Special Magistrate for: Thursday, July 17, 2025

1

9:00AM

AREA
North Beach

Inspector
Gabriel Saavedra

Special Master Case# **SMA2025-05206**

Property Address: 6770 INDIAN CREEK DR

Department Violation # CC2025-20471

AQUASOL CONDOMINIUM ASSOCIATION, INC. C/O EISINGER LAW

Description:

Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.
Ref: Failure to Obtain an Active Business tax Receipt for Condominium as required by the City of Miami Beach
Offense: 1st
Fine: $1000.00
Notice of Violation
G. Saavedra/716
BWC-used

Status: Appealed

Comments: NEW CASE

Violation Type: CC2025-20471 - Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.
Ref: Failure to Obtain an Active Business tax Receipt for Condominium as required by the City of Miami Beach
Offense: 1st
Fine: $1000.00
Notice of Violation
G. Saavedra/716
BWC-used

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

2

9:00AM

AREA
North Beach

Inspector
Mindy Blanco

Special Master Case# **SMC2023-02738**

Property Address: 8320 CRESPI BLVD Unit:9

Department Violation # ZV2023-04768

ANTONIO RODRIGUEZ

Description:

Section 142-1111 (a):The rental and/or advertising of apartment or townhome residential properties in districts zoned RM-1, RM-PRD, RM-PRD-2, RPS-1, RPS-2, CD-1, RO, RO-3 or TH for periods for less than 6 months and 1 day are not permitted in such districts..
REF: Short Term Rental Advertisement of "Nice room close to the beach" for the available booking dates of June 29, 2023, until July 4, 2023, in the amount of $552.32 for the 5-night stay Hosted by Sasha via Airbnb.com.
Notice of violation issued
M. Blanco #742
B. Burch #757
BWC was activated

Status: Open

Comments: NEW CASE

Violation Type: ZV2023-04768 - REF: Short Term Rental Advertisement of "Nice room close to the beach" for the available booking dates of June 29, 2023, until July 4, 2023, in the amount of $552.32 for the 5-night stay Hosted by Sasha via Airbnb.com. Notice of violation issued M. Blanco #742 B. Burch #757 BWC was activated

Code	Code Description
Short Term Rental - Units 003Z	Section 142-1111 (a):The rental and/or advertising of apartment or townhome residential properties in districts zoned RM-1, RM-PRD, RM-PRD-2, RPS-1, RPS-2, CD-1, RO, RO-3 or TH for periods for less than 6 months and 1 day are not permitted in such districts..

9:00AM

AREA
South Beach

Inspector
Mindy Blanco

Special Master Case# **SMC2024-02844** Property Address: 644 MERIDIAN AVE Unit:11 **3**

Department Violation # ZV2023-05075 GIANA DESIR

Description: Section 142-1111 (a):The rental and/or advertising of apartment or townhome residential properties in districts zoned RM-1, RM-PRD, RM-PRD-2, RPS-1, RPS-2, CD-1, RO, RO-3 or TH for periods for less than 6 months and 1 day are not permitted in such districts.

REF: Short term rental advertisement of " Entire South Beach Condo'- 644 Meridian Ave- Unit #11 for the. available booking dates of January 7, 2024 until January 12, 2024 in the amount of $924.68 for the 5 night stay Hosted by Giana via Airbnb.com.
Notice of violation issued
Certified mail & Posted
BWC was activated
M. Blanco #742

Status: Open

Comments: NEW CASE

Violation Type: ZV2023-04768 - Section 142-1111 (a):The rental and/or advertising of apartment or townhome residential properties in districts zoned RM-1, RM-PRD, RM-PRD-2, RPS-1, RPS-2, CD-1, RO, RO-3 or TH for periods for less than 6 months and 1 day are not permitted in such districts. REF: Short term rental advertisement of " Entire South Beach Condo'- 644 Meridian Ave- Unit #11 for the. available booking dates of January 7, 2024 until January 12, 2024 in the amount of $924.68 for the 5 night stay Hosted by Giana via Airbnb.com. Notice of violation issued Certified mail & Posted BWC was activated M. Blanco #742

Code	Code Description
Short Term Rental - Units 003Z	Section 142-1111 (a):The rental and/or advertising of apartment or townhome residential properties in districts zoned RM-1, RM-PRD, RM-PRD-2, RPS-1, RPS-2, CD-1, RO, RO-3 or TH for periods for less than 6 months and 1 day are not permitted in such districts..

9:00AM

AREA
South Beach

Inspector
Nahyeem Denis

Special Master Case# **SMC2024-03083** Property Address: 1776 JAMES AVE **4**

Department Violation # PM2024-07080

SEA BEACH TOWERS CONDOMINIUM, INC. c/o Eisinger Law c/o Carolina Sznajderman Sheir, Esq.

Description:

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

REF: Overgrown hedges throughout side of the condominium on 18th Street and James Ave impeding the sidewalk

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

REF: Condominium walls and balconies are in need of being pressure cleaned and painted throughout the entire building

1st. Offense

S.Bryant 724
BWC Used

Status: Open

Comments:

EXTENSION REQUEST - On 6/06/2025 Ms. Carolina Sznajderman Sheir, Esq. requested an extension of time to comply and to stop the fines from running.
12/09/2024 :
1. The Petitioner is hereby adjudicated guilty of the 1st offense.

2. There shall be full compliance by June 7, 2025. Compliance requires a permit and a final inspection. If there is not compliance by June 7, 2025, a daily fine of $150.00 a day for each day of noncompliance shall begin running as of June 7, 2025.

3. A $136.00 administrative court cost is assessed.
SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type:

PM2024-07080 - 1ST OFENSE - Exterior surfaces of structure are not properly maintained and shall be scraped and painted.

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

9:00AM

AREA
Mid Beach

Inspector
Mindy Blanco

Special Master Case# **SMC2024-03186** Property Address: 2051 N BAY RD **5**

Department Violation # ZV2024-05422 ALSALOUSSI ESTATE LLC- C/o ALSALOUSSI HOLDINGS LLC

Description: Resiliency Code Section 7.5.4.13(d)(E) Unauthorized accessory uses in single-family districts and/or advertising the residential property for the purpose of promoting the occupancy of the single family home for less than 6 months and 1 day, which is prohibited.
REF: Short Term Rental occupancy of "Villa Modern Luxury Miami Beach" that was booked for the dates of September 10, 2024, until September 17, 2024 for a 7-night stay Hosted by Gad via Airbnb.com, less than 6 months and 1 day, which is prohibited in the RS-4 zoning district.
Notice of violation was issued.
BWC Used.
M. Blanco #742 / S. Moreno #748

Status: Open

Comments: RESET FOR SERVICE
06/16/2025 :
1. This case is reset to July 17, 2025, for proper service.
SPECIAL MAGISTRATE: MARYANNE LUKACS

Violation Type: ZV2024-05422 - Resiliency Code Section 7.5.4.13(d)(E) Unauthorized accessory uses in single-family districts and/or advertising the residential property for the purpose of promoting the occupancy of the single family home for less than 6 months and 1 day, which is prohibited. REF: Short Term Rental occupancy of "Villa Modern Luxury Miami Beach" that was booked for the dates of September 10, 2024, until September 17, 2024 for a 7-night stay Hosted by Gad via Airbnb.com, less than 6 months and 1 day, which is prohibited in the RS-4 zoning district. Notice of violation was issued. BWC Used. M. Blanco #742 / S. Moreno #748

Code	Code Description
Short Term Rental - Home 006Z	Resiliency Code Section 7.5.4.13(d)(E) Unauthorized accessory uses in single-family districts and/or advertising the residential property for the purpose of promoting the occupancy of the single family home for less than 6 months and 1 day, which is prohibited.

9:00AM

AREA
North Beach

Inspector
Dennys Hernandez

Special Master Case# **SMC2025-03392** Property Address: 7122 COLLINS AVE **6**

Department Violation # ZV2025-05655 AHM ADVISORS LLC C/O PIOTRKOWSKI, JOEL S

Description: Code: (2) Resiliency Code Section 6.1.3 (a); Erecting, constructing, posting, painting, altering, maintaining or relocating a sign without first obtaining a permit from the Building Official or Planning permit.
Ref: All signs on the LOCURA 305 store front do not have permits, including the lights around the windows.
1st offense
BWC used and photos taken
D.Hernandez/764

Status: Open

Comments: NEW CASE

Violation Type: ZV2025-05655 - Code: (2) Resiliency Code Section 6.1.3 (a); Erecting, constructing, posting, painting, altering, maintaining or relocating a sign without first obtaining a permit from the Building Official or Planning permit. Ref: All signs on the LOCURA 305 store front do not have permits, including the lights around the windows. 1st offense BWC used and photos taken D.Hernandez/764

Code	Code Description
Sign-004Z	Resiliency Code Section 6.1.3 (a); Erecting, constructing, posting, painting, altering, maintaining or relocating a sign without first obtaining a permit from the Building Official or Planning permit.

9:00AM

AREA
North Beach

Inspector
Gabriel Saavedra

Special Master Case# **SMC2025-03393** Property Address: 7320 CARLYLE AVE **7**

Department Violation # PM2025-08015 DAVID JOSEPH ANTHONY PRETUCCI

Description:

Section 58-298e: Exterior premise is not properly maintained and is not free from excessive growth of grass, weeds and/or other flora.
Ref: - Hedges in the front of the property are overgrown and impeding pedestrians along the sidewalk
-Excessive dead palm fronds on the palms
- Plants at the rear of the property are overgrown and browning onto the utility lines

Section 58-293i" Every supplied facility, piece of equipment or utility shall be maintained in a safe and satisfactory working condition.
Ref: Mailbox not in working condition. Missing locking mechanism

Section 58-293f, 58-297e: Exterior surfaces of structure are not properly maintained and shall be scraped and painted.
Ref: - Hand rails on the balcony area are rusted
- Area were the hand rails are attached have rust stains
- Wall unit A/C cover area has rust stains
- 4 columns in the porch area are rusted

Section 58-297e 58-293c: The wood, metal, etc. is deteriorated and shall be repaired in the following locations:
Ref: Front gate is deteriorated and shall be repaired/replaced/or removed

Section 58-298d: Shared and/or public areas of structure are not properly maintained and it is the responsibility of the owner to maintain said area in a clean and sanitary condition.
Ref: - Dead palm fronds at the front of the property
- Dead bird at the front of the property
- Rear stairs need to be cleaned
- Animal waste at the rear of the property

BWC Worn

G.Rodriguez 711

Status: Open

Comments:

RESET FOR SERVICE
06/16/2025 :
1. This case is reset to July 17, 2025, for proper service.
SPECIAL MAGISTRATE: MARYANNE LUKACS

Violation Type:

PM2025-08050 - Section 58-298e: Exterior premise is not properly maintained and is not free from excessive growth of grass, weeds and/or other flora.
Ref: - Hedges in the front of the property are overgrown and impeding pedestrians along the sidewalk
-Excessive dead palm fronds on the palms
- Plants at the rear of the property are overgrown and browning onto the utility lines

Section 58-293i" Every supplied facility, piece of equipment or utility shall be maintained in a safe and satisfactory working condition.
Ref: Mailbox not in working condition. Missing locking mechanism

Section 58-293f, 58-297e: Exterior surfaces of structure are not properly maintained and shall be scraped and painted.
Ref: - Hand rails on the balcony area are rusted
- Area were the hand rails are attached have rust stains
- Wall unit A/C cover area has rust stains
- 4 columns in the porch area are rusted

Section 58-297e 58-293c: The wood, metal, etc. is deteriorated and shall be repaired in the following locations:
Ref: Front gate is deteriorated and shall be repaired/replaced/or removed

Section 58-298d: Shared and/or public areas of structure are not properly maintained and it is the responsibility of the owner to maintain said area in a clean and sanitary condition.
Ref: - Dead palm fronds at the front of the property
- Dead bird at the front of the property
- Rear stairs need to be cleaned
- Animal waste at the rear of the property
BWC Worn
G. Rodriguez 711

Code	Code Description
Exterior-004PM	Section 58-293f 58-297e . Exterior surfaces of structure are not properly maintained and shall be scraped and painted.
Supplied Facility-001PM	Section 58-293i. Every supplied facility, piece of equipment or utility shall be maintained in a safe and satisfactory working condition.
Deteriorated-001PM	Section 58-297e 58-293c. The wood, metal, etc. is deteriorated and shall be repaired in the following locations:

Clean & Sanitary-001PM	Section 58-298d Shared and/or public areas of structure are not properly maintained and it is the responsibility of the owner to maintain said area in a clean and sanitary condition.
Exterior-007PM	Section 58-298e . Exterior premise is not properly maintained and is not free from excessive growth of grass, weeds and/or other flora.

9:00AM

AREA
Mid Beach

Inspector Dennys Hernandez

Special Master Case# **SMC2025-03468** Property Address: 4419 N BAY RD **8**

Department Violation # PM2025-08051 BLUE SKY ANGEL, LLC C/O Alexandre Ballerini PA

Description:

Section 58-299d . Every owner of a vacant building, structure or lot shall grade and maintain the exterior premises so as to prevent the accumulation of stagnant water thereon.
Ref. Discolored and stagnant swimming pool water.

Section 58-299c. Excessive growth of grass and/or other flora on a vacant property is a potential hazard to the health, safety and/or welfare of the occupants and/or the public.
Ref: Overgrown palm trees and flora throughout the property

N.Maharaj/766
BWC used
Violation issued

Status: Open

Comments: NEW CASE

Violation Type: PM2025-08051 - Section 58-299d . Every owner of a vacant building, structure or lot shall grade and maintain the exterior premises so as to prevent the accumulation of stagnant water thereon. Ref. Discolored and stagnant swimming pool water. Section 58-299c. Excessive growth of grass and/or other flora on a vacant property is a potential hazard to the health, safety and/or welfare of the occupants and/or the public. Ref: Overgrown palm trees and flora throughout the property N.Maharaj/766 BWC used Violation issued

Code	Code Description
Vacant-003PM	Section 58-299c. Excessive growth of grass and/or other flora on a vacant property is a potential hazard to the health, safety and/or welfare of the occupants and/or the public.
Vacant-001PM	Section 58-299d . Every owner of a vacant building, structure or lot shall grade and maintain the exterior premises so as to prevent the accumulation of stagnant water thereon.

9:00AM

AREA
Mid Beach

Inspector
Sony Remilien

Special Master Case# **SMC2025-03470** Property Address: 335 W 47 ST **9**

Department Violation # PM2025-07967 BERWICK HOLDINGS LLC c/o VILLEGAS, CARMEN

Description:

Ref. Overgrowth throughout the perimeter of the property, broken door adjacent to the Southeastern corner of the property, damaged stucco, property in need of paint.
-Section 58-298e: Exterior premise is not properly maintained and is not free from excessive growth of grass, weeds and/or other flora.
-Section 58-293c 58-297b The exterior door is not maintained properly and shall be repaired, or is missing and shall be replaced.
-Section 58-293f 58-297e. Cracked and/or broken stucco shall be repaired in a workmanlike manner.
-Section 58-293f, 58-297e: Exterior surfaces of structure are not properly maintained and shall be scraped and painted.
1st Offense
S. Remilien 758
BWC Used

Status: Open

Comments: NEW CASE

Violation Type:

PM2025-07967 - Ref. Overgrowth throughout the perimeter of the property, broken door adjacent to the Southeastern corner of the property, damaged stucco, property in need of paint.
-Section 58-298e: Exterior premise is not properly maintained and is not free from excessive growth of grass, weeds and/or other flora.
-Section 58-293c 58-297b The exterior door is not maintained properly and shall be repaired, or is missing and shall be replaced.
-Section 58-293f 58-297e. Cracked and/or broken stucco shall be repaired in a workmanlike manner.
-Section 58-293f, 58-297e: Exterior surfaces of structure are not properly maintained and shall be scraped and painted.
1st Offense
S. Remilien 758
BWC Used

Code	Code Description
Exterior-004PM	Section 58-293f 58-297e . Exterior surfaces of structure are not properly maintained and shall be scraped and painted.
Doors-002PM	Section 58-293c 58-297b The exterior door is not maintained properly and shall be repaired, or is missing and shall be replaced.
Exterior-005PM	Section 58-293f 58-297e. Cracked and/or broken stucco shall be repaired in a workmanlike manner.
Exterior-007PM	Section 58-298e . Exterior premise is not properly maintained and is not free from excessive growth of grass, weeds and/or other flora.

9:00AM

AREA
Mid Beach

Inspector
Sony Remilien

Special Master Case# **SMC2025-03486** Property Address: 4332 COLLINS AVE **10**

Department Violation # PM2024-06965 CHARLES GARAGE LLC c/o SHEFFMAN, S. DAVID, Esq.

Description: Section 58-298e: Exterior premise is not properly maintained and is not free from excessive growth of grass, weeds and/or other flora.
Ref: Overgrowth of grass, weeds, dead palm fronds and/or other flora throughout the property.
Section 58-298c 58-298d: Exterior premise is not maintained in a clean and sanitary manner and all trash and/or miscellaneous debris shall be removed from said area.
Ref: Exterior premise of the property is full of trash and debris throughout the property.
Notice of Violation Issued.
G. Guerrero (743)

Status: Open

Comments: NEW CASE

Violation Type: PM2024-06965 - Section 58-298e: Exterior premise is not properly maintained and is not free from excessive growth of grass, weeds and/or other flora. Ref: Overgrowth of grass, weeds, dead palm fronds and/or other flora throughout the property. Section 58-298c 58-298d: Exterior premise is not maintained in a clean and sanitary manner and all trash and/or miscellaneous debris shall be removed from said area. Ref: Exterior premise of the property is full of trash and debris throughout the property. Notice of Violation Issued. G. Guerrero (743)

Code	Code Description
Exterior-006PM	Section 58-298c 58-298d . Exterior premise is not maintained in a clean and sanitary manner and all trash and/or miscellaneous debris shall be removed from said area.
Exterior-007PM	Section 58-298e . Exterior premise is not properly maintained and is not free from excessive growth of grass, weeds and/or other flora.

9:00AM

AREA
South Beach

Inspector
Joel Madariaga

Special Master Case# **SMC2025-03517** Property Address: 1525 EUCLID AVE **11**

Department Violation # PM2025-07835 MIAMI SOUTH BEACH HOLDINGS LLC c/o KLIEN, HAROLD, MR.

Description: Section 58-320 – 58-325. All abandoned and vacant properties within the local historic district must register such property with the City's Finance Department to be included on the City's Abandoned and Vacant Properties Registry, pursuant to the requirements of this division

Ref: Failing to register for vacant property registry

BWC used

J. Madariaga 733

Status: Open

Comments: NEW CASE

Violation Type: PM2025-07835 - Section 58-320 – 58-325. All abandoned and vacant properties within the local historic district must register such property with the City's Finance Department to be included on the City's Abandoned and Vacant Properties Registry, pursuant to the requirements of this division Ref: Failing to register for vacant property registry BWC used J. Madariaga 733

Code	Code Description
Vacant Property Registry-001PM	Division 4. Abandoned and Vacant Properties Registry. Section 58-320 – 58-325. All abandoned and vacant properties within the local historic district must register such property with the City's Finance Department to be included on the City's Abandoned and Vacant Properties Registry, pursuant to the requirements of this division. Section 58-323 (f) Including the requirement for a sign no less than 18 inches by 24 inches in size with the name, address and 24-hour contact phone number of the applicable owner, mortgagee, and/or property management company. The posting shall also contain the following statements: "THIS PROPERTY IS MANAGED BY," and "TO REPORT PROBLEMS OR CONCERNS."

9:00AM

AREA
North Beach

Inspector
Gabriel Saavedra

Special Master Case# **SMC2025-03518** Property Address: 7426 COLLINS AVE **12**

Department Violation # PM2025-08202 AJS COLLINS, LLC C/O THE JACOBS LAW GROUP

Description:
North Beach Park View Canal Watershed
Section 58-298j . Every owner of a building shall grade and/or maintained the exterior premise so as to prevent the accumulations of stagnant water.
Ref: Stagnant water accumulation at the rear of property and parking lot
Offense: 1st
Fine: $0.00
Notice of Violation
G.Saavedra/716

Status: Open

Comments: NEW CASE

Violation Type: PM2025-08202 - North Beach Park View Canal Watershed Section 58-298j . Every owner of a building shall grade and/or maintained the exterior premise so as to prevent the accumulations of stagnant water. Ref: Stagnant water accumulation at the rear of property and parking lot Offense: 1st Fine: $0.00 Notice of Violation G. Saavedra /716

Code	Code Description
Exterior-008PM	Section 58-298j . Every owner of a building shall grade and/or maintained the exterior premise so as to prevent the accumulations of stagnant water.

10:00AM

AREA
South Beach

Inspector
Sebastian Moreno

Special Master Case# **SMA2025-05136** Property Address: 1130 11 ST Unit:5B **13**

Department Violation # CC2025-20091 ROBERTO REYES

Description:
Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.
Ref: Failing to Renew Business Tax Receipt for Short Term Rental 1130 11 ST Unit 5B, BTR015554-05-2024
2nd Offense
Fine: $3,500.00
S. Moreno / 748
No BWC used, computer research.

Status: Appealed

Comments:
RE-HEARING
06/17/2025 :
1. The Petitioner's request for a re-hearing is granted, due to a death in the family.

2. The Special Magistrate Order dated on 6/16/2025 is hereby VACATED.

3. This case is continued to July 17, 2025.
SPECIAL MAGISTRATE: MARYANNE LUKACS
06/16/2025 :
1. This case was scheduled for 11:00 am. After proper service was issued, the alleged violator was not present when the case was called at 11:45 am.

2. The Appeal is DENIED.

3. The Petitioner is hereby adjudicated guilty of the 2nd offense.

4. The fine of $3,500.00 is hereby imposed and is payable to Code Enforcement by September 14, 2025.

5. The administrative court cost shall not be returned to Petitioner.
SPECIAL MAGISTRATE: MARYANNE LUKACS

Violation Type: CC2025-20091 - Ref: List provided by Finance Department containing inactive BTRs for STR. S. Moreno / 748

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

14

10:00AM

AREA
Mid Beach

Inspector Sebastian Moreno

Special Master Case# **SMA2025-05151** Property Address: 3734 CHASE AVE

Department Violation # ZV2025-05889 TUBIA & STEPHANIE AIZENBERG

Description:

Resiliency Code Section 7.5.4.13(d)(E) Unauthorized accessory uses in single-family districts and/or advertising the residential property for the purpose of promoting the occupancy of the single family home for less than 6 months and 1 day, which is prohibited.
Ref: Short-term rental of the property “Villa Forge” for the dates of April 20, 2025 through April 23, 2025 in the amount of $34,730.00
2nd Offense
S. Moreno / 748
BWC Used

Status: Appealed

Comments:

CONTINUED
06/05/2025 :
1. The Petitioner's request for a continuance is granted pursuant the petitioner being out of the country.

2. This case is continued to July 17, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type:

ZV2025-05889 - Resiliency Code Section 7.5.4.13(d)(E) Unauthorized accessory uses in single-family districts and/or advertising the residential property for the purpose of promoting the occupancy of the single family home for less than 6 months and 1 day, which is prohibited.
Ref: Short-term rental of the property “Villa Forge” for the dates of April 20, 2025 through April 23, 2025 in the amount of $34,730.00
2nd Offense
S. Moreno / 748
BWC Used

Code	Code Description
Short Term Rental - Home 006Z	Resiliency Code Section 7.5.4.13(d)(E) Unauthorized accessory uses in single-family districts and/or advertising the residential property for the purpose of promoting the occupancy of the single family home for less than 6 months and 1 day, which is prohibited.

10:00AM

AREA
Mid Beach

Inspector Sebastian Moreno

Special Master Case# **SMA2025-05152** Property Address: 3734 CHASE AVE **15**

Department Violation # CC2025-20166 TUBIA & STEPHANIE AIZENBERG

Description:
(1) Section 12-1(1). It is unlawful to engage in film and print production on public property, residentially zoned (private) property without a film and print permit, or engaging in film and print activities that require any city services, without a film and print permit.
Ref: Photoshoot activity for the “SunBae” bikini brand at the property without prior authorization from the City of Miami Beach as required.
1st Offense
Fine: $1,000.00
S.Moreno / 748
BWC Used

Status: Appealed

Comments:
CONTINUED
06/05/2025 :
1. The Petitioner's request for a continuance is granted pursuant the petitioner being out of the country.

2. This case is continued to July 17, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type:
CC2025-20166 - (1) Section 12-1(1). It is unlawful to engage in film and print production on public property, residentially zoned (private) property without a film and print permit, or engaging in film and print activities that require any city services, without a film and print permit.
Ref: Photoshoot activity for the “SunBae” bikini brand at the property without prior authorization from the City of Miami Beach as required.
1st Offense
Fine: $1,000.00
S. Moreno / 748

Code	Code Description
Film and Print-001C	Section 12-1(1). It is unlawful to engage in film and print production on public property, residentially zoned (private) property without a film and print permit, or engaging in film and print activities that require any city services, without a film and print permit.

10:00AM

AREA
South Beach

Inspector Ana Maya

Special Master Case# **SMA2025-05197** Property Address: 1670 COLLINS AVE **16**

Department Violation # CC2025-20446 UPP OP LLC C/O COGENCY GLOBAL INC.

Description:
Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.
Ref: UPP OP LLC operating a self-parking lot without first obtaining a City of Miami Beach Business Tax Receipt.
Second Offense
Fine: $3,500.00
A. Maya 723
BWC used.

Status: Appealed

Comments:
NEW CASE

Violation Type:
CC2025-20446 - Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.
Ref: UPP OP LLC operating a self-parking lot without first obtaining a City of Miami Beach Business Tax Receipt.
Second Offense
Fine: $3,500.00
A. Maya 723
BWC used.

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

10:00AM

AREA
South Beach

Inspector
Ana Maya

Special Master Case# **SMA2025-05198** Property Address: 1670 COLLINS AVE **17**

Department Violation # CC2025-20447 ADHY ADVISORS, LLC C/O PIOTRKOWSKI, JOEL S

Description:
Section 102-376 as amended: Permitting to operate upon your property a business which is not currently licensed by the City of Miami Beach.
Ref: Allowing UPP OP LLC located at 1670 Collins Ave to operate a self-parking lot without a City of Miami Business Tax Receipt upon your property.
Second Offense
No Fine.
A. Maya 723
BWC used.

Status: Appealed

Comments: NEW CASE

Violation Type:
CC2025-20447 - Section 102-376 as amended: Permitting to operate upon your property a business which is not currently licensed by the City of Miami Beach.
Ref: Allowing UPP OP LLC located at 1670 Collins Ave to operate a self-parking lot without a City of Miami Business Tax Receipt upon your property.
Second Offense
No Fine.
A. Maya 723
BWC used.

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

10:00AM

AREA
South Beach

Inspector
Nahyeem Denis

Special Master Case# **SMA2025-05201** Property Address: 1725 JAMES AVE **18**

Department Violation # CC2025-20441 LEE MANOR CONDOMINIUM, INC. c/o HENRICH, ELIZABETH DEL RIO

Description:
REF: Failure to obtain business tax receipt
Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.
$1000 fine
1st offense
BWC Worn
N Denis 744

Status: Appealed

Comments: NEW CASE

Violation Type:
CC2025-20441 - REF: Failure to obtain business tax receipt
Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.
$1000 fine
1st offense
BWC Worn
N Denis 744

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

10:00AM

AREA
North Beach

Inspector
Kamala Buck

Special Master Case# **SMC2025-03306** Property Address: 219 71 ST **19**

Department Violation # PM2024-07692 AHM ADVISORS LLC C/O PIOTRKOWSKI, JOEL S

Description:

Reference: Awnings located in front of the property facing 71st is dirty and in need of cleaning or replacement.

Section 58-293i. Every supplied facility, piece of equipment or utility shall be maintained in a safe and satisfactory working condition.

Notice of Violation

BWC Used

K. Buck 7002

Status: Open

Comments: NEW CASE

Violation Type: PM2024-07706 - Reference: Awnings located in front of the property facing 71st is dirty and in need of cleaning or replacement. Section 58-293i. Every supplied facility, piece of equipment or utility shall be maintained in a safe and satisfactory working condition. Notice of Violation BWC Used K. Buck 7002

Code	Code Description
Supplied Facility-001PM	Section 58-293i. Every supplied facility, piece of equipment or utility shall be maintained in a safe and satisfactory working condition.

10:00AM

AREA
South Beach

Inspector
Joel Madariaga

Special Master Case# **SMC2025-03408** Property Address: 1525 EUCLID AVE **20**

Department Violation # PM2025-08127 MIAMI SOUTH BEACH HOLDINGS LLC c/o KLIEN, HAROLD, MR.

Description:

Section 58-293i" Every supplied facility, piece of equipment or utility shall be maintained in a safe and satisfactory working condition.

Ref: Smoke alarm battery must be replaced. Smoke alarm constantly beeping

BWC used

J. Madariaga 733

Status: Open

Comments:

RESET FOR SERVICE
06/16/2025 :
1. This case is reset to July 17, 2025, for proper service.
SPECIAL MAGISTRATE: MARYANNE LUKACS

Violation Type: PM2025-08127 - Section 58-293i" Every supplied facility, piece of equipment or utility shall be maintained in a safe and satisfactory working condition. Ref: Smoke alarm battery must be replaced. Smoke alarm constantly beeping BWC used J. Madariaga 733

Code	Code Description
Supplied Facility-001PM	Section 58-293i. Every supplied facility, piece of equipment or utility shall be maintained in a safe and satisfactory working condition.

10:00AM

AREA
South Beach

Inspector
Joel Madariaga

Special Master Case# **SMC2025-03409** Property Address: 1219 PENNSYLVANIA AVE **21**

Department Violation # PM2025-07827 1219 PENNSYLVANIA AVE INC c/o HOOGERWERF, MARION

Description: Section 58-320 – 58-325. All abandoned and vacant properties within the local historic district must register such property with the City's Finance Department to be included on the City's Abandoned and Vacant Properties Registry, pursuant to the requirements of this division.

J. Madariaga 733

Status: Open

Comments: RESET FOR SERVICE
06/16/2025 :
1. This case is reset to July 17, 2025, for proper service.
SPECIAL MAGISTRATE: MARYANNE LUKACS

Violation Type: PM2025-07827 - Section 58-320 – 58-325. All abandoned and vacant properties within the local historic district must register such property with the City's Finance Department to be included on the City's Abandoned and Vacant Properties Registry, pursuant to the requirements of this division. J. Madariaga 733

Code	Code Description
Vacant Property Registry-001PM	Division 4. Abandoned and Vacant Properties Registry. Section 58-320 – 58-325. All abandoned and vacant properties within the local historic district must register such property with the City's Finance Department to be included on the City's Abandoned and Vacant Properties Registry, pursuant to the requirements of this division. Section 58-323 (f) Including the requirement for a sign no less than 18 inches by 24 inches in size with the name, address and 24-hour contact phone number of the applicable owner, mortgagee, and/or property management company. The posting shall also contain the following statements: "THIS PROPERTY IS MANAGED BY," and "TO REPORT PROBLEMS OR CONCERNS."

10:00AM

AREA
Mid Beach

Inspector
Kamala Buck

Special Master Case# **SMC2025-03418** Property Address: 216 43 ST Unit:ROW **22**

Department Violation # CC2024-17279 HOTEL PIERRE LLC C/O FIDUCIAL JADE INC

Description: Reference: Allowing SOFLO EXTREME JETSKI and JETSKI CERTIFIED LLC DBA Miami Elite Jetski & Yacht Rentals to operate on your property without a City of Miami Beach License.

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

Notice of violation issued.

BWC Used

K. Buck 702

Status: Open

Comments: NEW CASE

Violation Type: CC2024-17279 - Reference: Allowing SOFLO EXTREME JETSKI and JETSKI CERTIFIED LLC DBA Miami Elite Jetski & Yacht Rentals to operate on your property without a City of Miami Beach License. Section 102-376 as amended: Permitting to operate upon your property a business which is not currently licensed by the City of Miami Beach. Notice of violation issued. BWC Used K. Buck 702

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

10:00AM

AREA
Mid Beach

Inspector Sebastian Moreno

Special Master Case# **SMC2025-03459** Property Address: 2051 N BAY RD **23**

Department Violation # ZV2025-05760 ALSALOUSSI ESTATE LLC c/o ALSALOUSSI HOLDINGS LLC

Description:

Resiliency Code Section 7.5.4.13(d)(E) Unauthorized accessory uses in single-family districts and/or advertising the residential property for the purpose of promoting the occupancy of the single-family home for less than 6 months and 1 day, which is prohibited.
Ref: Short-term rental advertisement of "Exclusive & Luxury 4BR Villa Modern Pool Jacuzzi" for the available booking dates of March 30, 2025 to April 4, 2025, in the amount of $22,858.77 for the 5-night stay Hosted by Rev Management via Airbnb.com and the short-term rental advertisement of "LUXURY Exclusive 4BR Villa with Private Pool, High-End Furnishings" for the available booking dates of March 30, 2025 to April 4, 2025, in the amount of $24,709.36 for the 5-night stay Hosted by Gad via Vrbo.com, both for stays that are less than 6 months and 1 day, which is prohibited in the RS-4 zoning district.
3rd Offense
S. Moreno / 748
BWC Not Used, computer research.

Status: Open

Comments: NEW CASE

Violation Type:

ZV2025-05760 - Resiliency Code Section 7.5.4.13(d)(E) Unauthorized accessory uses in single-family districts and/or advertising the residential property for the purpose of promoting the occupancy of the single-family home for less than 6 months and 1 day, which is prohibited.
Ref: Short-term rental advertisement of "Exclusive & Luxury 4BR Villa Modern Pool Jacuzzi" for the available booking dates of March 30, 2025 to April 4, 2025, in the amount of $22,858.77 for the 5-night stay Hosted by Rev Management via Airbnb.com and the short-term rental advertisement of "LUXURY Exclusive 4BR Villa with Private Pool, High-End Furnishings" for the available booking dates of March 30, 2025 to April 4, 2025, in the amount of $24,709.36 for the 5-night stay Hosted by Gad via Vrbo.com, both for stays that are less than 6 months and 1 day, which is prohibited in the RS-4 zoning district.
3rd Offense
S. Moreno / 748
BWC Not Used, computer research.

Code	Code Description
Short Term Rental - Home 006Z	Resiliency Code Section 7.5.4.13(d)(E) Unauthorized accessory uses in single-family districts and/or advertising the residential property for the purpose of promoting the occupancy of the single family home for less than 6 months and 1 day, which is prohibited.

24

10:00AM

AREA
South Beach

Inspector
Kamala Buck

Special Master Case# **SMC2025-03488**

Property Address: 709 WASHINGTON AVE

Department Violation # PM2024-07706

WASHINGTON SQUARED OWNER 700 LLC c/o CORPORATION SERVICE COMPANY

Description:

Reference: Overgrown of weeds and flora located in the rear of the property.
Section 58-298e . Exterior premise is not properly maintained and is not free from excessive growth of grass, weeds and/or other flora.

Reference: Deteriorated rain gutter located in the rear of the property.
Section 58-293f 58-297e . Rain gutters are not properly maintained and shall be scraped and painted and or repaired in the following locations:

Reference: Entire building is in need of scaping and painting.
Section 58-293f 58-297e . Exterior surfaces of structure are not properly maintained and shall be scraped and painted.

Notice of violation issued

BWC Used

K. Buck 702

Status: Open

Comments: NEW CASE

Violation Type: PM2024-07706 - Reference: Overgrown of weeds and flora located in the rear of the property. Section 58-298e . Exterior premise is not properly maintained and is not free from excessive growth of grass, weeds and/or other flora. Reference: Deteriorated rain gutter located in the rear of the property. Section 58-293f 58-297e . Rain gutters are not properly maintained and shall be scraped and painted and or repaired in the following locations: Reference: Entire building is in need of scaping and painting. Section 58-293f 58-297e . Exterior surfaces of structure are not properly maintained and shall be scraped and painted. Notice of violation issued BWC Used K. Buck 702

Code	Code Description
Exterior-004PM	Section 58-293f 58-297e . Exterior surfaces of structure are not properly maintained and shall be scraped and painted.
Exterior-012PM	Section 58-293f 58-297e . Rain gutters are not properly maintained and shall be scraped and painted and or repaired in the following locations:
Exterior-007PM	Section 58-298e . Exterior premise is not properly maintained and is not free from excessive growth of grass, weeds and/or other flora.

11:00AM

AREA
South Beach

Inspector
Lovelyne Jaboin

Special Master Case# **SMA2025-05043** Property Address: 400 ALTON RD Unit:ROW **25**

Department Violation # CC2025-19699 Salt Shaker Charters LLC C/O James Louis Mayer

Description: Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.
Ref: Vessel name "Salt Shaker" owned by "Salt Shaker Charters LLC" with not active BTR

Jaboin 761
BWC

Status: Appealed

Comments: RESET FOR SERVICE
06/16/2025 :
1. This case is reset to July 17, 2025, for proper service.
SPECIAL MAGISTRATE: MARYANNE LUKACS
05/01/2025 :
1. The Petitioner's request for a continuance is granted pursuant to travel.

2. This case is continued to June 16, 2025.
SPECIAL MAGISTRATE: ENRIQUE ZAMORA

Violation Type: CC2025-19699 - Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.
Ref: Vessel name "Salt Shaker" owned by "Salt Shaker Charters LLC" with not active BTR
Jaboin 761

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

11:00AM

AREA
Mid Beach

Inspector Sebastian Moreno

Special Master Case# **SMA2025-05128** Property Address: 5225 COLLINS AVE Unit:708 **26**

Department Violation # CC2025-20032 JERRY STARMAN

Description:

Section 102-386. Not complying with the property owner's responsibilities regarding legally permissible transient rental and occupancy (Short Term) of a residential property.
Ref: Short Term Rental Advertisement of "Coastal Dreams, Serene, Beachfront with Pool" for the available booking date of April 7, 2025 to April 10, 2025, in the amount of $1,611.91 for the 3-night stay Hosted by Vincent via Airbnb.com without having an active City of Miami Beach business tax receipt as required.
1st Offense
Fine: $1000.00
S. Moreno / 748
BWC Not Used, this was an Online Investigation

Status: Appealed

Comments:

CONTINUED
06/05/2025 :
1. The Petitioner's request for continuance is granted pursuant the petitioner being out of the State.

2. This case is continued to July 17, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type:

CC2025-20032 - Section 102-386. Not complying with the property owner's responsibilities regarding legally permissible transient rental and occupancy (Short Term) of a residential property.
Ref: Short Term Rental Advertisement of "Coastal Dreams, Serene, Beachfront with Pool" for the available booking date of April 7, 2025 to April 10, 2025, in the amount of $1,611.91 for the 3-night stay Hosted by Vincent via Airbnb.com without having an active City of Miami Beach business tax receipt as required.
1st Offense
Fine: $1000.00
S. Moreno / 748
BWC Not Used, this was an Online Investigation

Code	Code Description
Business Tax Receipt (Short Term Permitted) - 012C	Section 102-386. Not complying with the property owner's responsibilities regarding legally permissible transient rental and occupancy (Short Term) of a residential property.

11:00AM

AREA
North Beach

Inspector Shavonne Bryant

Special Master Case# **SMA2025-05167** Property Address: 7300 OCEAN TER Unit:313 **27**

Department Violation # CC2024-17510 MAIKEL CARRALERO

Description:

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

REF: Property owner of unit 313 failure to renew their business tax receive

1st Offense
$1000.00 Fine

S.Bryant 724
BWC Used

Status: Appealed

Comments:

NEW CASE

Violation Type:

CC2024-17510 - REF: Short term rentals properties that owes the City for resort tax and does not have an active business tax receipt. S. Bryant 725 BWC Used

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

11:00AM

AREA
North Beach

Inspector Sebastian Moreno

Special Master Case# **SMA2025-05226** Property Address: 7300 OCEAN TER Unit:313 **28**

Department Violation # CC2025-20293 MAIKEL CARRALERO

Description:

Section 102-386. Not complying with the property owner's responsibilities regarding legally permissible transient rental and occupancy (Short Term) of a residential property.
Ref: Short Term Rental Advertisement of "Modern Studio, two minutes from the beach." for the available booking date of May 25, 2025 to May 28, 2025, in the amount of $733.54 for the 3-night stay Hosted by Rae (Co-host Maikel) via Airbnb.com without having an active City of Miami Beach business tax receipt as required.
1st Offense
Fine: $1000.00
S. Moreno / 748
BWC Not Used, this was an Online Investigation

Status: Appealed

Comments: NEW CASE

Violation Type:

CC2025-20293 - Section 102-386. Not complying with the property owner's responsibilities regarding legally permissible transient rental and occupancy (Short Term) of a residential property.
Ref: Short Term Rental Advertisement of "Modern Studio, two minutes from the beach." for the available booking date of May 25, 2025 to May 28, 2025, in the amount of $733.54 for the 3-night stay Hosted by Rae (Co-host Maikel) via Airbnb.com without having an active City of Miami Beach business tax receipt as required.
1st Offense
Fine: $1000.00
S. Moreno / 748
BWC Not Used, this was an Online Investigation

Code	Code Description
Business Tax Receipt (Short Term Permitted) - 012C	Section 102-386. Not complying with the property owner's responsibilities regarding legally permissible transient rental and occupancy (Short Term) of a residential property.

11:00AM

AREA
South Beach

Inspector
Yamil Dotel

Special Master Case# **SMA2025-05229** Property Address: 165 N HIBISCUS DR **29**

Department Violation # ZV2025-05965 HIBISCUS INVESTMENTS LLC c/o THE CORPORATION TRUST COMPANY

Description:

(2) Resiliency Code Section 7.5.4.13(d)(E) Unauthorized accessory uses in single-family districts and/or advertising the residential property for the purpose of promoting the occupancy of the single family home for less than 6 months and 1 day, which is prohibited.

Ref: Short-term rental advertisement of "5BR Luxury waterfront Home& pool" for the available booking dates of May 13, 2025 to May 18, 2025, in the amount of $49,830.14 for the 5-night stay Hosted by Maurey via Airbnb.com for less than 6 months and 1 day, which is prohibited in the RM-1 zoning district.
2nd Offense

You can comply by ceasing the unauthorized use and/or advertisement immediately upon receipt of this notice. Failure to timely appeal this violation will be deemed an adjudication on the merits and will result in an order of adjudication being submitted to the Special Magistrate. Enhanced Penalties: The transient rental or occupancy must be immediately terminated, upon confirmation that a violation has occurred, by the Miami Beach Police Department and Code Compliance Department.

Y. Dotel 767
Computer research, no BWC

Status: Appealed

Comments: NEW CASE

Violation Type:

ZV2025-05965 - (2) Resiliency Code Section 7.5.4.13(d)(E) Unauthorized accessory uses in single-family districts and/or advertising the residential property for the purpose of promoting the occupancy of the single family home for less than 6 months and 1 day, which is prohibited.

Ref: Short-term rental advertisement of "5BR Luxury waterfront Home& pool" for the available booking dates of May 13, 2025 to May 18, 2025, in the amount of $49,830.14 for the 5-night stay Hosted by Maurey via Airbnb.com for less than 6 months and 1 day, which is prohibited in the RM-1 zoning district.
2nd Offense

You can comply by ceasing the unauthorized use and/or advertisement immediately upon receipt of this notice. Failure to timely appeal this violation will be deemed an adjudication on the merits and will result in an order of adjudication being submitted to the Special Magistrate. Enhanced Penalties: The transient rental or occupancy must be immediately terminated, upon confirmation that a violation has occurred, by the Miami Beach Police Department and Code Compliance Department.

Y. Dotel 767
Computer research, no BWC

Code	Code Description
Short Term Rental - Home 006Z	Resiliency Code Section 7.5.4.13(d)(E) Unauthorized accessory uses in single-family districts and/or advertising the residential property for the purpose of promoting the occupancy of the single family home for less than 6 months and 1 day, which is prohibited.

11:00AM

AREA
South Beach

Inspector Sebastian Moreno

Special Master Case# **SMC2025-03400** Property Address: 165 N HIBISCUS DR **30**

Department Violation # ZV2025-05733 HIBISCUS INVESTMENTS LLC

Description:
Resiliency Code Section 7.5.4.13(d)(E) Unauthorized accessory uses in single-family districts and/or advertising the residential property for the purpose of promoting the occupancy of the single-family home for less than 6 months and 1 day, which is prohibited.
Ref: Short-term rental advertisement of "5BR Luxury waterfront Home& pool" for the available booking dates of February 23, 2025 to February 28, 2025, in the amount of $63,558.85 for the 5-night stay Hosted by Maurey via Airbnb.com for less than 6 months and 1 day, which is prohibited in the RM-1 zoning district.
1st Offense
S. Moreno / 748
BWC Not Used, computer research.

Status: Open

Comments:
RESET FOR SERVICE
06/16/2025 :
1. This case is reset to July 17, 2025, for proper service.
SPECIAL MAGISTRATE: MARYANNE LUKACS

Violation Type:
ZV2025-05733 - Resiliency Code Section 7.5.4.13(d)(E) Unauthorized accessory uses in single-family districts and/or advertising the residential property for the purpose of promoting the occupancy of the single-family home for less than 6 months and 1 day, which is prohibited.
Ref: Short-term rental advertisement of "5BR Luxury waterfront Home& pool" for the available booking dates of February 23, 2025 to February 28, 2025, in the amount of $63,558.85 for the 5-night stay Hosted by Maurey via Airbnb.com for less than 6 months and 1 day, which is prohibited in the RM-1 zoning district.
1st Offense
S. Moreno / 748
BWC Not Used, computer research.

Code	Code Description
Short Term Rental - Home 006Z	Resiliency Code Section 7.5.4.13(d)(E) Unauthorized accessory uses in single-family districts and/or advertising the residential property for the purpose of promoting the occupancy of the single family home for less than 6 months and 1 day, which is prohibited.

11:00AM

AREA
North Beach

Inspector Sebastian Moreno

Special Master Case# **SMC2025-03410** Property Address: 515 N SHORE DR **31**

Department Violation # ZV2025-05878 JONATHAN ROSEN

Description:
Resiliency Code Section 7.2.2.3(b)(12)(L) & 7.5.3.2 (l) Docking or Mooring any vessel, of any kind, so that it extends into the required seaward side yard setback.
Ref: Vessel “Pure Energy II” encroaching into neighboring property located at 525 N Shore Dr
1st Offense
S. Moreno / 748
BWC Used

Status: Open

Comments:
NEW CASE

Violation Type:
ZV2025-05878 - Resiliency Code Section 7.2.2.3(b)(12)(L) & 7.5.3.2 (l) Docking or Mooring any vessel, of any kind, so that it extends into the required seaward side yard setback. Ref: Vessel “Pure Energy II” encroaching into neighboring property located at 525 N Shore Dr 1st Offense S. Moreno / 748 BWC Used

Code	Code Description
Setback-006Z	Resiliency Code Section 7.2.2.3(b)(12)(L) & 7.5.3.2 (l) Docking or Mooring any vessel, of any kind, so that it extends into the required seaward side yard setback.

11:00AM

AREA
North Beach

Inspector Sebastian Moreno

Special Master Case# **SMC2025-03457** Property Address: 7340 HARDING AVE Unit:16 **32**

Department Violation # CC2025-19717 CK01 LLC

Description: Section 102-311: Failing to remit Resort Tax returns and/or payments to the City of Miami Beach as required.
Ref: Failing to remit Resort Tax payment for 7340 Harding Ave Unit 16 Account # 2326911
1st Offense
S. Moreno / 748

Status: Open

Comments: NEW CASE

Violation Type: CC2025-19717 - Section 102-311: Failing to remit Resort Tax returns and/or payments to the City of Miami Beach as required. Ref: Failing to remit Resort Tax payment for 7340 Harding Ave Unit 16 Account # 2326911 1st Offense S. Moreno / 748

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

11:00AM

AREA
North Beach

Inspector Sebastian Moreno

Special Master Case# **SMC2025-03460** Property Address: 7340 HARDING AVE Unit:5 **33**

Department Violation # CC2025-19712 CK01 LLC

Description: Section 102-311: Failing to remit Resort Tax returns and/or payments to the City of Miami Beach as required.
Ref: Failing to remit Resort Tax payment for 7340 Harding Ave Unit 5 Account # 2326411
1st Offense
S. Moreno / 748

Status: Open

Comments: NEW CASE

Violation Type: CC2025-19712 - Section 102-311: Failing to remit Resort Tax returns and/or payments to the City of Miami Beach as required. Ref: Failing to remit Resort Tax payment for 7340 Harding Ave Unit 5 Account # 2326411 1st Offense S. Moreno / 748

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

11:00AM

AREA
North Beach

Inspector Sebastian Moreno

Special Master Case# **SMC2025-03461** Property Address: 7340 HARDING AVE Unit:7 **34**

Department Violation # CC2025-19714 CK01 LLC

Description: Section 102-311: Failing to remit Resort Tax returns and/or payments to the City of Miami Beach as required.
Ref: Failing to remit Resort Tax payment for 7340 Harding Ave Unit 7 Account # 2326611
1st Offense
S. Moreno / 748

Status: Open

Comments: NEW CASE

Violation Type: CC2025-19714 - Section 102-311: Failing to remit Resort Tax returns and/or payments to the City of Miami Beach as required. Ref: Failing to remit Resort Tax payment for 7340 Harding Ave Unit 7 Account # 2326611 1st Offense S. Moreno / 748

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

11:00AM

AREA
South Beach

Inspector Sebastian Moreno

Special Master Case# **SMC2025-03462** Property Address: 825 EUCLID AVE Unit:3 **35**

Department Violation # ZV2025-05658 SUAREZ & ORTIZ, LLC c/o ORTIZ, GRETA K, MGR

Description: Resiliency Code Section 7.5.4.11(a) The rental and/or advertising of apartment or townhome residential properties in districts zoned RM-1, RM-PRD, RM-PRD-2, RPS-1, RPS-2, CD-1, RO, RO-3 or TH for periods for less than 6 months and 1 day are not permitted in such districts.
Ref: Short-term Rental Advertisement on Booking.com of the property located at 825 Euclid Ave Unit 3, for less than 6 months and 1 day which is prohibited in zone (Rm-1).
1st Offense
S. Moreno / 748

Status: Open

Comments: NEW CASE

Violation Type: ZV2025-05658 - Resiliency Code Section 7.5.4.11(a) The rental and/or advertising of apartment or townhome residential properties in districts zoned RM-1, RM-PRD, RM-PRD-2, RPS-1, RPS-2, CD-1, RO, RO-3 or TH for periods for less than 6 months and 1 day are not permitted in such districts. Ref: Short-term Rental Advertisement on Booking.com of the property located at 825 Euclid Ave Unit 3, for less than 6 months and 1 day which is prohibited in zone (Rm-1). 1st Offense S. Moreno / 748

Code	Code Description
Short Term Rental - Units 003Z	Resiliency Code Section 7.5.4.11(a) The rental and/or advertising of apartment or townhome residential properties in districts zoned RM-1, RM-PRD, RM-PRD-2, RPS-1, RPS-2, CD-1, RO, RO-3 or TH for periods for less than 6 months and 1 day are not permitted in such districts.

11:00AM

AREA
Mid Beach

Inspector Sebastian Moreno

Special Master Case# **SMC2025-03466** Property Address: 3734 CHASE AVE **36**

Department Violation # ZV2025-05893 TUBIA & STEPHANIE AIZENBERG

Description: Resiliency Code Section 7.2.2.2 (d) Using a single family home for a commercial use and/or advertising the residential property for a commercial use and/or advertising the residential property for the purpose of promoting the occupancy or use of the single family home for less than 6 months and 1 day, in violation of this ordinance.
Ref: Commercial photoshoot activity for the “SunBae” bikini brand at the property which is prohibited in a single-family zoning district.
1st Offense
Fine: $1,000.00 per day, per violation
S. Moreno / 748

Status: Open

Comments: NEW CASE

Violation Type: ZV2025-05893 - Resiliency Code Section 7.2.2.2 (d) Using a single family home for a commercial use and/or advertising the residential property for a commercial use and/or advertising the residential property for the purpose of promoting the occupancy or use of the single family home for less than 6 months and 1 day, in violation of this ordinance. Ref: Commercial photoshoot activity for the “SunBae” bikini brand at the property which is prohibited in a single-family zoning district. 1st Offense Fine: $1,000.00 per day, per violation S. Moreno / 748

Code	Code Description
NEW Commercial Use - Home 001Z	Resiliency Code Section 7.2.2.2 (d) Using a single family home for a commercial use and/or advertising the residential property for a commercial use and/or advertising the residential property for the purpose of promoting the occupancy or use of the single family home for less than 6 months and 1 day, in violation of this ordinance.

11:00AM

AREA
Mid Beach

Inspector Sebastian Moreno

Special Master Case# **SMC2025-03467** Property Address: 5655 PINE TREE DR **37**

Department Violation # ZV2025-05895 5655 PINE TREE DR LLC c/o M & S BOOKKEEPING AND CONCULTING LLC

Description: Resiliency Code Section 7.5.4.13(d)(E) Unauthorized accessory uses in single-family districts and/or advertising the residential property for the purpose of promoting the occupancy of the single-family home for less than 6 months and 1 day, which is prohibited.
Ref: Email advertisement for short-term rental for "VILLA ELBA (7 bedroom, 8.5 bathroom) Located in Miami Beach, waterfront" for the available booking dates of April 27-May 3 is $40,000 plus $15,000 refundable security deposit plus $1,500 exit cleaning fee for a total of $56,500.00 (not including Sales & Occupancy Tax) for the 6-night stay via Elena Nikolaeva of SobeVillas.com, Inc.
1st Offense
S. Moreno / 748
BWC Not Used, computer research.

Status: Open

Comments: NEW CASE

Violation Type: ZV2025-05895 - Resiliency Code Section 7.5.4.13(d)(E) Unauthorized accessory uses in single-family districts and/or advertising the residential property for the purpose of promoting the occupancy of the single-family home for less than 6 months and 1 day, which is prohibited.
Ref: Email advertisement for short-term rental for "VILLA ELBA (7 bedroom, 8.5 bathroom) Located in Miami Beach, waterfront" for the available booking dates of April 27-May 3 is $40,000 plus $15,000 refundable security deposit plus $1,500 exit cleaning fee for a total of $56,500.00 (not including Sales & Occupancy Tax) for the 6-night stay via Elena Nikolaeva of SobeVillas.com, Inc.
1st Offense
S. Moreno / 748
BWC Not Used, computer research.

Code	Code Description
Short Term Rental - Home 006Z	Resiliency Code Section 7.5.4.13(d)(E) Unauthorized accessory uses in single-family districts and/or advertising the residential property for the purpose of promoting the occupancy of the single family home for less than 6 months and 1 day, which is prohibited.

1:30PM

AREA
South Beach

Inspector Marcelin Francois

Special Master Case# **SMA2025-04926** Property Address: 1000 10 ST **38**

Department Violation # CC2025-19386 MANGO ON 10TH CONDO CO RUSS, DENIS A.

Description: Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.
Ref: During patrol noticed that 1000 10th st does not have an active btr on file.
M.Francois 762
Notice of violation issued
BWC

Status: Adjudicate

Comments: REQ FOR MORE TIME TO COMPLY (TIMELY)
04/03/2025 :
1: The Petitioner's request to appeal is DENIED. Adjudication of noncompliance.

2: This is Petitioner's first offense which carries a fine of $1,000 which shall be WAIVED.

3: It is noted that a BTR has not been obtained; therefore, there shall be full compliance to correct this violation by June 2, 2025 or a fine of $100.00 a day for each day of noncompliance shall begin running as of June 2, 2025.
SPECIAL MAGISTRATE: MARYANNE LUKACS

Violation Type: CC2025-19386 - 1ST OFFENSE $1,000.00 - Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.

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

1:30PM

AREA
South Beach

Inspector Amit Asgar

Special Master Case# **SMA2025-04951** Property Address: 450 W DI LIDO DR **39**

Department Violation # PV2025-05160 Ashwinkumar Dandekar

Description: CPMP

Status: Appealed

Comments: CONT FROM 06/05/2025 - APPEAL - 1ST OFFENSE---ON 06/17/2025: REP FOR THIS CASE IS REQUESTING A CONTINUANCE, OUT OF THE COUNTRY
06/05/2025 :
1: Due to the Petitioner's being out of town, the request for a continuance is GRANTED.

2: This case is continued to July 17, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
04/14/2025 :
1: This case is reset to June 5, 2025 for proper service.
SPECIAL MAGISTRATE: ENRIQUE ZAMORA

Violation Type: PV2025-05160 - 1ST OFFENSE - $5,000

Code	Code Description
CPMP Violation	Section 106-99 (2) (a). All construction related parking (whether for employees, contractors, subcontractors, suppliers, etc.) shall be located on-site where the construction is to take place, or at an approved off-site locations, as approved by city staff. Swale right-of-way, or parking metered locations may be permitted, upon approval of the parking director, to be used for loading, deliveries, and supplies. However, this temporary authorization shall not be considered a proper parking area for employees, subcontractors or contractors under the CMP.

1:30PM

AREA
South Beach

Inspector
Nahyeem Denis

Special Master Case# **SMA2025-05132** Property Address: 1035 9 ST **40**

Department Violation # CC2025-20095 1035 9TH 1044 PENN LLC C/O ROBERT SEKULA

Description:
Ref: No business tax receipt
Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.
$3500 fine
2nd offense
BWC Worn
N Denis 744

Status: Appealed

Comments: APPEAL -BTRA 2ND OFFENSE: $3,500

Violation Type: CC2025-20095 - 2ND OFFENSE: $3,500 - BTR

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

1:30PM

AREA
South Beach

Inspector
Joel Madariaga

Special Master Case# **SMA2025-05133** Property Address: 940 JEFFERSON AVE **41**

Department Violation # CC2025-20116 940 JEFFERSON 1101 EUCLID LLC c/o SEKULA, ROBERT

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

Ref: Failing to renew BTR013201-12-2022

1st Offense: $1000.00 Fine

J. Madariaga 733

Status: Appealed

Comments: APPEAL -1ST OFFENSE: $1,000 - BTR

Violation Type: CC2025-20116 - 1ST OFFENSE: $1,000 BTR

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

1:30PM

AREA
South Beach

Inspector
Danny Giraldo

Special Master Case# **SMA2025-05134** Property Address: 1038 11 ST **42**

Department Violation # CC2025-20142 1038 11TH ST LLC R.A. SEKULA, ROBERT

Description:
Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.
REF: Operating an apartment building for rentals without a business tax receipt.
Notice of violation issued.
Photos taken.
D. Giraldo 752.

Status: Appealed

Comments: APPEAL - 1ST OFFENSE: $1,000 - BTR

Violation Type: CC2025-20142----BTR/1ST OFFENSE: $1,000

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

1:30PM

AREA
South Beach

Inspector
Danny Giraldo

Special Master Case# **SMA2025-05135** Property Address: 1044 PENNSYLVANIA AVE **43**

Department Violation # CC2025-20143 1035 9TH 1044 PENN LLC C/O ROBERT SEKULA

Description: Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.
REF: Operating an apartment building for rentals without a business tax receipt.
Notice of violation issued.
Photos taken.
D. Giraldo 752.

Status: Appealed

Comments: APPEAL -BTR/1ST OFFENSE: $1,000

Violation Type: CC2025-20143---BTR/1ST OFFENSE: $1,000

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

1:30PM

AREA
South Beach

Inspector
Hector Pla

Special Master Case# **SMA2025-05148** Property Address: 1600 COLLINS AVE **44**

Department Violation # PV2024-04965 ARAMSCO INC - C/O VALESI GONZALEZ

Description: ROW DOT# 378767

Status: Appealed

Comments: APPEAL -4TH OFFNESE: $10,000

Violation Type: PV2025-04965 - 4TH OFFENSE: $10,000---Section 82-151: A person on entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular or pedestrian traffic without first obtaining a right-of-way permit.

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

1:30PM

AREA
North Beach

Inspector
Gaspar
Rodriguez

Special Master Case# **SMC2021-01512** Property Address: 8250 HARDING AVE **45**

Department Violation # PM2021-04139 JESUS IJALBA JR. ---C/O LAWRENCE BLACKE, ESQ

Description: Section 58-293c 58-297b. Cracked and/or missing tiles shall be replaced in the following locations:
REF: Cracked exterior floor tiles, thirty-seven (37), in the common area of the property must be repaired in a workmanlike manner.
Section 58-293i. Every supplied facility, piece of equipment or utility shall be maintained in a safe and satisfactory working condition.
REF: The mailboxes that do not have locking mechanisms must have locking mechanisms installed.
Section 58-293c. Exterior railings are deteriorated and are generally in need of repair.
REF: The railing, second floor, outside unit #18 must be repaired in a workmanlike manner.
Multiple property maintenance issues, floors, railings, mailboxes.
Property Maintenance issues, 20 days to comply
Body worn camera footage captured, photos taken
CCO AL Pena 746

8250 Harding Ave/ Unit 18 - the unit and the building have maintenance issues, the mailbox locks are broken, tiles on the hallways need repair, garbage and common areas needs lights. Unit's plug connector are not working properly.

Complainant contact information is available.

Status: Lien

Comments:

MITIGATION
02/02/2023 :
1: The violator's request for more time to comply is GRANTED.

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

3: A $116.00 administrative court cost is assessed.
SPECIAL MAGISTRATE: MARYANNE LUKACS
08/18/2022 :
1: The request to stop the fines is GRANTED.

2: There shall be full compliance to correct this violation by November 21, 2022 or a fine of $100.00 a day for each day of noncompliance shall begin running as November 21, 2022.

3: A $108.00 administrative court cost is assessed.
SPECIAL MAGISTRATE: ENRIQUE ZAMORA
07/21/2021 :
1: There shall be full compliance to correct this violation by September 7, 2021 or a fine of $150.00 a day for each day of noncompliance shall begin running as of September 7, 2021.

2: A $106.00 administrative court cost is assessed.
SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type:

Section 58-293c 58-297b. Cracked and/or missing tiles shall be replaced in the following locations:
REF: Cracked exterior floor tiles, thirty-seven (37), in the common area of the property must be repaired in a workmanlike manner.
Section 58-293i. Every supplied facility, piece of equipment or utility shall be maintained in a safe and satisfactory working condition.
REF: The mailboxes that do not have locking mechanisms must have locking mechanisms installed.
Section 58-293c. Exterior railings are deteriorated and are generally in need of repair.
REF: The railing, second floor, outside unit #18 must be repaired in a workmanlike manner.
Multiple property maintenance issues, floors, railings, mailboxes.
Property Maintenance issues, 20 days to comply
Body worn camera footage captured, photos taken
CCO AL Pena 746

8250 Harding Ave/ Unit 18 - the unit and the building have maintenance issues, the mailbox locks are broken, tiles on the hallways need repair, garbage and common areas needs lights. Unit's plug connector are not working properly.

Complainant contact information is available.

Code	Code Description
Interior--009PM	Section 58-293c 58-297b. Cracked and/or missing tiles shall be replaced in the following locations:
Exterior-017PM	Section 58-293c. Exterior railings are deteriorated and are generally in need of repair.
Supplied Facility-001PM	Section 58-293i. Every supplied facility, piece of equipment or utility shall be maintained in a safe and satisfactory working condition.

1:30PM

AREA
Mid Beach

Inspector
Neal Maharaj

Special Master Case# **SMC2023-02378** Property Address: 1410 W 21 ST **46**

Department Violation # MV2021-00073 Rajeev Ramsinghani

Description:

Section 66-115(d): Not maintaining a seawall in good repair so that upland soil, sand, grass or like substance may not escape into any waters within the City.

Ref: Seawall is cracked throughout.

Body Worn Camera used.

J. Rios (706)

Status: Open

Comments:

cont from 06/05/2025
06/05/2025 :
1: Due to a work conflict, the request for a continuance is GRANTED.

2: This case is continued to July 17, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
06/05/2025 :
1: Due to a work conflict, the request for a continuance is GRANTED.

2: This case is continued to July 17, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
04/14/2025 :
1: Due to the Petitioner being out of Town, the request for a continuance is GRANTED.

2: This case is continued to June 5, 2025.

3: No further continuances shall be granted for this case.
SPECIAL MAGISTRATE: ENRIQUE ZAMORA
01/16/2025 :
1: Pursuant to medical reasons from the violator, the request for a continuance is GRANTED.

2: This case is continued to April 17, 2025.
SPECIAL MAGISTRATE: MARYANNE LUKACS
10/17/2024 :
1: Pursuant to medical reasons from the violator, the request for a continuance is GRANTED.

2: This case is continued to January 16, 2025.
SPECIAL MAGISTRATE: MARYANNE LUKACS
04/18/2024 :
1: A progress report shall be given on October 15, 2024.

2: A $128.00 administrative court cost is assessed.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
12/07/2023 :
1: A progress report shall be given on April 18 2024.

2: A $128.00 administrative court cost is assessed.
SPECIAL MAGISTRATE: ENRIQUE ZAMORA
09/21/2023 :
1: This case was scheduled for 1:30pm. Violator was not present by 1:53pm.

2: Pursuant to the Code Compliance inspector's testimony, a progress report shall be given on December 7, 2023.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
08/17/2023 :
1: A progress report shall be given on November 2, 2023.

2: A $116.00 administrative court cost is assessed.
SPECIAL MAGISTRATE: MARYANNE LUKACS
04/20/2023 :
1: A progress report shall be given on August 17, 2023.

2: A $116.00 administrative court cost is assessed
SPECIAL MAGISTRATE: ENRIQUE ZAMORA

Violation Type: Section 66-115(d): Not maintaining a seawall in good repair so that upland soil, sand, grass or like substance may not escape into any waters within the City. Ref: Seawall is cracked throughout. Body Worn Camera used. J. Rios (706)

Code	Code Description
Seawall-001M	Section 66-115(d). Not maintaining a seawall in good repair so that upland soil, sand, grass or like substance may not escape into any waters within the City.

1:30PM

AREA
North Beach

Inspector
Neal Maharaj

Special Master Case# **SMC2023-02419** Property Address: 66 LA GORCE CIR **47**

Department Violation # CC2022-12411 Clara Homes LGI LLC C/O MICKEY MARRERO

Description: Section 82-91; 82-92; 82-93; 82-94: Use of public property without first obtaining a revocable permit.
Reference: Working on the Right-of-way without a permit.
1st violation
BWC was used
PCCO A. Harris/ 741

Status: Fine Imposed by Special Magistrate

Comments: MITIGATION
05/04/2023 :
1: This case was scheduled for 10:00am. Violator was not present by 10:15am.

2: There shall be full compliance to correct this violation by July 20, 2023 or a fine of $300.00 a day for each day of noncompliance shall begin running as of July 20, 2023.

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

Violation Type: Section 82-91; 82-92; 82-93; 82-94: Use of public property without first obtaining a revocable permit. Reference: Working on the Right-of-way without a permit. 1st violation BWC was used PCCO A. Harris/ 741

Code	Code Description
Right-of-way-002C	Section : 82-91; 82-92; 82-93; 82-94. Use of public property without first obtaining a revocable permit.

1:30PM

AREA
South Beach

Inspector
Joel Madariaga

Special Master Case# **SMC2023-02511** Property Address: 1407 MERIDIAN AVE **48**

Department Violation # ZV2023-04594 DCC Beaver Creek, LLC c/o Registered Agents INC.

Description: Ref. Artificial grass throughout the property requires a COA.
Sections 114-8, 118-503, 118-533, 118-561. Altering a property without obtaining a Certificate of Appropriateness.
First Offense
N. balgobin 748
BWC used

Status: Lien

Comments: MITIGATION
04/03/2025 :
1: The violator's request for more time to comply is GRANTED.

2: There shall be full compliance to correct this violation by June 2, 2025 or a fine of $150.00 a day for each day of noncompliance shall begin running as of June 2, 2025.

3: The Clerk is directed to NOT file the lien.

4: A $136.00 administrative court cost is assessed.
SPECIAL MAGISTRATE: MARYANNE LUKACS
09/05/2024 :
1: Violator's motion to challenge the 20 day notice is DENIED.

2: The Clerk is directed to file the lien.

3: The violator's request to stop the fines and more time to comply are GRANTED.

4: There shall be full compliance to correct this violation by January 9, 2025 or a fine of $150.00 a day for each day of noncompliance shall be reinstated as of January 9, 2025.

5: A $128.00 administrative court cost is assessed.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
08/01/2024 :
1: Due to the violator being out of town, the request for a continuance is GRANTED.

2: This case is continued to September 5, 2024.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
06/29/2023 :
1: This case was scheduled for 11:00am. Violator was not present by 12:04pm

2: There shall be full compliance to correct this violation by August 7, 2023 or a fine of $150.00 a day for each day of noncompliance shall begin to run as of August 7, 2023.

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

Violation Type: Ref. Artificial grass throughout the property requires a COA. Sections 114-8, 118-503, 118-533, 118-561. Altering a property without obtaining a Certificate of Appropriateness. First Offense N. Balgobin 748 BWC used

Code	Code Description
Certificate of Appropriateness-001Z	Sections 114-8, 118-503, 118-533, 118-561. Altering a property without obtaining a Certificate of Appropriateness.

1:30PM

AREA
South Beach

Inspector
Jorge Rios

Special Master Case# **SMC2023-02650** Property Address: 1125 WEST AVE **49**

Department Violation # PM2023-05998 MIRADOR CONDO ASSOC - TED SEIJO

Description:

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

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

Section 58-298c 58-298d: Exterior premise is not maintained in a clean and sanitary manner and all trash and/or miscellaneous debris shall be removed from said area.

Multiple Property Maintenance Violations
Reference: Walls ins need of painting, trash and debris throughout the property and overgrown grass/weeds
BWC
A.Leon 749

Status: Fine Imposed by Special Magistrate

Comments:

REQ FOR MORE TIME TO COMPLY - NOT TIMELY, FINES ARE RUNNING- HOLD THE LIEN
08/01/2024 :
1: There shall be full compliance to correct this violation by February 6, 2025 or a fine of $150.00 a day for each day of noncompliance shall begin running as of February 6. 2025.

2: A $128.00 administrative court cost is assessed.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
04/18/2024 :
1: A progress report shall be given on August 1, 2024.

2: A $128.00 administrative court cost is assessed.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
01/18/2024 :
1: A progress report shall be given on May 2, 2024.

2: A $128.00 administrative court cost is assessed.
SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type:

Section 58-293f, 58-297e: Exterior surfaces of structure are not properly maintained and shall be scraped and painted. Section 58-298e: Exterior premise is not properly maintained and is not free from excessive growth of grass, weeds and/or other flora. Section 58-298c 58-298d: Exterior premise is not maintained in a clean and sanitary manner and all trash and/or miscellaneous debris shall be removed from said area. Multiple Property Maintenance Violations Reference: Walls ins need of painting, trash and debris throughout the property and overgrown grass/weeds BWC A.Leon 749

Code	Code Description
Exterior-004PM	Section 58-293f 58-297e . Exterior surfaces of structure are not properly maintained and shall be scraped and painted.
Exterior-006PM	Section 58-298c 58-298d . Exterior premise is not maintained in a clean and sanitary manner and all trash and/or miscellaneous debris shall be removed from said area.
Exterior-007PM	Section 58-298e . Exterior premise is not properly maintained and is not free from excessive growth of grass, weeds and/or other flora.

1:30PM

AREA
North Beach

Inspector
Stephen Haynes

Special Master Case# **SMC2025-03279** Property Address: 6616 COLLINS AVE **50**

Department Violation # CC2025-19441 D & Y COLLINS L.C. C/o Joel S. Piotrkowski

Description: Section 102-376 as amended. Permitting to operate upon your property a business which is not currently licensed by the City of Miami Beach.
REF: Property Owner/Violator is allowing multiple unlicensed businesses to operate on the premise, including but not limited to: 6616-6640 Collins Ave “D & Y Collins LC”, 6624 Collins Ave “Poppy Jacks” and 6616 Collins Ave “Juicy Gyros”.
Notice of Violation Issued/1st Offense.
7 Days to Comply
BWC used
S. Haynes 724

Status: Adjudication with a Fine

Comments: REQ FOR MORE TIME TO COMPLY (TIMELY)----on 06/10/2025: affidavit of noncompliance was filed. wait for the outcome of the hearing. fines were entered in Energov
04/03/2025 :
1: ADJ GUILTY/ COMPLY BY 05/18/2025 OR A FINE OF $1,000 A DAY STARTS. COURT COST ASSESSED
SPECIAL MAGISTRATE: MARYANNE LUKACS

Violation Type: Section 102-376 as amended. Permitting to operate upon your property a business which is not currently licensed by the City of Miami Beach. REF: Property Owner/Violator is allowing multiple unlicensed businesses to operate on the premise, including but not limited to: 6616-6640 Collins Ave “D & Y Collins LC”, 6624 Collins Ave “Poppy Jacks” and 6616 Collins Ave “Juicy Gyros”. Notice of Violation Issued/1st Offense. 7 Days to Comply BWC used S. Haynes 724

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

1:30PM

AREA
South Beach

Inspector
Stephen Haynes

Special Master Case# **SMC2025-03300** Property Address: 702 13 ST **51**

Department Violation # PM2025-07935 Urban Beach XXII LLC c/o MICKEY MARRERO, ESQ

Description: Section 58-293i.Every supplied facility, piece of equipment or utility shall be maintained in a safe and satisfactory working condition.
REF: Repair or replace all supplied washers and dryers in laundry room so that they are clean and in good working condition.
Notice of Violation issued/1st Offense.
BWC Used.
S. Haynes 724

Status: Open

Comments: REQ FOR MORE TIME TO COMPLY (TIMELY)
04/28/2025 :
1: There shall be full compliance to correct this violation by May 28, 2025 or a fine of $100.00 a day for each day of noncompliance shall begin running as of May 28, 2025.

2: A $136.00 administrative court cost shall be WAIVED.
SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type: Section 58-293i.Every supplied facility, piece of equipment or utility shall be maintained in a safe and satisfactory working condition. REF: Repair or replace all supplied washers and dryers in laundry room so that they are clean and in good working condition. Notice of Violation issued/1st Offense. BWC Used. S. Haynes 724

Code	Code Description
Emergency-005PM	Section 58-293i.Every supplied facility, piece of equipment or utility shall be maintained in a safe and satisfactory working condition.
Supplied Facility-001PM	Section 58-293i. Every supplied facility, piece of equipment or utility shall be maintained in a safe and satisfactory working condition.

1:30PM

AREA
South Beach

Inspector
Gregory Frank

Special Master Case# **SMC2025-03341** Property Address: 1311 WASHINGTON AVE **52**

Department Violation # CC2024-18950 HAROLDS OUTDOOR ADV C/O RA DELANEY, TERRANCE

Description: Section 102-311. Failing to remit Resort Tax returns and/or payments to the City of Miami Beach as required.
REF: Failing to remit Resort Tax returns and/or payments for account 2466213 to the City of Miami Beach as required.
Notice of Violation Issued: First Offense
CCO G Frank 760
BWC used

Status: Open

Comments: CONT FROM 06/05/2025 - NEW CASE
06/05/2025 :
1: Due to a family emergency, the request for a continuance is GRANTED.

2: This case is continued to July 17, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type: Section 102-311. Failing to remit Resort Tax returns and/or payments to the City of Miami Beach as required. REF: Failing to remit Resort Tax returns and/or payments for account 2466213 to the City of Miami Beach as required. Notice of Violation Issued: First Offense CCO G Frank 760 BWC used

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

2:30PM

AREA
South Beach

Inspector
Litricia McKenzie

Special Master Case# **SMA2025-05154** Property Address: 100 20TH ST **53**

Department Violation # PV2025-05885 RICARDO RILEY

Description: ROW - DOT#3755283 RILEYS TRANSPORT

Status: Appealed

Comments: APPEAL - 1ST OFFENSE: $500

Violation Type: PV2025-05885 - You can comply by ceasing immediately and paying a civil fine imposed herein: 1st Violation $500.00 within in a (12) twelve month period 2nd Violation $1,000.00 within in a (12) twelve month period 3rd Violation $5,000.00 within in a (12) twelve month period 4th Violation $10,000.00 within in a (12) twelve month period 5th Violation or subsequent Violation by a person or entity within in a (12) twelve month period shall constitute an offense enforceable pursuant to section 1-14.

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

2:30PM

AREA
South Beach

Inspector
Gregory Frank

Special Master Case# **SMA2025-05157** Property Address: 739 WASHINGTON AVE **54**

Department Violation # CC2025-20285 INFINITY LINKS LLC DBA MONA LISA C/O ZAIED, MOHAMED B

Description: Section 102-367. Failing to comply with the Business Tax Receipt issued by the City of Miami Beach.
REF: Business (Mona Club) required to serve food while open
Notice of Violation Issued: First Offense
No Fine
CCO G Frank 760
BWC used/photos taken

Status: Appealed

Comments: APPEALED - BTR - NO FINES

Violation Type: CC225-20285 - Section 102-367. Failing to comply with the Business Tax Receipt issued by the City of Miami Beach.
REF: Business (Mona Club) required to serve food while open
Notice of Violation Issued: First Offense
No Fine
CCO G Frank 760
BWC used/photos taken

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

2:30PM

AREA
North Beach

Inspector
Marcelin
Francois

Special Master Case# **SMA2025-05159** Property Address: 7700 COLLINS AVE **55**

Department Violation # CC2025-20094 VILAMUR CONDOMINIUM, INC. CO Goff, Erik

Description: Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.
Ref: Vilamur Condominium located at 7700 Collins Ave failing to obtain a City of Miami beach business tax receipt.
First Offense
Fine: $1,000.00
M. Francois 762
BWC used.

Status: Appealed

Comments: APPEAL -BTR -1ST OFFENSE: $1,000

Violation Type: CC2025-20094 - 1ST OFFENSE: $1,000. Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.
Ref: Vilamur Condominium located at 7700 Collins Ave failing to obtain a City of Miami beach business tax receipt.
First Offense
Fine: $1,000.00
M. Francois 762
BWC used.

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

2:30PM

AREA
North Beach

Inspector
Stephen Haynes

Special Master Case# **SMA2025-05163** Property Address: 209 71 ST **56**

Department Violation # SV2025-26335 AHM ADVISORS LLC

Description: Sections 90-101, 90-36. Creation of a health hazard or nuisance.
REF: Illegal dumping at the rear of the property to include the following items which are creating strong odors and a nuisance: Trash, food waste, broken glass, plastic bags, wooden pallets, plastic host stand/bar, wooden boards, cardboard boxes, artwork, gas can, rolling cart.
Notice of Violation Issued/1st Offense.
FORTHWITH - $1,000 fine.
BWC used.
S. Haynes 724

Status: Appealed

Comments: APPEAL - 1ST OFFENSE: $1,000 PLUS $585.25 IN SANITATION BILL

Violation Type: SV2025-26335 - 1ST OFFENSE: $1,000 PLUS $585.25 IN SANITATION BILL - Sections 90-101, 90-36. Creation of a health hazard or nuisance.
REF: Illegal dumping at the rear of the property to include the following items which are creating strong odors and a nuisance: Trash, food waste, broken glass, plastic bags, wooden pallets, plastic host stand/bar, wooden boards, cardboard boxes, artwork, gas can, rolling cart.
Notice of Violation Issued/1st Offense.
FORTHWITH - $1,000 fine.
BWC used.
S. Haynes 724

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

2:30PM

AREA
North Beach

Inspector
Stephen Haynes

Special Master Case# **SMA2025-05164** Property Address: 209 71 ST **57**

Department Violation # SV2025-26413 AHM ADVISORS LLC

Description: Sections 90-101, 90-36. Creation of a health hazard or nuisance.
REF: Illegal dumping at the rear of the property to include the following items which are creating strong odors and a nuisance: Trash, food waste, broken glass, plastic bags, and gas can.
Notice of Violation Issued/2nd Offense.
$2,000 fine.
BWC used.
S. Haynes 724

Status: Appealed

Comments: APPEAL - 2ND OFFENSE: $2,000

Violation Type: SV2025-26413 -2nd offense: $2,000 plus Sections 90-101, 90-36. Creation of a health hazard or nuisance.
REF: Illegal dumping at the rear of the property to include the following items which are creating strong odors and a nuisance: Trash, food waste, broken glass, plastic bags, and gas can.
Notice of Violation Issued/2nd Offense.
$2,000 fine.
BWC used.
S. Haynes 724

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

2:30PM

AREA
South Beach

Inspector
Wouben
Fleuridor

Special Master Case# **SMA2025-05166** Property Address: 1800 MERIDIAN AVE Unit:5 **58**

Department Violation # CC2025-20333 JORGE LUIS PRIETO GARCIA KARLA GARCIA MARTINEZ

Description:

Section 102-386. Not complying with the property owner's responsibilities regarding legally permissible transient rental and occupancy (Short Term) of a residential property.
REF: Short Term rental Advertisement for "Huge 1 Bedroom Apt /South Beach" for the booking dates of June 16, 2025, until June 21, 2025, in the amount of $1,106.51 for the 5-night stay via Airbnb.com without having an active City of Miami Beach business tax receipt as required.
1st Offense
$1000 Fine
No BWC used, computer research.
W. Fleuridor/735

Status: Appealed

Comments: APPEAL - 1ST OFFENSE: BTR - $1,000

Violation Type: CC2025-20333 - BTR -1ST OFFENSE: $1,000

Code	Code Description
Business Tax Receipt (Short Term Permitted) - 012C	Section 102-386. Not complying with the property owner's responsibilities regarding legally permissible transient rental and occupancy (Short Term) of a residential property.

2:30PM

AREA
South Beach

Inspector
Gaspar
Rodriguez

Special Master Case# **SMA2025-05169** Property Address: 334 LINCOLN RD Unit:ROW **59**

Department Violation # CC2025-20255 SHOVEL CONSTRUCTION, LLC c/o CHOVEL, ALAN

Description:

Section 82-151. A person or entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular or pedestrian traffic without first obtaining a right-of-way permit.
Ref: Obstructing pedestrian and vehicular traffic along the area of 332 & 334 Lincoln Road, without first obtaining a Right-of-Way Permit
1st Offense - $500.00 Fine

BWC Worn

G.Rodriguez 711

Status: Appealed

Comments: appeal - 1st offense: $500

Violation Type: CC2025-20255 - 1st offense: $500.00 Section 82-151. A person or entity obstructing or causing to obstruct any street or sidewalk in the city or impeding the general movement of vehicular or pedestrian traffic without first obtaining a right-of-way permit.
Ref: Obstructing pedestrian and vehicular traffic along the area of 332 & 334 Lincoln Road, without first obtaining a Right-of-Way Permit
1st Offense - $500.00 Fine
BWC Worn
G.Rodriguez 711

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

2:30PM

AREA
North Beach

Inspector
Amit Asgar

Special Master Case# **SMA2025-05179** Property Address: 6444 ALLISON RD **60**

Department Violation # PV2025-05987 MATTHEW SIDMAN LORI KESSLER SIDMAN MATTHEW SIDMAN LORI KESSLER SIDMAN

Description: CPMP

Status: Appealed

Comments: appeal - 2nd offense: $10,000

Violation Type: PV2025-05987 - 2ND OFFENSE: $ 10,000. Section 106-99 (2) (a). All construction related parking (whether for employees, contractors, subcontractors, suppliers, etc.) shall be located on-site where the construction is to take place, or at an approved off-site locations, as approved by city staff. Swale right-of-way, or parking metered locations may be permitted, upon approval of the parking director, to be used for loading, deliveries, and supplies. However, this temporary authorization shall not be considered a proper parking area for employees, subcontractors or contractors under the CMP.

Code	Code Description
CPMP Violation	Section 106-99 (2) (a). All construction related parking (whether for employees, contractors, subcontractors, suppliers, etc.) shall be located on-site where the construction is to take place, or at an approved off-site locations, as approved by city staff. Swale right-of-way, or parking metered locations may be permitted, upon approval of the parking director, to be used for loading, deliveries, and supplies. However, this temporary authorization shall not be considered a proper parking area for employees, subcontractors or contractors under the CMP.

2:30PM

AREA
North Beach

Inspector
Amit Asgar

Special Master Case# **SMA2025-05180** Property Address: 6444 ALLISON RD **61**

Department Violation # PV2025-05988 INTELLIGENT CONSTRUCTION INC [CGC1525417]

Description: CPMP

Status: Appealed

Comments: APPEAL - 2ND OFFENSE: $10,000

Violation Type: PV2025-05988 - 2ND OFFENSE: #10,000

Code	Code Description
CPMP Violation	Section 106-99 (2) (a). All construction related parking (whether for employees, contractors, subcontractors, suppliers, etc.) shall be located on-site where the construction is to take place, or at an approved off-site locations, as approved by city staff. Swale right-of-way, or parking metered locations may be permitted, upon approval of the parking director, to be used for loading, deliveries, and supplies. However, this temporary authorization shall not be considered a proper parking area for employees, subcontractors or contractors under the CMP.

2:30PM

AREA
South Beach

Inspector
Rene Santana

Special Master Case# **SMA2025-05181** Property Address: 1676 COLLINS AVE **62**

Department Violation # CC2025-20262 UPP GLOBAL, LLC c/o COGENCY GLOBAL INC.

Description: Violation of: Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.
Ref: Operating a self-park parking lot without an active Business Tax Receipt as required by this article.
1st offense. 1000.00
CCO R Santana 705
BWC used

Status: Appealed

Comments: APPEAL - 1ST OFFENSE: $1,000 BTR

Violation Type: CC2025-20262 - BTR - 1ST OFFENSE: $1,000

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

2:30PM

AREA
South Beach

Inspector
Rene Santana

Special Master Case# **SMA2025-05182** Property Address: 1670 COLLINS AVE **63**

Department Violation # CC2025-20263 UPP GLOBAL LLC - CONGENCY GLOBAL - C/O MICKEY MARRERO

Description: Violation of: Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.
Ref: Operating a self-park parking lot without an active Business Tax Receipt as required by this article.
1st offense. 1000.00
CCO R Santana 705
BWC used

Status: Appealed

Comments: APPEAL - 1ST OFFENSE: $1,000 BTR

Violation Type: CC2025-20263---1ST OFFENSE: $1,000 BTR

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

2:30PM

AREA
South Beach

Inspector
Rene Santana

Special Master Case# **SMA2025-05183**

Property Address: 1668 COLLINS AVE

64

Department Violation # CC2025-20264

UPP GLOBAL LLC - CONGENCY GLOBAL - C/O MICKEY MARRERO

Description:

Violation of: Article V, Section 102-377. Any person failing to obtain a Business Tax Receipt as required by this article.
Ref: Operating a self-park parking lot without an active Business Tax Receipt as required by this article.
1st offense. 1000.00
CCO R Santana 705
BWC used

Status: Appealed

Comments: APPEAL - BTR -1ST OFFENSE: $1,000

Violation Type: CC2025-20264 - 1ST OFFENSE: $1,000 BTR

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

2:30PM

AREA
North Beach

Inspector
Osvaldo Iglesias

Special Master Case# **SMF2023-00289**

Property Address: 7420 CARLYLE AVE

65

Department Violation # FD2023-06360

CARLYLE PROPERTIES LLC ----c/o LOURDES PAONESSA

Description:

Status: Open

Comments:

REQ FOR MORE TIME TO COMPLY (TIMELY)
12/12/2024 :
1: The violator's request for more time is GRANTED.

2: There shall be full compliance to correct this violation having a permit and a final inspection by June 10, 2025 or a fine of $200.00 a day for each day of noncompliance shall begin running as of June 10, 2025.

3: No further request for extension of time shall be granted for this case.
SPECIAL MAGISTRATE: MARYANNE LUKACS
04/18/2024 :
1: There shall be full compliance to correct this violation by October 23, 2024 or a fine of $200.00 a day for each day of noncompliance shall begin running as of October 23, 2024.

2: A $128.00 administrative court cost is assessed.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
01/18/2024 :
1: The City's request for a continuance is GRANTED.

2: This case is continued to April 18, 2024.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
10/05/2023 :
1: A progress report shall be given on January 18, 2024.

2: A $128.00 administrative court cost is assessed.
SPECIAL MAGISTRATE: ENRIQUE ZAMORA

Violation Type:

FD2023-06360 - Fire Violation -Violation(s) Found FL NFPA 101 2018
Chapter 7 Means of Egress 7.2.2.4.6.2 - Guardrails 42" Minimum Height; Violation(s) Found FL NFPA 101 2018
Chapter 7 Means of Egress 7.2.2.4.6.3 - Guardrails/handrails have openings greater than 6 inches; Violation(s) Found FL NFPA 101 2018
Chapter 31 Existing Apartment Buildings 31.3.4.5 - Annual Single Station Smoke Detector Inspection Form

Code	Code Description
Fire 34 - Guardrails/handrails openings	GUARDRAILS/ HANDRAILS HAVE OPENINGS GREATER THAN 6 INCHES
Fire 35 - Guardrails/handrails 42 inches in height	GUARDRAILS/ HANDRAILS MUST BE A MINIMUM OF 42 INCHES IN HEIGHT

3:00PM

AREA
South Beach

Inspector
Arnaldo Bugallo

Special Master Case# **SMA2024-04614** Property Address: 400 14TH ST **66**

Department Violation # PV2023-02401 BLUE STAR LINEN

Description: ROW - 400 - 14th ST - BLUE STAR LINEN

Status: Appealed

Comments:

JOIN CONTINUANCE
05/19/2025 :
1. Pursuant to the agreement of the parties, a continuance is granted, due to ongoing negotiations with the City.

2. This case is continued to July 17, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
01/27/2025 :
1. Pursuant to a request by both parties, a continuance is granted.

2. This case is continued to May 19, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
12/09/2024 :
1. The Petitioner's request for a continuance pursuant to medical reason is GRANTED.

2. This case is continued to January 27, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
10/21/2024 :
1. The Petitioner's request for a continuance pursuant to travel is granted.

2. This case is continued to December 9, 2024.
SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type: PARKING - PV2023-02401 - 4TH OFFENSE: $10,000

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

3:00PM

AREA
South Beach

Inspector
Remigio Iriondo

Special Master Case# **SMA2024-04615**

Property Address: 400 OCEAN DR Unit:ROW

67

Department Violation # PV2024-03052

BLUE STAR LINEN LAUNDRY - C/O REBECA RODRIGUEZ MANOR - DOT#2177599

Description: row

Status: Appealed

Comments:

JOIN CONTINUANCE
05/19/2025 :
1. Pursuant to the agreement of the parties, a continuance is granted, due to ongoing negotiations with the City.

2. This case is continued to July 17, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
01/27/2025 :
1. Pursuant to a request by both parties, a continuance is granted.

2. This case is continued to May 19, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
12/09/2024 :
1. The Petitioner's request for a continuance pursuant to medical reason is GRANTED.

2. This case is continued to January 27, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
10/21/2024 :
1. The Petitioner's request for a continuance pursuant to travel is granted.

2. This case is continued to December 9, 2024.
SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type: PARKING - PV2024-03052 - 1ST OFFENSE: $500

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

68

3:00PM

Miami Beach

Inspector Ronald Orisma

Special Master Case# **SMA2024-04616**

Property Address: 0 Unit:ROW

Department Violation # PV2024-03197

BLUE STAR LINEN

Description: 800 COLLINS CT ROW

Status: Appealed

Comments:

CONTINED
05/19/2025 :
1. Pursuant to the agreement of the parties, a continuance is granted, due to ongoing negotiations with the City.

2. This case is continued to July 17, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
01/27/2025 :
1. Pursuant to a request by both parties, a continuance is granted.

2. This case is continued to May 19, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
12/09/2024 :
1. The Petitioner's request for a continuance pursuant to medical reason is GRANTED.

2. This case is continued to January 27, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
10/21/2024 :
1. The Petitioner's request for a continuance pursuant to travel is granted.

2. This case is continued to December 9, 2024.
SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type: PARKING - PV2024-03197 - 1ST OFFENSE: $500 - CORRECT ADDREES: 800 BLOCK COLLINS CT

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

3:00PM

AREA
South Beach

Inspector
Joan Prophete

Special Master Case# **SMA2024-04617**

Property Address: 200 23 ST

69

Department Violation # PV2024-03260

BLUE STAR LINEN

Description: 200 20th st ROW

Status: Appealed

Comments:

JOIN CONTINUANCE
05/19/2025 :
1. Pursuant to the agreement of the parties, a continuance is granted, due to ongoing negotiations with the City.

2. This case is continued to July 17, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
01/27/2025 :
1. Pursuant to a request by both parties, a continuance is granted.

2. This case is continued to May 19, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
12/09/2024 :
1. The Petitioner's request for a continuance pursuant to medical reason is GRANTED.

2. This case is continued to January 27, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
10/21/2024 :
1. The Petitioner's request for a continuance pursuant to travel is granted.

2. This case is continued to December 9, 2024.
SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type: PARKING - PV2024-03260 - 2ND OFFENSE: $1,000

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

3:00PM

AREA
South Beach

Inspector
Jessica Martinez

Special Master Case# **SMA2024-04618**

Property Address: 300 21 ST

70

Department Violation # PV2024-03618

BLUE STAR LINEN

Description: ROW

Status: Appealed

Comments:

JOIN CONTINUANCE
05/19/2025 :
1. Pursuant to the agreement of the parties, a continuance is granted, due to ongoing negotiations with the City.

2. This case is continued to July 17, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
01/27/2025 :
1. Pursuant to a request by both parties, a continuance is granted.

2. This case is continued to May 19, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
12/09/2024 :
1. The Petitioner's request for a continuance pursuant to medical reason is GRANTED.

2. This case is continued to January 27, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
10/21/2024 :
1. The Petitioner's request for a continuance pursuant to travel is granted.

2. This case is continued to December 9, 2024.
SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type: PARKING - PV2024-03618 - 4TH OFFENSE: $10,000

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

3:00PM

AREA
South Beach

Inspector
Nekebreya
Stubbs

Special Master Case# **SMA2024-04619** Property Address: 100 21 ST Unit:ROW **71**

Department Violation # PV2024-03667 BLUE STAR LINEN

Description: ROW

Status: Appealed

Comments:

JOIN CONTINUANCE
05/19/2025 :
1. Pursuant to the agreement of the parties, a continuance is granted, due to ongoing negotiations with the City.

2. This case is continued to July 17, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
01/27/2025 :
1. Pursuant to a request by both parties, a continuance is granted.

2. This case is continued to May 19, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
12/09/2024 :
1. The Petitioner's request for a continuance pursuant to medical reason is GRANTED.

2. This case is continued to January 27, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
10/21/2024 :
1. The Petitioner's request for a continuance pursuant to travel is granted.

2. This case is continued to December 9, 2024.
SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type: PARKING - PV2024-03667 - 4TH OFFENSE: $10,000 - CORRECT ADDRESS: 200 BLK 21ST STREET

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

3:00PM

Miami Beach

Inspector Ronald Orisma

Special Master Case# **SMA2024-04620** Property Address: 0 Unit:ROW **72**

Department Violation # PV2024-03709 BLUE STAR LINEN LAUNDRY - C/O REBECA RODRIGUEZ MANOR - DOT#2177599

Description: R.O.W. 200 BLK 20TH ST, BLUE STAR LENE, TAG# BN97AN, D.O.T.# 2177599

Status: Appealed

Comments:

JOIN CONTINUANCE
05/19/2025 :
1. Pursuant to the agreement of the parties, a continuance is granted, due to ongoing negotiations with the City.

2. This case is continued to July 17, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
01/27/2025 :
1. Pursuant to a request by both parties, a continuance is granted.

2. This case is continued to May 19, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
12/09/2024 :
1. The Petitioner's request for a continuance pursuant to medical reason is GRANTED.

2. This case is continued to January 27, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
10/21/2024 :
1. The Petitioner's request for a continuance pursuant to travel is granted.

2. This case is continued to December 9, 2024.
SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type: PARKING - PV2024-03709 - 4TH OFFENSE: $10,000 - CORRECT ADDRESS: 200 BLK 20TH STREET

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

3:00PM

Miami Beach

Inspector Enrique Mestre

Special Master Case# **SMA2024-04621** Property Address: 0 Unit:ROW **73**

Department Violation # PV2024-03739 BLUE STAR LINEN

Description: R.O.W. 200 BLK 21 ST , BLUE STAR LINEN FL#BN97AD

Status: Appealed

Comments:

JOIN CONTINUANCE
05/19/2025 :
1. Pursuant to the agreement of the parties, a continuance is granted, due to ongoing negotiations with the City.

2. This case is continued to July 17, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
01/27/2025 :
1. Pursuant to a request by both parties, a continuance is granted.

2. This case is continued to May 19, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
12/09/2024 :
1. The Petitioner's request for a continuance pursuant to medical reason is GRANTED.

2. This case is continued to January 27, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
10/21/2024 :
1. The Petitioner's request for a continuance pursuant to travel is granted.

2. This case is continued to December 9, 2024.
SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type: PARKING - PV2024-0339 - 4TH OFFENSE: $10,000 - CORRECT ADDRESS: 200 BLK 21ST STREET

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

3:00PM

AREA
South Beach

Inspector
Enrique Mestre

Special Master Case# **SMA2024-04622** Property Address: 800 COLLINS AVE Unit:ROW **74**

Department Violation # PV2024-03917 BLUE STAR LINEN

Description: ROW - 200 21ST - BLUE STAR LINEN

Status: Appealed

Comments:

JOIN CONTINUANCE
05/19/2025 :
1. Pursuant to the agreement of the parties, a continuance is granted, due to ongoing negotiations with the City.

2. This case is continued to July 17, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
01/27/2025 :
1. Pursuant to a request by both parties, a continuance is granted.

2. This case is continued to May 19, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
12/09/2024 :
1. The Petitioner's request for a continuance pursuant to medical reason is GRANTED.

2. This case is continued to January 27, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
10/21/2024 :
1. The Petitioner's request for a continuance pursuant to travel is granted.

2. This case is continued to December 9, 2024.
SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type: PARKING - PV2024-03917 - 1ST OFFENSE: $500

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

3:00PM

AREA
South Beach

Inspector
Arnaldo Bugallo

75

Special Master Case# **SMA2024-04623**

Property Address: 900 COLLINS AVE Unit:ROW

Department Violation # PV2024-03940

BLUE STAR LINEN

Description: 900 collins ct row

Status: Appealed

Comments:

JOIN CONTINUANCE
05/19/2025 :
1. Pursuant to the agreement of the parties, a continuance is granted, due to ongoing negotiations with the City.

2. This case is continued to July 17, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
01/27/2025 :
1. Pursuant to a request by both parties, a continuance is granted.

2. This case is continued to May 19, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
12/09/2024 :
1. The Petitioner's request for a continuance pursuant to medical reason is GRANTED.

2. This case is continued to January 27, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
10/21/2024 :
1. The Petitioner's request for a continuance pursuant to travel is granted.

2. This case is continued to December 9, 2024.
SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type: PARKING - PV2024--3940 - 4TH OFFENSE: $10,000 - CORRECT ADDRESS: 900 COLLINS COURT

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

3:00PM

AREA
South Beach

Inspector
Arnaldo Bugallo

Special Master Case# **SMA2024-04636**

Property Address: 900 COLLINS AVE Unit:ROW

76

Department Violation # PV2024-03790

BLUE STAR LINEN LAUNDRY - C/O REBECA RODRIGUEZ MANOR - DOT#2177599

Description: ROW, dot#2177599

Status: Appealed

Comments:

JOIN CONTINUANCE
05/19/2025 :
1. Pursuant to the agreement of the parties, a continuance is granted, due to ongoing negotiations with the City.

2. This case is continued to July 17, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
01/27/2025 :
1. Pursuant to a request by both parties, a continuance is granted.

2. This case is continued to May 19, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
12/09/2024 :
1. The Petitioner's request for a continuance pursuant to medical reason is GRANTED.

2. This case is continued to January 27, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
10/21/2024 :
1. The Petitioner's request for a continuance pursuant to travel is granted.

2. This case is continued to December 9, 2024.
SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type: PARKING - PV2024-03790 - 3RD OFFENSE: $5,000

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

3:00PM

Miami Beach

Inspector Enrique Mestre

Special Master Case# **SMA2024-04637**

Property Address: 0 Unit:ROW

77

Department Violation # PV2024-03796

BLUE STAR LINEN

Description: 200 21ST ST ROW

Status: Appealed

Comments:

JOIN CONTINUANCE
05/19/2025 :
1. Pursuant to the agreement of the parties, a continuance is granted, due to ongoing negotiations with the City.

2. This case is continued to July 17, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
01/27/2025 :
1. Pursuant to a request by both parties, a continuance is granted.

2. This case is continued to May 19, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
12/09/2024 :
1. The Petitioner's request for a continuance pursuant to medical reason is GRANTED.

2. This case is continued to January 27, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
10/21/2024 :
1. The Petitioner's request for a continuance pursuant to travel is granted.

2. This case is continued to December 9, 2024.
SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type: PARKING - PV2024-03796 - 4th offense: $10,000

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

3:00PM

Miami Beach

Inspector Arnaldo Bugallo

Special Master Case# **SMA2024-04638** Property Address: 0 Unit:ROW **78**

Department Violation # PV2024-04081 BLUE STAR LINEN

Description: 900 ocean ct row

Status: Appealed

Comments:

CONTINUED
05/19/2025 :
1. Pursuant to the agreement of the parties, a continuance is granted, due to ongoing negotiations with the City.

2. This case is continued to July 17, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
01/27/2025 :
1. Pursuant to a request by both parties, a continuance is granted.

2. This case is continued to May 19, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
12/09/2024 :
1. The Petitioner's request for a continuance pursuant to medical reason is GRANTED.

2. This case is continued to January 27, 2025.
SPECIAL MAGISTRATE: ANNETTE E. CANNON
10/21/2024 :
1. The Petitioner's request for a continuance is granted pursuant to travel.

2. This case is continued to December 9, 2024.
SPECIAL MAGISTRATE: ANNETTE E. CANNON

Violation Type: PARKING - PV2024-04081 - 3RD OFFENSE: $5,000

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

3:03PM

AREA
North Beach

Inspector Gaspar Rodriguez

Special Master Case# **SMC2025-03411** Property Address: 8430 BYRON AVE **79**

Department Violation # PM2024-07011 MSB-8430, LLC C/O BHUYAN, JAGAT N

Description:

(1) Section 58-293c 58-297b. Water damaged ceiling and walls shall be repaired, refinished and painted in a workmanlike manner, in the following locations:
Ref: Water damaged walls and ceilings throughout the interior of units 3, & 4.

(1) Section 58-293c 58-297b Doors show evidence of not being weather tight and are in poor working condition in the following locations:
Ref: Front, rear, interior bedroom and bathroom doors in units 3, & 4 in need of repair.

(1) Section 58-293c 58-297b. Repair or replace all deteriorated baseboards in the following areas:
Ref: Baseboards near the front, rear doors, and in bedroom closets in units 3, & 4 in need of repair.

(1) Section 58-297e 58-293c. The wood, metal, etc. is deteriorated and shall be repaired in the following locations:
Ref: Deck in disrepair.
Ref: Rear fence at seawall in disrepair and in need of repair.

(1) Section 58-293c Doors to main electric service closet are deteriorated and/or missing and shall be repaired or replaced.
Ref: Exterior electrical room doors in disrepair and require proper replacement.

(1) Section 58-293f 58-297e. Cracked and/or broken stucco shall be repaired in a workmanlike manner.
Ref: Walkway pavement at rear of the property in need of repair.

(1) Section 58-292g. Exposed electrical outlet shall be properly covered in the following locations:
Ref: Exterior electrical socket in need of proper cover.

(1) Section 58-293f 58-297e . Rain gutters are not properly maintained and shall be scraped and painted and or repaired in the following locations:
Ref: Rusted rain gutters.

(1) Section 58-293f 58-297e . Exterior surfaces of structure are not properly maintained and shall be scraped and painted.
Ref: Entire property in need of scrape and painting.

(1) Section 58-292g. Replace missing electrical light fixture in the following locations: Ref: Exterior light fixtures of units 4, 3, & 2 in need of replacing.

(1) Section 58-298(h). Building is not maintained in a clean and sanitary condition and is a potential attraction to rodents, vermin and/or other pests.
Ref: Possible signs of infestation due to wet, exposed wood such as spiders and or termites.

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

Notice of Violation

B.Burch 757
BWC USED

Status: Open

Comments: NEW CASE

Violation Type:

(1) Section 58-293c 58-297b. Water damaged ceiling and walls shall be repaired, refinished and painted in a workmanlike manner, in the following locations: Ref: Water damaged walls and ceilings throughout the interior of units 3, & 4. (1) Section 58-293c 58-297b Doors show evidence of not being weather tight and are in poor working condition in the following locations: Ref: Front, rear, interior bedroom and bathroom doors in units 3, & 4 in need of repair. (1) Section 58-293c 58 -297b. Repair or replace all deteriorated baseboards in the following areas: Ref: Baseboards near the front, rear doors, and in bedroom closets in units 3, & 4 in need of repair. (1) Section 58-297e 58-293c. The wood, metal, etc. is deteriorated and shall be repaired in the following locations: Ref: Deck in disrepair. Ref: Rear fence at seawall in disrepair and in need of repair. (1) Section 58 -293c Doors to main electric service closet are deteriorated and/or missing and shall be repaired or replaced. Ref: Exterior electrical room doors in disrepair and require proper replacement. (1) Section 58-293f 58-297e. Cracked and/or broken stucco shall be repaired in a workmanlike manner. Ref: Walkway pavement at rear of the property in need of repair. (1) Section 58-292g. Exposed electrical outlet shall be properly covered in the following locations: Ref: Exterior electrical socket in need of proper cover. (1) Section 58-293f 58-297e . Rain gutters are not properly maintained and shall be scraped and painted and or repaired in the following locations: Ref: Rusted rain gutters. (1) Section 58-293f 58-297e . Exterior surfaces of structure are not properly maintained and shall be scraped and painted. Ref: Entire property in need of scrape and painting. (1) Section 58-292g. Replace missing electrical light fixture in the following locations: Ref: Exterior light fixtures of units 4, 3, & 2 in need of replacing. (1) Section 58-298(h). Building is not maintained in a clean and sanitary condition and is a potential attraction to rodents, vermin and/or other pests. Ref: Possible signs of infestation due to wet, exposed wood such as spiders and or termites. (1) Section 58-298c 58-298d . Exterior premise is not maintained in a clean and sanitary manner and all trash and/or miscellaneous debris shall be removed from said area. Ref: Trash and debris throughout the property. Notice of Violation B.Burch 757 BWC USED

Code	Code Description
Electrical-006PM	Section 58-292g. Replace missing electrical light fixture in the following locations:
Doors-001PM	Section 58-293c 58-297b Doors show evidence of not being weather tight and are in poor working condition in the following locations:
Interior--005PM	Section 58-293c 58-297b. Repair or replace all deteriorated baseboards in the following areas:
Exterior-004PM	Section 58-293f 58-297e . Exterior surfaces of structure are not properly maintained and shall be scraped and painted.
Infestation-001PM	Section 58-298(h). Building is not maintained in a clean and sanitary condition and is a potential attraction to rodents, vermin and/or other pests.
Exterior-006PM	Section 58-298c 58-298d . Exterior premise is not maintained in a clean and sanitary manner and all trash and/or miscellaneous debris shall be removed from said area.
Electrical-010PM	Section 58-292g. Exposed electrical outlet shall be properly covered in the following locations:
Interior--001PM	Section 58-293c 58-297b. Water damaged ceiling and walls shall be repaired, refinished and painted in a workmanlike manner, in the following locations:
Doors-003PM	Section 58-293c Doors to main electric service closet are deteriorated and/or missing and shall be repaired or replaced.
Exterior-012PM	Section 58-293f 58-297e . Rain gutters are not properly maintained and shall be scraped and painted and or repaired in the following locations:
Exterior-005PM	Section 58-293f 58-297e. Cracked and/or broken stucco shall be repaired in a workmanlike manner.
Deteriorated-001PM	Section 58-297e 58-293c. The wood, metal, etc. is deteriorated and shall be repaired in the following locations:

3:30PM

AREA
North Beach

Inspector Marcelin Francois

Special Master Case# **SMA2025-05240** Property Address: 1157 71 ST **80**

Department Violation # CC2025-20302 JERIKA PROPERTIES, INC C/O ALAN WASERSTAIN

Description: Ref: Req of obstruction of view per setbacks and tree branches lower than 6 feet.
M.Francois 762
1st Offense $500
BWC
Notice of violation issued

Status: Appealed

Comments: APPEAL - 1ST OFFENSE: $500

Violation Type: CC2025-20302 - 1ST OFFENSE: $500---Ref: Req of obstruction of view per setbacks and tree branches lower than 6 feet.

Code	Code Description
Landscape-009C	Section 46-66 (2) Trees or other woody plant species, on property bordering on any street, which obstruct the passage of pedestrians on sidewalks, obstruct vision of traffic signs, or obstruct sight lines at any street or alley intersection are declared a hazard.

3:30PM

AREA
North Beach

Inspector Wouben Fleuridor

Special Master Case# **SMC2025-03405** Property Address: 145 N SHORE DR **81**

Department Violation # ZV2025-05904 NORMANDY ISLE APARTMENTS, INC. c/o Rodriguez, Gladys B. Granda, Dr.

Description: Resiliency Code Section 1.3.3(b) - Using land or water area for a purpose not permitted in the district in which it is located.
REF: Illegal jet ski business, FL1L L.L.C. storing and operating a jet ski business from the back of a multi-family residence.
1st Offense
BWC used.
W. Fleuridor/735

Status: Appealed

Comments: NEW CASE

Violation Type: Resiliency Code Section 1.3.3(b) - Using land or water area for a purpose not permitted in the district in which it is located. REF: Illegal jet ski business, FL1L L.L.C. storing and operating a jet ski business from the back of a multi-family residence. 1st Offense BWC used. W. Fleuridor/735

Code	Code Description
Use Not Permitted -001Z	Resiliency Code Section 1.3.3(b) - Using land or water area for a purpose not permitted in the district in which it is located.

3:30PM

AREA
North Beach

Inspector
Joardeen Jarquin

Special Master Case# **SMC2025-03448** Property Address: 1730 MARSEILLE DR **82**

Department Violation # PM2024-07766 Salam Marseille LLC C/ O Youssef Hachem

Description:
Property Maintenance Violation
Multiple Violations
Reference: Unit #4 has damaged flooring, cracks in the ceilings, windows operators that are broken and without locks, seals around door must be replaced and evidence of roach infestation
30 days to comply
BWC
J.Jarquin 729

Status: Open

Comments: NEW CASE

Violation Type: Property Maintenance Violation Multiple Violations Reference: Unit #4 has damaged flooring, cracks in the ceilings, windows operators that are broken and without locks, seals around door must be replaced and evidence of roach infestation 30 days to comply BWC J.Jarquin 729

Code	Code Description
Doors-001PM	Section 58-293c 58-297b Doors show evidence of not being weather tight and are in poor working condition in the following locations:
Interior--006PM	Section 58-293c 58-297b. The floor is not maintained properly and shall be repaired.
Interior--003PM	Section 58-293c 58-297b. All holes in walls and ceilings shall be sealed in an approved and workmanlike manner.
Window-001PM	Section 58-293c 58-297b. Window and/or window operators are in poor working condition and generally in need of repair.
Infestation-002PM	Section 58-298h. Structure shows evidence of being infested by roaches, rats, mice, other pests, etc. and shall be exterminated by a licensed exterminator.

3:30PM

AREA
North Beach

Inspector
Gaspar
Rodriguez

Special Master Case# **SMC2025-03516** Property Address: 8521 HARDING AVE **83**

Department Violation # PM2025-07974 STARK DEVELOPMENT LLC c/o Peter J. Yanowitch, RA

Description: Division 4. Abandoned and Vacant Properties Registry. Section 58-320 – 58-325. All abandoned and vacant properties within the local historic district must register such property with the City's Finance Department to be included on the City's Abandoned and Vacant Properties Registry, pursuant to the requirements of this division. Section 58-323 (f) Including the requirement for a sign no less than 18 inches by 24 inches in size with the name, address and 24-hour contact phone number of the applicable owner, mortgagee, and/or property management company. The posting shall also contain the following statements: "THIS PROPERTY IS MANAGED BY," and "TO REPORT PROBLEMS OR CONCERNS."
Ref: Failing to register for vacant property registry as the property is located within the local Historic District - North Shore Historic District

BWC Worn

G.Rodriguez 711

Status: Open

Comments: NEW CASE

Violation Type: Division 4. Abandoned and Vacant Properties Registry. Section 58-320 – 58-325. All abandoned and vacant properties within the local historic district must register such property with the City's Finance Department to be included on the City's Abandoned and Vacant Properties Registry, pursuant to the requirements of this division. Section 58-323 (f) Including the requirement for a sign no less than 18 inches by 24 inches in size with the name, address and 24-hour contact phone number of the applicable owner, mortgagee, and/or property management company. The posting shall also contain the following statements: "THIS PROPERTY IS MANAGED BY," and "TO REPORT PROBLEMS OR CONCERNS." Ref: Failing to register for vacant property registry as the property is located within the local Historic District - North Shore Historic District BWC Worn G.Rodriguez 711

Code	Code Description
Vacant Property Registry-001PM	Division 4. Abandoned and Vacant Properties Registry. Section 58-320 – 58-325. All abandoned and vacant properties within the local historic district must register such property with the City's Finance Department to be included on the City's Abandoned and Vacant Properties Registry, pursuant to the requirements of this division. Section 58-323 (f) Including the requirement for a sign no less than 18 inches by 24 inches in size with the name, address and 24-hour contact phone number of the applicable owner, mortgagee, and/or property management company. The posting shall also contain the following statements: "THIS PROPERTY IS MANAGED BY," and "TO REPORT PROBLEMS OR CONCERNS."