

#	Violator Address/Name	Violation Count
1	7271 GARY AVE	
	7271 GARY APARTMENTS, LLC C/O THOMAS G. SHERMAN, P.A.	
	City Code Violation*	1
	Property Maintenance Violation	8
	Sanitation Violation	9
	Total Violations	18
2	8430 BYRON AVE	
	MSB-8430, LLC C/O BHUYAN, JAGAT N	
	City Code Violation	1
	Marine Violation	1
	Property Maintenance Violation	12
	Sanitation Violation	1
	Zoning Violation**	1
	Total Violations	16
3	736 83 ST	
	EXAGON INVESTMENTS LLC C/O BARBARA HERNANDEZ	
	City Code Violation	2
	Sanitation Violation	9
	Zoning Violation	3
	Total Violations	14
4	8415 HARDING AVE	
	THE LOFTS AT COLLINS CONDOMINIUM ASSOCIATION, INC. C/O Trident Management	
	City Code Violation	2
	Property Maintenance Violation	5
	Sanitation Violation	5
	Total Violations	12
5	350 75 ST	
	MIMO ON THE BEACH IV CONDOMINIUM ASSOCIATION, INC C/O R.A. BENNETT, JOAN	
	Sanitation Violation	11
	Total Violations	11
6	842 84 ST	
	842 84TH LLC C/O R.A. CORPORATE SERVICE BUREAU INC.	
	City Code Violation	1
	Property Maintenance Violation	9
	Total Violations	10
7	740 83 ST	
	12345 LLC C/O R.A. Ouazana, Melissa	
	City Code Violation	3
	Sanitation Violation	3
	Zoning Violation	4
	Total Violations	10

#	Violator Address/Name	Violation Count
8	8031 HAWTHORNE AVE	
	Diversible Investments, LLC C/ O Hernandez, Barbara, CPA	
	City Code Violation	2
	Property Maintenance Violation	7
	Sanitation Violation	1
	Total Violations	10
9	1225 MARSEILLE DR	
	THE MARSEILLES CONDOMINIUM ASSOCIATION, INC. c/o Real Asset Management	
	City Code Violation	2
	Property Maintenance Violation	1
	Sanitation Violation	3
	Zoning Violation	3
	Total Violations	9
10	233 80 ST	
	Carmen R Benard and Luis Benard	
	Sanitation Violation	9
	Total Violations	9
11	540 74 ST	
	LILI'S HOUSE, LLC. C/O RICH HOMES MANAGEMENT INC	
	City Code Violation	1
	Property Maintenance Violation	1
	Sanitation Violation	7
	Total Violations	9
12	8040 HARDING AVE	
	GABRIELE BRAHA	
	City Code Violation	8
	Sanitation Violation	1
	Total Violations	9
13	924 MARSEILLE DR	
	924 Marseille Owner LLC C/ O Urban Resource LLC	
	Sanitation Violation	2
	Property Maintenance Violation	1
	Sanitation Violation	6
	Total Violations	9
14	1930 MARSEILLE DR	
	CIELO, LTD. C/O LEWIS V. SWEZY	
	Property Maintenance Violation	5
	Sanitation Violation	2
	Zoning Violation	1
	Total Violations	8

#	Violator Address/Name	Violation Count
15	2130 BAY DR	
	Memphis LLC C/ O Ahmed Elfeki	
	Property Maintenance Violation	6
	Sanitation Violation	2
	Total Violations	8
16	240 84 ST	
	BEACH FRONT APPT LLC C/O ELTRASY, YIGAL	
	City Code Violation	7
	Sanitation Violation	1
	Total Violations	8
17	501 74TH ST	
	THE LOFTS AT BYRON CONDOMINIUM ASSOCIATION, INC. C/O InTempus Property Management	
	City Code Violation	1
	Property Maintenance Violation	6
	Sanitation Violation	1
	Total Violations	8
18	7310 HARDING AVE	
	HARDING HOTEL LLC C/O ENTIN, JOSHUA M	
	Property Maintenance Violation	1
	Sanitation Violation	7
19	7412 BYRON AVE	
	OCEAN BREEZE 18, LLC C/O SPIEGEL & UTRERA, P.A.	
	Property Maintenance Violation	3
	Sanitation Violation	5
20	1730 MARSEILLE DR	
	Salam Marseille LLC C/ O Youssef Hachem	
	Property Maintenance Violation	5
	Sanitation Violation	2
21	6905 RUE VENDOME	
	PANTHER PROPERTY GROUP LLC C/O AYOUB, ALBERT, JR	
	City Code Violation	1
	Sanitation Violation	6
22	7340 HARDING AVE	
	CK01 LLC C/O EAGLECORPORATE SERVICES LLC	
	Sanitation Violation	7
	Total Violations	7

## Frequent Code Violators - Residential

February 23, 2024 - February 24, 2025

#	Violator Address/Name	Violation Count
23	1940 MARSEILLE DR	
	CIELO, LTD. C/O LEWIS V. SWEZY	
	Property Maintenance Violation	5
	Zoning Violation	1
	Total Violations	6
24	235 79 ST	
	NOBE APARTMENTS LLC c/o ATRIUM REGISTERED AGENTS, INC.	
	City Code Violation	1
	Sanitation Violation	5
	Total Violations	6
25	240 84 ST	
	AIRBNB, INC. C/O CORPORATION SERVICE COMPANY R.A	
	City Code Violation	6
	Total Violations	6
26	6750 HARDING AVE	
	REAL ESTATE FUNDING COMPANY C/O SUSSMAN, JOEL	
	City Code Violation	1
	Property Maintenance Violation	4
	Sanitation Violation	1
	Total Violations	6
27	7136 BONITA DR	
	BELLA BONITA APARTMENTS, LLC C/O Mata, Paul	
	Sanitation Violation	6
	Total Violations	6
28	7326 COLLINS AVE	
	WELWORTH CONDOMINIUM ASSOCIATION, INC. R.A. Fyve Property Management	
	City Code Violation	2
	Property Maintenance Violation	1
	Sanitation Violation	3
	Total Violations	6
29	7330 HARDING AVE	
	MACHAKITO LLC C/O VARGAS, CARLOS A	
	City Code Violation	2
	Sanitation Violation	4
	Total Violations	6
30	7340 CARLYLE AVE	
	CHRISTOPHER AFETIAN VIMUTTA PRAPAKONPIPAT	
	Property Maintenance Violation	1
	City Code Violation	1
	Sanitation Violation	2
	Zoning Violation	2
	Total Violations	6

#	Violator Address/Name	Violation Count
31	750 83 ST	
	MELISSA OUAZANA	
	City Code Violation	1
	Sanitation Violation	2
	Zoning Violation	3
	Total Violations	6
32	7625 CARLYLE AVE	
	KEREM NORTH BEACH APARTMENTS LLC C/O Kerem Property Management LLC	
	City Code Violation	1
	Sanitation Violation	5
	Total Violations	6
33	7745 HARDING AVE	
	KEREM NORTH BEACH APARTMENTS LLC C/O Kerem Property Management LLC	
	City Code Violation	2
	Property Maintenance Violation	1
	Sanitation Violation	3
	Total Violations	6
34	8125 HARDING AVE	
	ROBERT K VOGEL TRS ZULAY E VOGEL TRS	
	City Code Violation	3
	Sanitation Violation	3
	Total Violations	6
35	8143 HARDING AVE	
	NEW CENTURY GARDENS, LLC- C/o CORPORATION SERVICE COMPANY	
	City Code Violation	2
	Property Maintenance Violation	1
	Sanitation Violation	3
	Total Violations	6
36	2025 CALAIS DR	
	GLOZAL VILLAGE LLC REBUS SALUS LLC C/O Three Bridges Advisory LLC	
	Sanitation Violation	5
	Total Violations	5
37	1323 CLEVELAND RD	
	1323 CLEVELAND RD., L.P. C/O R.A. Kaufman, Cheryl J	
	Property Maintenance Violation	5
	Total Violations	5
38	1396 BAY DR	
	1396 BAY DRIVE LLC c/o Teoman Alpay	
	City Code Violation	1
	Property Maintenance Violation	4
	Total Violations	5

#	Violator Address/Name	Violation Count
39	341 73 ST	
	VVS 1 LLC c/o MATHEWS, VIJAY	
	Sanitation Violation	5
	Total Violations	5
40	605 77 ST	
	FNLG LLC C/O CIO Management LLC	
	City Code Violation	1
	Sanitation Violation	3
	Zoning Violation	1
	Total Violations	5
41	650 72 ST	
	72ND AND CARLYLE INVESTMENTS LLC C/O Alhadeff & Rousso Law, P.A.	
	Property Maintenance Violation	2
	Sanitation Violation	3
	Total Violations	5
42	6747 COLLINS AVE	
	BTL INVESTMENTS LLC C/O SUPRASKI, LOUIS A	
	City Code Violation	2
	Property Maintenance Violation	2
	Zoning Violation	1
	Total Violations	5
43	6855 BYRON AVE	
	PLAYA MIA LLC C/O JORGE A LOPEZ	
	City Code Violation	2
	Sanitation Violation	3
	Total Violations	5
44	6949 BAY DR	
	Pico Real Estate Corporation C/ O Kim Marks	
	City Code Violation	2
	Property Maintenance Violation	3
	Total Violations	5
45	725 83 ST	
	EXAGON INVESTMENTS LLC C/O HERNANDEZ, BARBARA	
	Property Maintenance Violation	4
	Sanitation Violation	1
	Total Violations	5
46	7325 BYRON AVE	
	BEN-MOL CONDOMINIUM ASSOCIATION, INC. c/o Lee, Sang	
	Property Maintenance Violation	1
	Sanitation Violation	4
	Total Violations	5

#	Violator Address/Name	Violation Count
47	7410 CARLYLE AVE	
	7410 CARLYLE AVENUE, LLC C/O IJALBA, PATRICIA	
	City Code Violation	1
	Property Maintenance Violation	1
	Sanitation Violation	3
	Total Violations	5
48	7410 COLLINS AVE	
	CALVIN GAETA DEVELOPMENT CO INC c/o Franke, Gerd, CPA	
	City Code Violation	1
	Property Maintenance Violation	3
	Zoning Violation	1
	Total Violations	5
49	7610 DICKENS AVE	
	SEGUNDA 22 LLC C/O CCS REPRESENTATIVES LLC	
	City Code Violation	1
	Sanitation Violation	4
	Total Violations	5
50	770 83 ST	
	770 PLATINUM LLC C/O SINGER, ROBERT	
	City Code Violation	2
	Property Maintenance Violation	2
	Zoning Violation	1
	Total Violations	5
51	7700 ABBOTT AVE	
	BRISTOL REALTY PARTNERS LLC C/O LERMAN, CARLOS D, ESQ	
	City Code Violation	1
	Property Maintenance Violation	3
	Sanitation Violation	1
	Total Violations	5
52	7710 COLLINS AVE	
	7710 COLLINS AVE LLC C/O MELNYK, OLEKSANDRA	
	Property Maintenance Violation	3
	Sanitation Violation	1
	Zoning Violation	1
	Total Violations	5
53	7729 CARLYLE AVE	
	PNINA REVACH C/O THE BERNSTEIN LAW FIRM	
	Property Maintenance Violation	4
	Zoning Violation	1
	Total Violations	5
54	8080 TATUM WATERWAY DR	
	THE LOFTS AT TATUM CONDOMINIUM ASSOCIATION, INC. c/o FYVE PROPERTY MANAGEMENT	
	Sanitation Violation	5
	Total Violations	5

#	Violator Address/Name	Violation Count
55	8119 CRESPI BLVD	
	ROMERO OF MIAMI, INC., c/o ROMERO, JOSE R	
	Marine Violation	1
	Property Maintenance Violation	2
	Zoning Violation	2
	Total Violations	5
56	8119 HARDING AVE	
	8119 Harding LLC c/o Echanan Kagan, RA	
	Property Maintenance Violation	1
	Sanitation Violation	4
	Total Violations	5
57	8215 HARDING AVE	
	KEREM NORTH BEACH APARTMENTS LLC C/O Kerem Property Management LLC	
	City Code Violation	2
	Property Maintenance Violation	2
	Sanitation Violation	1
	Total Violations	5
58	8230 BYRON AVE	
	ROMERO OF MIAMI, INC., c/o ROMERO, JOSE R	
	Property Maintenance Violation	2
	Zoning Violation	3
	Total Violations	5
59	8333 HARDING AVE	
	A.G. CORP. USA. c/o GOMEZ, ALEJANDRO	
	City Code Violation	4
	Sanitation Violation	1
	Total Violations	5
60	842 84 ST	
	BISCAYNE BEACH APARTMENTS LLC C/O SHAMES, BENJAMIN	
	Property Maintenance Violation	4
	Sanitation Violation	1
	Total Violations	5
61	8535 BYRON AVE	
	C&P ON BYRON LLC c/o BUECHELE, PAUL	
	Property Maintenance Violation	4
	Sanitation Violation	1
	Total Violations	5
62	8545 HARDING AVE	
	THEODORA 94, LLC C/ O IBRAHIM LAW PA	
	City Code Violation	1
	Sanitation Violation	4
	Total Violations	5



#	Violator Address/Name	Violation Count
63	875 80 ST	
	LATOTIE LLC GMAX MANAGEMENT	
	City Code Violation	2
	Property Maintenance Violation	1
	Sanitation Violation	2
	Total Violations	5
64	1115 N SHORE DR	
	N Shore 1115 LLC C/ O David Avan	
	Marine Violation	1
	Property Maintenance Violation	1
	Zoning Violation	2
	Total Violations	4
65	1135 MARSEILLE DR	
	R & R Apartments, Inc. C/ O Mark Brill, Esq.	
	Property Maintenance Violation	2
	Sanitation Violation	1
	City Code Violation	1
	Total Violations	4
66	1200 MARSEILLE DR	
	SOROSH, LLC C/O SHEVLIN AND ATKINS ATTORNEYS AT LAW	
	City Code Violation	1
	Property Maintenance Violation	1
	Sanitation Violation	2
	Total Violations	4
67	1236 MARSEILLE DR	
	1236 MARSEILLE DRIVE, LLC C/O DOMB, ALEXANDER	
	City Code Violation	1
	Sanitation Violation	3
	Total Violations	4
68	1248 MARSEILLE DR 8	
	1248 MARSEILLE DRIVE, LLC C/O DOMB, ALEXANDER	
	City Code Violation	1
	Sanitation Violation	3
	Total Violations	4
69	1300 S BISCAYNE POINT RD	
	THE JAAR GROUP LLC c/o JAAR, MICHAEL R	
	City Code Violation	3
	Sanitation Violation	1
	Total Violations	4
70	1366 S BISCAYNE POINT RD	
	INTERIOR DESIGN & DEVELOPMENT LLC C/O BENHAMOU, MICKAEL	
	City Code Violation	3
	Sanitation Violation	1
	Total Violations	4

## Frequent Code Violators - Residential

February 23, 2024 - February 24, 2025

#	Violator Address/Name	Violation Count
71	1725 CALAIS DR	
	Magnolia Property Investments, LLC C/ O PBYA, PL	
	Property Maintenance Violation	4
	Total Violations	4
72	1920 BIARRITZ DR	
	BUFFY 21, LLC C/O Registered Agents, Inc	
	City Code Violation	1
	Sanitation Violation	3
	Total Violations	4
73	1925 CALAIS DR	
	1925 CALAIS DRIVE CONDOMINIUM ASSOCIATION, INC. c/o BENNETT, JOAN	
	City Code Violation	1
	Property Maintenance Violation	2
	Sanitation Violation	1
	Total Violations	4
74	235 78 ST	
	VSS 2 LLC C/O CORPORATE CREATIONS NETWORK INC.	
	Sanitation Violation	4
	Total Violations	4
75	271 N SHORE DR	
	H 2 CONSTRUCTION, LLC C/O MCLANEY, KEVIN	
	City Code Violation	1
	Noise Complaint	3
	Total Violations	4
76	535 73 ST	
	RUFORZA INVESTMENTS LLC C/O RUSSO, BRYAN	
	City Code Violation	1
	Sanitation Violation	1
	Zoning Violation	2
	Total Violations	4
77	645 N SHORE DR	
	H 2 CONSTRUCTION, LLC C/O MCLANEY, KEVIN	
	City Code Violation	1
	Noise Complaint	1
	Sanitation Violation	2
	Total Violations	4
78	6740 HARDING AVE	
	BEE JAY INC c/o HALPERIN, KEITH	
	City Code Violation	1
	Property Maintenance Violation	1
	Sanitation Violation	2
	Total Violations	4

#	Violator Address/Name	Violation Count
79	6757 COLLINS AVE	
	BTL INVESTMENTS LLC C/O SUPRASKI, LOUIS A	
	City Code Violation	1
	Property Maintenance Violation	2
	Zoning Violation	1
	Total Violations	4
80	6961 CARLYLE AVE	
	6961 CARLYLE LLC C/O PAULA MOSHE	
	City Code Violation	1
	Sanitation Violation	3
	Total Violations	4
81	7300 TROUVILLE ESPLANADE	
	VENUR CONSTRUCTION, LLC C/O VERA, NICOLAS H	
	City Code Violation	2
	Noise Complaint	1
	Sanitation Violation	1
	Total Violations	4
82	7315 CARLYLE AVE	
	7315 CARLYLE OWNER LLC c/o URBAN RESOURCE LLC	
	Property Maintenance Violation	4
	Total Violations	4
83	7325 CARLYLE AVE	
	AQUAMARINA CONDOMINIUM ASSOCIATION, INC. C/O URBAN RESOURCE LLC ATTN: JAVIER ZUNIGA	
	Sanitation Violation	4
	Total Violations	4
84	7344 BYRON AVE	
	MARTHA DOMINGUEZ TRS	
	Sanitation Violation	4
	Total Violations	4
85	7415 BYRON AVE	
	COSTA DEL SOL MIAMI, LLC C/O NOVODZELSKYSTABINSKY, MANUEL	
	Sanitation Violation	4
	Total Violations	4
86	7425 BYRON AVE	
	COSTA DEL SOL MIAMI, LLC C/O NOVODZELSKYSTABINSKY, MANUEL	
	Property Maintenance Violation	1
	Sanitation Violation	3
	Total Violations	4
87	7440 CARLYLE AVE	
	7440 CARLYLE HOLDINGS LLC c/o LANES, ROSALIND	
	City Code Violation	1
	Property Maintenance Violation	2
	Sanitation Violation	1
	Total Violations	4

#	Violator Address/Name	Violation Count
88	759 81 ST	
	DINA VINITSKY	
	Property Maintenance Violation	3
	Sanitation Violation	1
	Total Violations	4
89	7609 CARLYLE AVE	
	KEREM NORTH BEACH APARTMENTS LLC C/O Kerem Property Management LLC	
	City Code Violation	1
	Property Maintenance Violation	1
	Zoning Violation	2
	Total Violations	4
90	7712 BYRON AVE	
	VICTORIA CONDOMINIUM ASSOCIATION OF MIAMI BEACH, INC. c/o GUETHER, INGRID A	
	Property Maintenance Violation	4
	Total Violations	4
91	7721 DICKENS AVE	
	ISLAND RESIDENCES, LLC C/O MATZ, ISAAC	
	Sanitation Violation	4
	Total Violations	4
92	7750 TATUM WATERWAY DR	
	OCEAN HOUSE APARTMENTS, LLC C/O Kerem Property Management LLC	
	City Code Violation	1
	Sanitation Violation	3
	Total Violations	4
93	7905 CRESPI BLVD	
	CRESPI18 LLC c/o REGISTERED AGENTS INC	
	Property Maintenance Violation	4
	Total Violations	4
94	810 83 ST	
	IREGO INC C/O R.A. IWY SERVICES LLC	
	City Code Violation	2
	Property Maintenance Violation	1
	Sanitation Violation	1
	Total Violations	4
95	824 82 ST	
	GLORIA CECILIA SCHAEFER TRS	
	Sanitation Violation	4
	Total Violations	4
96	8521 HARDING AVE	
	Stark Development, LLC C/ O Peter J. Yanowitch	
	Property Maintenance Violation	2
	Sanitation Violation	2
	Total Violations	4

#	Violator Address/Name	Violation Count
97	890 N SHORE DR	
	LORRAINE & HOWARD J SIMKOWITZ TRS	
	City Code Violation	1
	Property Maintenance Violation	2
	Sanitation Violation	1
	Total Violations	4
98	950 BAY DR	
	950 BAY DRIVE LLC C/O ARNOLDSSON, GUSTAF	
	Sanitation Violation	4
	Total Violations	4
99	1050 S SHORE DR	
	CORRADI CONSTRUCTION GROUP LLC C/O R.A. CORRADI, BEA	
	City Code Violation	2
	Sanitation Violation	1
	Total Violations	3
100	1050 STILLWATER DR	
	G 7 HOLDINGS, INC C/O CONDARCO LAW FIRM PLLC	
	City Code Violation	2
	Sanitation Violation	1
	Total Violations	3
101	1125 MARSEILLE DR	
	T.L.G ENTERPRISES INC C/O GERMAIN, ESTRELLE SRA	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
102	1207 MARSEILLE DR	
	MARSEILLES HOMEOWNERS' ASSOCIATION, INC. C/O Trident Management	
	City Code Violation	1
	Property Maintenance Violation	1
	Sanitation Violation	1
	Total Violations	3
103	1221 BIARRITZ DR	
	The OG Group LLC c/o R.A. Darmon, Ori	
	Property Maintenance Violation	3
	Total Violations	3
104	1240 N BISCAYNE POINT RD	
	R & B GENERAL CONTRACTORS INC.R.A BATTLE BRIAN E	
	City Code Violation	2
	Sanitation Violation	1
	Total Violations	3

## Frequent Code Violators - Residential

February 23, 2024 - February 24, 2025

#	Violator Address/Name	Violation Count
105	1241 NORMANDY DR	
	GENOA, CORP. C/O GUARNIERI, GIUSEPPE	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
106	1345 MARSEILLE DR	
	Vincent Hugonnard Roche	
	Property Maintenance Violation	1
	Zoning Violation	1
	Sanitation Violation	1
	Total Violations	3
107	1795 CALAIS DR	
	1785 - 1795 CONDOMINIUM, INC C/O ZUPPAS, WILLIAM	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
108	1841 BIARRITZ DR	
	MARIA Delgado	
	Sanitation Violation	3
	Total Violations	3
109	1945 CALAIS DR	
	FLORIDA FAIR HOUSING, CORP. C/O EKONOMON, NICHOLAS E	
	Sanitation Violation	3
	Total Violations	3
110	2121 BIARRITZ DR	
	NEW IDEAS MIAMI BEACH, LLC % SPIEGEL & UTRERA, P.A.	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
111	2130 VERDUN DR	
	2130 VERDUN LLC % DOMINGUEZ, MARTA	
	City Code Violation	1
	Property Maintenance Violation	1
	Sanitation Violation	1
	Total Violations	3
112	240 85 ST	
	MB 85 LLC c/o STERN, STEVEN J	
	City Code Violation	1
	Property Maintenance Violation	1
	Sanitation Violation	1
	Total Violations	3

## Frequent Code Violators - Residential

February 23, 2024 - February 24, 2025

#	Violator Address/Name	Violation Count
113	520 76 ST	
	OCEAN STAY RENTALS LLC C/O CARLOS JIMINEZ	
	Sanitation Violation	1
	City Code Violation	1
	Property Maintenance Violation	1
	Total Violations	3
114	525 76 ST	
	KEREM NORTH BEACH APARTMENTS LLC C/O Kerem Property Management LLC	
	City Code Violation	1
	Zoning Violation	2
	Total Violations	3
115	601 74 ST	
	MDI GROUP INC. - C/O DMITRY MELENIKOV	
	Property Maintenance Violation	1
	Sanitation Violation	2
	Total Violations	3
116	640 85 ST	
	L&D Investors Sunshine Inc.	
	Sanitation Violation	3
	Total Violations	3
117	6910 BYRON AVE	
	BYRON AVENUE INVESTMENTS, LLC C/O Nizri, Sharon	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
118	6944 BYRON AVE	
	MIMO ON THE BEACH VIII CONDOMINIUM ASSOCIATION, INC. C/O Huegerich, Erin Ardent Residential	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
119	6960 BYRON AVE	
	Abraham Feldman	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
120	6966 BYRON AVE	
	BYRON INVESTORS LLC c/o FEDERICO OLIVIERI	
	Property Maintenance Violation	1
	Sanitation Violation	2
	Total Violations	3

## Frequent Code Violators - Residential

February 23, 2024 - February 24, 2025

#	Violator Address/Name	Violation Count
121	7110 BONITA DR	
	BONITA DRIVE APARTMENTS LLC C/O REDDY, SHEKAR	
	City Code Violation	1
	Sanitation Violation	1
	Zoning Violation	1
	Total Violations	3
122	7116 BAY DR	
	EFRAT NORMANDY LLC C/O ARAD, DORON	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
123	7130 RUE VERSAILLES	
	MAY TWELVE CORP. % HOYOS, ORLANDO	
	Property Maintenance Violation	3
	Total Violations	3
124	7145 CARLYLE AVE	
	STILES CORPORATION C/O CORPORATION SERVICE COMPANY	
	City Code Violation	2
	Sanitation Violation	1
	Total Violations	3
125	715 78 ST	
	OCEAN HOUSE APARTMENTS, LLC C/O Kerem Property Management LLC	
	City Code Violation	1
	Property Maintenance Violation	1
	Sanitation Violation	1
	Total Violations	3
126	7300 HARDING AVE	
	ALCIDES J BORROTO TR ESPERAZA BORROTO TR	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
127	7311 BYRON AVE	
	7311 Byron Associates, LLC C/ O Urban Resource Attn: Daniel Veitia	
	Sanitation Violation	3
	Total Violations	3
128	7333 CARLYLE AVE	
	SHORE PARK APARTMENTS LLC C/O Hall, Dawn L	
	Sanitation Violation	3
	Total Violations	3
129	7345 BYRON AVE	
	7345 BYRON LLC C/O STOCK, TODD	
	Sanitation Violation	3
	Total Violations	3



#	Violator Address/Name	Violation Count
130	7345 BYRON AVE MASTER	
	7345 BYRON LLC C/O STOCK, TODD	
	Property Maintenance Violation	1
	Sanitation Violation	2
	Total Violations	3
131	7409 BYRON AVE MASTER	
	HELEN MANOR CONDOMINIUM ASSOCIATION, INC. c/o Richardson, Skip c/o ASSOCIATION SERVICES OF FLORIDA	
	City Code Violation	1
	Property Maintenance Violation	2
	Total Violations	3
132	7430 CARLYLE AVE	
	JUDI R.E. LLC c/o CORPORATE MAINTENANCE SERVICES, LLC	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
133	7435 BYRON AVE	
	FI CAPITAL INVESTMENT 22 LLC C/O FI CAPITAL INC	
	Sanitation Violation	3
	Total Violations	3
134	7510 BYRON AVE	
	MIAMI BYRON PROPERTIES LLC C/O AMR ALAIN	
	City Code Violation	1
	Property Maintenance Violation	1
	Sanitation Violation	1
	Total Violations	3
135	7600 COLLINS AVE	
	OCEANBLUE CONDOMINIUM ASSOCIATION OF MIAMI BEACH, INC. C/O BECKER & POLIAKOFF, PA	
	City Code Violation	2
	Property Maintenance Violation	1
	Total Violations	3
136	7617 CARLYLE AVE	
	KEREM NORTH BEACH APARTMENTS LLC C/O Kerem Property Management LLC	
	City Code Violation	1
	Zoning Violation	2
	Total Violations	3
137	7700 HAWTHORNE AVE	
	CHARACTER DEFECT LLC C/O R.A. C T CORPORATION SYSTEM	
	City Code Violation	1
	Marine Violation	1
	Property Maintenance Violation	1
	Total Violations	3

#	Violator Address/Name	Violation Count
138	7717 BYRON AVE	
	7717 BYRON AVE LLC C/O MASRI, MARCOS AGUSTIN	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
139	7756 HAWTHORNE AVE	
	Pedro S and Rubina Caldeira Dos Santos	
	Property Maintenance Violation	3
	Total Violations	3
140	7805 DICKENS AVE	
	ALLEN KAUL	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
141	7821 BYRON AVE	
	7821 BYRON BUILDING, LLC C/O Tax, Accounting & Financial Pro Inc	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
142	7821 CARLYLE AVE	
	PROPERTIES 7 BEACH LLC c/o VIVIES & GANEM CPA PA	
	Sanitation Violation	3
	Total Violations	3
143	7835 HARDING AVE	
	ROGHARDING LLC C/O ORCOM CORPORATE SERVICES LLC	
	Property Maintenance Violation	1
	Sanitation Violation	2
	Total Violations	3
144	7975 CRESPI BLVD 4	
	FLOR CRUZ	
	City Code Violation	1
	Property Maintenance Violation	1
	Sanitation Violation	1
	Total Violations	3
145	7980 HAWTHORNE AVE	
	MIHAI POPESCU	
	Property Maintenance Violation	2
	Sanitation Violation	1
	Total Violations	3
146	8011 ABBOTT AVE	
	8011 LEV LLC C/O GARCIA, NATALI	
	City Code Violation	1
	Property Maintenance Violation	2
	Total Violations	3

#	Violator Address/Name	Violation Count
147	8011 HARDING AVE	
	HARDING EXCALIBUR, LLC c/o Spider Management Corp	
	City Code Violation	1
	Property Maintenance Violation	1
	Sanitation Violation	1
	Total Violations	3
148	8133 HARDING AVE	
	TOME FILIPOVSKI	
	Property Maintenance Violation	1
	Sanitation Violation	2
	Total Violations	3
149	8221 HARDING AVE	
	KEREM NORTH BEACH APARTMENTS LLC C/O Kerem Property Management LLC	
	City Code Violation	1
	Property Maintenance Violation	1
	Sanitation Violation	1
	Total Violations	3
150	8260 BYRON AVE	
	8260 BYRON MULTI FAMILY LLC c/o Itshakov, Iris, President	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
151	8321 CRESPI BLVD	
	8321 CRESPI LLC C/O BRAMASOLE SERVICES LLC	
	Sanitation Violation	3
	Total Violations	3
152	8540 HARDING AVE	
	HARDING VILLAGE, LTD. c/o BERMAN, STEPHANIE	
	City Code Violation	2
	Sanitation Violation	1
	Total Violations	3
153	934 79 TER	
	SRINIVASAN & SHANTHI RAVICHANDRAN	
	Property Maintenance Violation	2
	Sanitation Violation	1
	Total Violations	3
154	960 BAY DR	
	960 Bay DR LLC C/O R.A. Arnoldsson Gustaf	
	Sanitation Violation	3
	Total Violations	3

#	Violator Address/Name	Violation Count
155	980 BIARRITZ DR	
	980 BIARRITZ APARTMENTS LLC c/o Mata, Paul	
	Property Maintenance Violation	1
	Sanitation Violation	1
	Zoning Violation	1
	Total Violations	3

**\*City Code Violations include:**

- Illegal discharge
- Coastal infrastructure maintenance
- Use of public property without a right-of-way permit
- Short-Term Rental platforms
- Short-Term Rental without a Business Tax Receipt
- Light pollution

**\*\*Zoning Violations include:**

- Visible boat/trailer on property
- Landscape requirements
- Commercial use
- Fence regulations for vacant lots