEST FOR EXTENSION (TIMELY)
 01/23/2025 :
 1. A letter from an engineer stating the source of water intrusion with the method of repair, and that the building is safe to occupy for its intended use shall be provided by February 13, 2025. or a daily fine of \$250.00 shall begin to run.
 2. There shall be full compliance by May 27, 2025, or a fine of \$200.00 shall begin to run as of May 27, 2025. Compliance shall occur when there has been a permit in issued status and a final inspection.
 3. A \$136.00 administrative court cost is assessed.
 SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type:

Code	Code Description
BV-9050	MIAMI-DADE COUNTY, CHAPTER 8, SECTION 8-5 - UNSAFE STRUCTURES (b) PHYSICAL CRITERIA. (2) A BUILDING, OR PART THEREOF, SHALL BE PRESUMED TO BE UNSAFE IF: (ii) THERE IS A DETERIORATION OF THE STRUCTURE OR STRUCTURAL PARTS.

11:00AM

Special Master Case# **SMB2025-02643** Property Address: 1427 WEST AVE

Department Violation # US2024-04883 1427 SOBE, LLC c/o Weiss, Barton

AREA
South Beach

Inspector
Ibrahim Alvarez

Description: LV3 - NOTICE OF VIOLATION ISSUED; 1427 West Av.
Evidence of roof system for trash room enclosure in disrepair.
Permits and inspections required for repairs/replacement.
Must apply for permit(s) for repairs within 60 day(s).
No extensions will be considered without a permit application.
If compliance is not obtained by the due date a penalty of \$500.00 shall apply.
In the case no action is taken to reach compliance - it will lead to referring the case to the Special Magistrate's office to further seek compliance. Furthermore, if the property is abandoned or Vacant and unsafe violation is not addressed it will be referred to the unsafe structure board in order to seek compliance.
Sec. 8-5. - Unsafe Structures.
(a) General.
(3) Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein.
Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request.
You have the right to appeal this decision of the Building Official to the Unsafe Structures Board in accordance with Chapter 8, section 8-5 of the Miami-Dade County Code. Failure to comply by the due date will result in the Building Official requesting a hearing before the Unsafe Structures Board on the next available calendar. Unless the decision of the Unsafe Structures Board is appealed, the building or structure shall be demolished without further notice.
Violation will not be closed until final inspection is obtained in the related permits to close the case.
For further Information, please reach out to the following individuals below:
Chief Building Code Compliance Officer - Ibrahim Alvarez at 305-673-7610 ext 26408, 786-229-6136, or at IbrahimAlvarez@miamibeachfl.gov.
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Please visit our Violations Page:

Request an Appointment:

Status: Open

Comments: NEW CASE

Violation Type:

Code	Code Description
BV-1030	3401.6 MAINTENANCE: ALL BUILDINGS, STRUCTURES, ELECTRICAL, GAS, MECHANICAL AND PLUMBING SYSTEMS, BOTH EXISTING AND NEW, AND ALL PARTS THEREOF, SHALL BE MAINTAINED IN A SAFE AND SANITARY CONDITION. ALL DEVICES OR SAFEGUARDS WHICH ARE REQUIRED BY THE TECHNICAL CODES WHEN CONSTRUCTED, ALTERED OR REPAIRED, SHALL BE MAINTAINED IN GOOD WORKING ORDER. THE OWNER, OR HIS DESIGNATED AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF BUILDINGS, STRUCTURES, ELECTRICAL, GAS, MECHANICAL AND PLUMBING SYSTEMS.

Special Master Case# **SMB2025-02644**

Property Address: 1427 WEST AVE

11:00AM

Department Violation # BVP24000209

1427 SOBE, LLC c/o Weiss, Barton

**AREA
South Beach**

**Inspector
Ibrahim Alvarez**

Description:

LV2 - STOP WORK ORDER/NOTICE OF VIOLATION; 1427 West Av.
 Replacement of water heater done without permit(s). Need to submit the required documents to obtain approved permit(s) and inspection(s), including plumbing. Double permit fees and \$500 penalty applies in the permit(s) fees due for the work done without permit(s).
 If compliance is not obtained by the due date an additional penalty of \$500.00 shall apply. In the case no action is taken to reach compliance - it will lead to referring the case to the Special Magistrate's office to further seek compliance. Furthermore, if the property is abandoned and unsafe violation is not addressed it will be referred to the unsafe structure board in order to seek compliance.
 A one-time extension may be requested only after a permit has been applied for.
 Permit(s) obtained to correct the case must be related to the violation.
 Sec. 8-5. - Unsafe Structures.
 (a) General.
 (3) Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein.
 Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request.
 You have the right to appeal this decision of the Building Official to the Unsafe Structures Board in accordance with Chapter 8, section 8-5 of the Miami-Dade County Code. Failure to comply by the due date will result in the Building Official requesting a hearing before the Unsafe Structures Board on the next available calendar. Unless the decision of the Unsafe Structures Board is appealed, the building or structure shall be demolished without further notice.
 Violation will not be closed until final inspection is obtained in the related permits to close the case.

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Status: Open

Comments: NEW CASE

Violation Type:

Code	Code Description
BV-9165	THE CITY OF MIAMI BEACH MUNICIPAL CODE 14-61(b) UNSAFE STRUCTURES- FEES (c) PENALTY IS IMPOSED WHEN NO PERMIT IS OBTAINED ON WORK FOR WHICH A PERMIT IS REQUIRED. THE APPLICANT SHALL BE REQUIRED TO PAY \$500.00 PLUS DOUBLE FEES FOR A PERMIT, AS SPECIFIED HEREIN AS THE COST OF THE PERMIT. THE PAYMENT OF A PERMIT FEE SHALL NOT RELIEVE ANY PERSON, FIRM, OR CORPORATION FROM FULLY COMPLYING WITH THE REQUIREMENTS OF THIS CODE, NOR FROM ANY OTHER PENALTIES PRESCRIBED THEREIN.

11:00AM Special Master Case# **SMB2025-02645** Property Address: 1427 WEST AVE
 Department Violation # BVB24002359 1427 SOBE, LLC c/o Weiss, Barton

AREA
 South Beach

Inspector
 Ibrahim Alvarez

Description: LV2 - STOP WORK ORDER/NOTICE OF VIOLATION; 1427 West Av.
 Installation of new composite decking over existing roof terrace done without permit(s). Need to submit the required documents to obtain approved permit(s) and inspection(s), including building. Double permit fees and \$500 penalty applies in the permit(s) fees due for the work done without permit(s).
 If compliance is not obtained by the due date an additional penalty of \$500.00 shall apply. In the case no action is taken to reach compliance - it will lead to referring the case to the Special Magistrate's office to further seek compliance. Furthermore, if the property is abandoned and unsafe violation is not addressed it will be referred to the unsafe structure board in order to seek compliance.
 A one-time extension may be requested only after a permit has been applied for.
 Permit(s) obtained to correct the case must be related to the violation.
 Sec. 8-5. - Unsafe Structures.
 (a) General.
 (3) Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein.
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 Violation will not be closed until final inspection is obtained in the related permits to close the case.

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Status: Open

Comments: NEW CASE

Violation Type:

Code	Code Description
BV-9165	THE CITY OF MIAMI BEACH MUNICIPAL CODE 14-61(b) UNSAFE STRUCTURES- FEES (c) PENALTY IS IMPOSED WHEN NO PERMIT IS OBTAINED ON WORK FOR WHICH A PERMIT IS REQUIRED. THE APPLICANT SHALL BE REQUIRED TO PAY \$500.00 PLUS DOUBLE FEES FOR A PERMIT, AS SPECIFIED HEREIN AS THE COST OF THE PERMIT. THE PAYMENT OF A PERMIT FEE SHALL NOT RELIEVE ANY PERSON, FIRM, OR CORPORATION FROM FULLY COMPLYING WITH THE REQUIREMENTS OF THIS CODE, NOR FROM ANY OTHER PENALTIES PRESCRIBED THEREIN.

Special Master Case# **SMB2025-02646** Property Address: 1427 WEST AVE

11:00AM

Department Violation # BVM24000257 1427 SOBE, LLC c/o Weiss, Barton

**AREA
South Beach**

**Inspector
Ibrahim Alvarez**

Description: LV2 - STOP WORK ORDER/NOTICE OF VIOLATION; 1427 West Av.
 Installation of new A/C systems and replacements to also include stands done throughout the property without permit(s). Need to submit the required documents to obtain approved permit(s) and inspection(s), including mechanical, building & electrical. Double permit fees and \$500 penalty applies in the permit(s) fees due for the work done without permit(s).
 If compliance is not obtained by the due date an additional penalty of \$500.00 shall apply. In the case no action is taken to reach compliance - it will lead to referring the case to the Special Magistrate's office to further seek compliance. Furthermore, if the property is abandoned and unsafe violation is not addressed it will be referred to the unsafe structure board in order to seek compliance.
 A one-time extension may be requested only after a permit has been applied for.
 Permit(s) obtained to correct the case must be related to the violation.
 Sec. 8-5. - Unsafe Structures.
 (a) General.
 (3) Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein.
 Additional specific details concerning the violation together with photographs can be obtained from the Building Department Violation Section in writing upon request.
 You have the right to appeal this decision of the Building Official to the Unsafe Structures Board in accordance with Chapter 8, section 8-5 of the Miami-Dade County Code. Failure to comply by the due date will result in the Building Official requesting a hearing before the Unsafe Structures Board on the next available calendar. Unless the decision of the Unsafe Structures Board is appealed, the building or structure shall be demolished without further notice.
 Violation will not be closed until final inspection is obtained in the related permits to close the case.

For further information, please reach out to the following individuals below:
 Chief Building Code Compliance Officer - Ibrahim Alvarez at 305-673-7610 ext 26408, 786-229-6136, or at IbrahimAlvarez@miamibeachfl.gov.
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Please visit our Violations Page:

Request an Appointment:

Status: Open

Comments: NEW CASE

Violation Type:

Code	Code Description
BV-9165	THE CITY OF MIAMI BEACH MUNICIPAL CODE 14-61(b) UNSAFE STRUCTURES- FEES (c) PENALTY IS IMPOSED WHEN NO PERMIT IS OBTAINED ON WORK FOR WHICH A PERMIT IS REQUIRED. THE APPLICANT SHALL BE REQUIRED TO PAY \$500.00 PLUS DOUBLE FEES FOR A PERMIT, AS SPECIFIED HEREIN AS THE COST OF THE PERMIT. THE PAYMENT OF A PERMIT FEE SHALL NOT RELIEVE ANY PERSON, FIRM, OR CORPORATION FROM FULLY COMPLYING WITH THE REQUIREMENTS OF THIS CODE, NOR FROM ANY OTHER PENALTIES PRESCRIBED THEREIN.

Special Master Case# **SMB2025-02647** Property Address: 1427 WEST AVE

11:00AM

Department Violation # BVE24000213 1427 SOBE, LLC c/o Weiss, Barton

**AREA
South Beach**

**Inspector
Ibrahim Alvarez**

Description: LV3 - NOTICE OF VIOLATION ISSUED; 1427 West Av.
 Evidence of exposed wiring, exterior outlets not properly protected, light fixtures not installed correctly/damaged/missing bulbs & 'Exit' sign by north entrance is in need of repair/replacement. All work must be completed by a licensed electrician not to exceed 60 days.
 Failure to comply by the given deadline will result in a \$500 fee to be assessed.
 In the case no action is taken to reach compliance - it will lead to referring the case to the Special Magistrate's office to further seek compliance. Furthermore, if the property is abandoned or Vacant and unsafe violation is not addressed it will be referred to the unsafe structure board in order to seek compliance.
 Once permit(s) is/are issued an updated Occupancy letter shall be re-submitted for review no less and no more than 180 days. Failure to provide updated letter shall result in progressive enforcement of the case.
 Sec. 8-5. - Unsafe Structures.
 (a) General.
 (3) Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein.
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 You have the right to appeal this decision of the Building Official to the Unsafe Structures Board in accordance with Chapter 8, section 8-5 of the Miami-Dade County Code. Failure to comply by the due date will result in the Building Official requesting a hearing before the Unsafe Structures Board on the next available calendar. Unless the decision of the Unsafe Structures Board is appealed, the building or structure shall be demolished without further notice.
 Violation will not be closed until final inspection is obtained in the related permits to close the case.
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Please visit our Violations Page:

Request an Appointment:

Status: Open

Comments: NEW CASE

Violation Type:

Code	Code Description
BV-3030	3401.6 MAINTENANCE: ALL BUILDINGS, STRUCTURES, ELECTRICAL, GAS, MECHANICAL AND PLUMBING SYSTEMS, BOTH EXISTING AND NEW, AND ALL PARTS THEREOF, SHALL BE MAINTAINED IN A SAFE AND SANITARY CONDITION. ALL DEVICES OR SAFEGUARDS WHICH ARE REQUIRED BY THE TECHNICAL CODES WHEN CONSTRUCTED, ALTERED OR REPAIRED, SHALL BE MAINTAINED IN GOOD WORKING ORDER. THE OWNER, OR HIS DESIGNATED AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF BUILDINGS, STRUCTURES, ELECTRICAL, GAS, MECHANICAL AND PLUMBING SYSTEMS.