

14. BI-MONTHLY UPDATE ON CODE ENFORCEMENT ACTIVITIES, AND THE STATUS OF SPECIAL MAGISTRATE CASES, INVOLVING PROPERTIES AND/OR BUSINESSES LOCATED IN NORTH BEACH AND TO ADDRESS ANY ONGOING CONCERNS AND NEW DEVELOPMENTS IN NORTH BEACH.

Applicable Area:

MIAMI BEACH

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members

FROM: Eric Carpenter, City Manager

DATE: June 10, 2025

TITLE: BI-MONTHLY UPDATE ON CODE ENFORCEMENT ACTIVITIES, AND THE STATUS OF SPECIAL MAGISTRATE CASES, INVOLVING PROPERTIES AND/OR BUSINESSES LOCATED IN NORTH BEACH AND TO ADDRESS ANY ONGOING CONCERNS AND NEW DEVELOPMENTS IN NORTH BEACH.

RECOMMENDATION

The Administration is committed to providing bi-monthly updates at the Land Use and Sustainability Committee (LUSC) for Code Enforcement activities and the status of Special Magistrate cases to address any ongoing concerns and new developments in North Beach, to ensure that issues affecting the public safety and neighborhood quality of life are addressed in a timely and efficient manner.

BACKGROUND/HISTORY

On December 11, 2024, at the request of Commissioner Alex Fernandez, the Mayor and City Commission approved Resolution No. 2024-33436 which directs a representative from the Code Enforcement Department to appear before the LUSC bi-monthly commencing February 2025, to address any ongoing concerns and new developments in North Beach. The item was discussed at the February 20, 2025 LUSC meeting. At the request of Commissioner Fernandez, Code Compliance provided a Frequent Code Violator list at the April 15, 2025 LUSC meeting.

At the April 15, 2025 LUSC meeting, the item was discussed. At the request of the sponsor, Code Compliance was asked to revise the Frequent Code Violator list by including the property type.

ANALYSIS

The Code Compliance Department has established various enforcement strategies to ensure adherence to local regulations and improve neighborhood standards. These efforts focus on education, proactive inspections, corrective actions, penalties, and community engagement to encourage compliance while minimizing repeat violations.

The Code Compliance Department has six (6) dedicated Code Compliance Officers (CCOs) and one (1) Code Compliance Administrator (CCA) assigned to the North Beach area.

The Code Compliance Department also has a special detail assignment for North Beach Community Redevelopment Agency (NBCRA) enforcement initiatives with enhanced staffing on an overtime basis since October 1, 2022.

Below is an analysis of the department's key enforcement strategies and their effectiveness.

- **Proactive Inspections and Monitoring** – CCOs conduct routine property inspections and monitor their cases to verify the violations are addressed timely. When violations have not been corrected by the compliance date, the CCO will execute an Affidavit of Non-

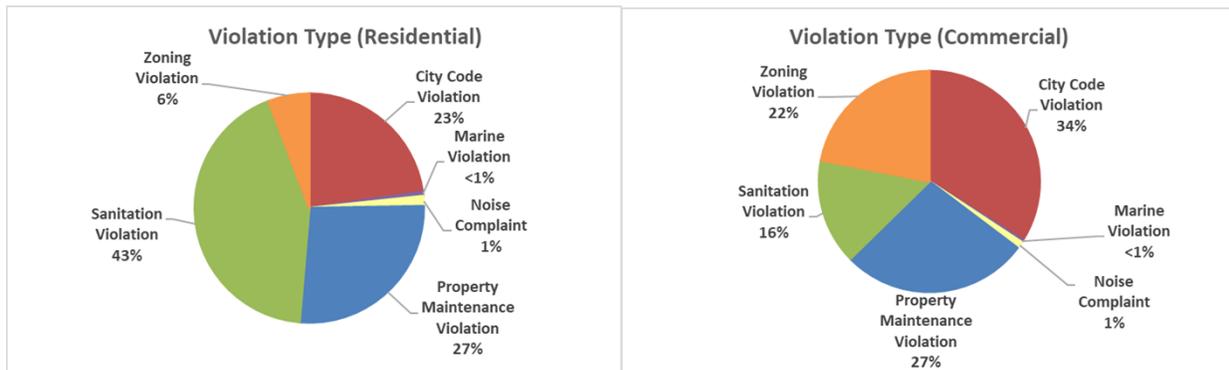
Compliance and escalate the violation to the Special Magistrate Office to schedule a hearing.

- **Issuance of Warnings and Violations** – CCOs have provided warning and notices of violations to violators. Of these warnings and violations, the violators are offered a compliance deadline with clear instructions for corrective actions, and follow-up notices are sent to ensure the violations are addressed.
- **Community Education and Outreach** – CCOs educate the community on city codes and regulations while providing resources to address current issues or neighborhood concerns. This is accomplished by community engagement at neighborhood and business association meetings, as well as direct engagement.

Since the inception of the special detail assignment for NBCRA, Code Compliance has conducted 1,340 calls for service and inspections.

The Code Compliance Department provides a bi-weekly detailed status report on all open North Beach violations. The most common violations found for property maintenance issues included overgrown vegetation and accumulated trash on properties. Common sanitation issues included illegal dumping and improperly managed dumpsters. Illegal short-term rentals and improper signage are ongoing zoning challenges. City code issues, such as, graffiti, businesses operating without a Miami Beach business tax receipt, environmental illicit discharge, unapproved planting on swales without a permit, and obstruction of the public right-of-way without a permit remain a constant focus.

Frequent Code Violator Violation Types Residential & Commercial



Based on the data from the Frequent Code Violator lists attached herein, sanitation and property maintenance are the main issues in residential areas, whereas city code and property maintenance violations are the most common concerns in commercial zones. **Below is the breakdown of property types:**

Frequent Code Violator List – Property Type			
Private Residential		Commercial	
Apartment Building	112	Retail Outlet	33
Condominium	19	Apartment Building	5
Single-Family	17	Hotel	4
Vacant Lot	3	Condominium	2
Multi-Family Parking Lot	2	Vacant Lot	2
		Parking Lot	1
Total Violators: 153		Total Violators: 47	

As of May 2025, the Special Magistrate has 105 open Special Magistrate cases for properties in North Beach that have been either appealed by the violator awaiting a hearing date, a hearing date is scheduled, or adjudicated guilty with fines imposed by the Special Magistrate.

FISCAL IMPACT STATEMENT

N/A

Does this Ordinance require a Business Impact Estimate?
(FOR ORDINANCES ONLY)

The Business Impact Estimate (BIE) was published on .
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

FINANCIAL INFORMATION

CONCLUSION

The Code Compliance Department has been working diligently to address issues in our North Beach neighborhood and will continue their enforcement efforts. While many violators respond to warnings and notices of violations, we agree that stronger enforcement measures would enhance compliance and deter repeat offenders. Continued refinement of the Code Compliance Department's enforcement strategies, along with community engagement, will enhance compliance rates and improve the overall quality of life for North Beach.

Applicable Area

North Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?

Yes

Is this item related to a G.O. Bond Project?

No

Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? No

If so, specify the name of lobbyist(s) and principal(s):

Department

Code Compliance

Sponsor(s)

Commissioner Alex Fernandez

Co-sponsor(s)

Condensed Title

Bi-monthly Update on Code Enforcement Activities, and the Status of Spec. Magistrate Cases in N. Beach (AF)

Frequent Code Violators - Residential

February 23, 2024 - February 24, 2025

#	Violator Address/Name	Violation Count
1	7271 GARY AVE - APARTMENT BUILDING	
	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 - APARTMENT BUILDING	
	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 - APARTMENT BUILDING	
	EXAGON INVESTMENTS LLC C/O BARBARA HERNANDEZ	
	City Code Violation	2
	Sanitation Violation	9
	Zoning Violation	3
	Total Violations	14
4	8415 HARDING AVE - CONDOMINIUM	
	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 - CONDOMINIUM	
	MIMO ON THE BEACH IV CONDOMINIUM ASSOCIATION, INC C/O R.A. BENNETT, JOAN	
	Sanitation Violation	11
	Total Violations	11
6	842 84 ST - APARTMENT BUILDING	
	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 - APARTMENT BUILDING	
	12345 LLC C/O R.A. Ouazana, Melissa	
	City Code Violation	3
	Sanitation Violation	3
	Zoning Violation	4
	Total Violations	10

Frequent Code Violators - Residential

February 23, 2024 - February 24, 2025

#	Violator Address/Name	Violation Count
8	8031 HAWTHORNE AVE - APARTMENT BUILDING	
	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 - CONDOMINIUM	
	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 - APARTMENT BUILDING	
	Carmen R Benard and Luis Benard	
	Sanitation Violation	9
	Total Violations	9
11	540 74 ST - APARTMENT BUILDING	
	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 - APARTMENT BUILDING	
	GABRIELE BRAHA	
	City Code Violation	8
	Sanitation Violation	1
	Total Violations	9
13	924 MARSEILLE DR - APARTMENT BUILDING	
	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 - APARTMENT BUILDING	
	CIELO, LTD. C/O LEWIS V. SWEZY	
	Property Maintenance Violation	5
	Sanitation Violation	2
	Zoning Violation	1
	Total Violations	8

Frequent Code Violators - Residential

February 23, 2024 - February 24, 2025

#	Violator Address/Name	Violation Count
15	2130 BAY DR - APARTMENT BUILDING	
	Memphis LLC C/ O Ahmed Elfeki	
	Property Maintenance Violation	6
	Sanitation Violation	2
	Total Violations	8
16	240 84 ST - APARTMENT BUILDING	
	BEACH FRONT APPT LLC C/O ELTRASY, YIGAL	
	City Code Violation	7
	Sanitation Violation	1
	Total Violations	8
17	501 74TH ST - CONDOMINIUM	
	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	7412 BYRON AVE - APARTMENT BUILDING	
	OCEAN BREEZE 18, LLC C/O SPIEGEL & UTRERA, P.A.	
	Property Maintenance Violation	3
	Sanitation Violation	5
	Total Violations	8
19	1730 MARSEILLE DR - APARTMENT BUILDING	
	Salam Marseille LLC C/ O Youssef Hachem	
	Property Maintenance Violation	5
	Sanitation Violation	2
	Total Violations	7
20	6905 RUE VENDOME - APARTMENT BUILDING	
	PANTHER PROPERTY GROUP LLC C/O AYOUB, ALBERT, JR	
	City Code Violation	1
	Sanitation Violation	6
	Total Violations	7
21	7340 HARDING AVE - APARTMENT BUILDING	
	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
22	1940 MARSEILLE DR - APARTMENT BUILDING	
	CIELO, LTD. C/O LEWIS V. SWEZY	
	Property Maintenance Violation	5
	Zoning Violation	1
	Total Violations	6
23	235 79 ST - APARTMENT BUILDING	
	NOBE APARTMENTS LLC c/o ATRIUM REGISTERED AGENTS, INC.	
	City Code Violation	1
	Sanitation Violation	5
	Total Violations	6
24	240 84 ST - APARTMENT BUILDING	
	AIRBNB, INC. C/O CORPORATION SERVICE COMPANY R.A	
	City Code Violation	6
	Total Violations	6
25	6750 HARDING AVE - PARKING LOT	
	REAL ESTATE FUNDING COMPANY C/O SUSSMAN, JOEL	
	City Code Violation	1
	Property Maintenance Violation	4
	Sanitation Violation	1
	Total Violations	6
26	7136 BONITA DR - APARTMENT BUILDING	
	BELLA BONITA APARTMENTS, LLC C/O Mata, Paul	
	Sanitation Violation	6
	Total Violations	6
27	7326 COLLINS AVE - CONDOMINIUM	
	WELWORTH CONDOMINIUM ASSOCIATION, INC. R.A. Fyve Property Management	
	City Code Violation	2
	Property Maintenance Violation	1
	Sanitation Violation	3
	Total Violations	6
28	7330 HARDING AVE - APARTMENT BUILDING	
	MACHAKITO LLC C/O VARGAS, CARLOS A	
	City Code Violation	2
	Sanitation Violation	4
	Total Violations	6
29	7340 CARLYLE AVE - APARTMENT BUILDING	
	CHRISTOPHER AFETIAN VIMUTTA PRAPAKONPIPAT	
	Property Maintenance Violation	1
	City Code Violation	1
	Sanitation Violation	2
	Zoning Violation	2
	Total Violations	6

Frequent Code Violators - Residential

February 23, 2024 - February 24, 2025

#	Violator Address/Name	Violation Count
30	750 83 ST - APARTMENT BUILDING	
	MELISSA OUAZANA	
	City Code Violation	1
	Sanitation Violation	2
	Zoning Violation	3
	Total Violations	6
31	7625 CARLYLE AVE - APARTMENT BUILDING	
	KEREM NORTH BEACH APARTMENTS LLC C/O Kerem Property Management LLC	
	City Code Violation	1
	Sanitation Violation	5
	Total Violations	6
32	7745 HARDING AVE - APARTMENT BUILDING	
	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
33	8125 HARDING AVE - APARTMENT BUILDING	
	ROBERT K VOGEL TRS ZULAY E VOGEL TRS	
	City Code Violation	3
	Sanitation Violation	3
	Total Violations	6
34	8143 HARDING AVE - APARTMENT BUILDING	
	NEW CENTURY GARDENS, LLC- C/o CORPORATION SERVICE COMPANY	
	City Code Violation	2
	Property Maintenance Violation	1
	Sanitation Violation	3
	Total Violations	6
35	2025 CALAIS DR - APARTMENT BUILDING	
	GLOZAL VILLAGE LLC REBUS SALUS LLC C/O Three Bridges Advisory LLC	
	Sanitation Violation	5
	Total Violations	5
36	1323 CLEVELAND RD - SINGLE FAMILY	
	1323 CLEVELAND RD., L.P. C/O R.A. Kaufman, Cheryl J	
	Property Maintenance Violation	5
	Total Violations	5
37	1396 BAY DR - SINGLE FAMILY	
	1396 BAY DRIVE LLC c/o Teoman Alpay	
	City Code Violation	1
	Property Maintenance Violation	4
	Total Violations	5

Frequent Code Violators - Residential

February 23, 2024 - February 24, 2025

#	Violator Address/Name	Violation Count
38	341 73 ST - APARTMENT BUILDING	
	VVS 1 LLC c/o MATHEWS, VIJAY	
	Sanitation Violation	5
	Total Violations	5
39	605 77 ST - APARTMENT BUILDING	
	FNLG LLC C/O CIO Management LLC	
	City Code Violation	1
	Sanitation Violation	3
	Zoning Violation	1
Total Violations	5	
40	650 72 ST - APARTMENT BUILDING	
	72ND AND CARLYLE INVESTMENTS LLC C/O Alhadeff & Rousso Law, P.A.	
	Property Maintenance Violation	2
	Sanitation Violation	3
Total Violations	5	
41	6747 COLLINS AVE - VACANT LOT	
	BTL INVESTMENTS LLC C/O SUPRASKI, LOUIS A	
	City Code Violation	2
	Property Maintenance Violation	2
	Zoning Violation	1
Total Violations	5	
42	6855 BYRON AVE - APARTMENT BUILDING	
	PLAYA MIA LLC C/O JORGE A LOPEZ	
	City Code Violation	2
	Sanitation Violation	3
Total Violations	5	
43	6949 BAY DR - VACANT LOT	
	Pico Real Estate Corporation C/ O Kim Marks	
	City Code Violation	2
	Property Maintenance Violation	3
Total Violations	5	
44	725 83 ST - APARTMENT BUILDING	
	EXAGON INVESTMENTS LLC C/O HERNANDEZ, BARBARA	
	Property Maintenance Violation	4
	Sanitation Violation	1
Total Violations	5	
45	7325 BYRON AVE - CONDOMINIUM	
	BEN-MOL CONDOMINIUM ASSOCIATION, INC. c/o Lee, Sang	
	Property Maintenance Violation	1
	Sanitation Violation	4
Total Violations	5	

Frequent Code Violators - Residential

February 23, 2024 - February 24, 2025

#	Violator Address/Name	Violation Count
46	7410 CARLYLE AVE - APARTMENT BUILDING	
	7410 CARLYLE AVENUE, LLC C/O IJALBA, PATRICIA	
	City Code Violation	1
	Property Maintenance Violation	1
	Sanitation Violation	3
	Total Violations	5
47	7610 DICKENS AVE - APARTMENT BUILDING	
	SEGUNDA 22 LLC C/O CCS REPRESENTATIVES LLC	
	City Code Violation	1
	Sanitation Violation	4
	Total Violations	5
48	770 83 ST - APARTMENT BUILDING	
	770 PLATINUM LLC C/O SINGER, ROBERT	
	City Code Violation	2
	Property Maintenance Violation	2
	Zoning Violation	1
	Total Violations	5
49	7700 ABBOTT AVE - APARTMENT BUILDING	
	BRISTOL REALTY PARTNERS LLC C/O LERMAN, CARLOS D, ESQ	
	City Code Violation	1
	Property Maintenance Violation	3
	Sanitation Violation	1
	Total Violations	5
50	7710 COLLINS AVE - APARTMENT BUILDING	
	7710 COLLINS AVE LLC C/O MELNYK, OLEKSANDRA	
	Property Maintenance Violation	3
	Sanitation Violation	1
	Zoning Violation	1
	Total Violations	5
51	7729 CARLYLE AVE - APARTMENT BUILDING	
	PNINA REVACH C/O THE BERNSTEIN LAW FIRM	
	Property Maintenance Violation	4
	Zoning Violation	1
	Total Violations	5
52	8080 TATUM WATERWAY DR - CONDOMINIUM	
	THE LOFTS AT TATUM CONDOMIUM ASSOCIATION, INC. c/o FYVE PROPERTY MANAGEMENT	
	Sanitation Violation	5
	Total Violations	5

Frequent Code Violators - Residential

February 23, 2024 - February 24, 2025

#	Violator Address/Name	Violation Count
53	8119 CRESPI BLVD - APARTMENT BUILDING	
	ROMERO OF MIAMI, INC., c/o ROMERO, JOSE R	
	Marine Violation	1
	Property Maintenance Violation	2
	Zoning Violation	2
	Total Violations	5
54	8119 HARDING AVE - APARTMENT BUILDING	
	8119 Harding LLC c/o Echanan Kagan, RA	
	Property Maintenance Violation	1
	Sanitation Violation	4
	Total Violations	5
55	8215 HARDING AVE - APARTMENT BUILDING	
	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
56	8230 BYRON AVE - APARTMENT BUILDING	
	ROMERO OF MIAMI, INC., c/o ROMERO, JOSE R	
	Property Maintenance Violation	2
	Zoning Violation	3
	Total Violations	5
57	8333 HARDING AVE - APARTMENT BUILDING	
	A.G. CORP. USA. c/o GOMEZ, ALEJANDRO	
	City Code Violation	4
	Sanitation Violation	1
	Total Violations	5
58	842 84 ST - APARTMENT BUILDING	
	BISCAYNE BEACH APARTMENTS LLC C/O SHAMES, BENJAMIN	
	Property Maintenance Violation	4
	Sanitation Violation	1
	Total Violations	5
59	8535 BYRON AVE - APARTMENT BUILDING	
	C&P ON BYRON LLC c/o BUECHELE, PAUL	
	Property Maintenance Violation	4
	Sanitation Violation	1
	Total Violations	5
60	8545 HARDING AVE - APARTMENT BUILDING	
	THEODORA 94, LLC C/ O IBRAHIM LAW PA	
	City Code Violation	1
	Sanitation Violation	4
	Total Violations	5

Frequent Code Violators - Residential

February 23, 2024 - February 24, 2025

#	Violator Address/Name	Violation Count
61	875 80 ST - APARTMENT BUILDING	
	LATOTIE LLC GMAX MANAGEMENT	
	City Code Violation	2
	Property Maintenance Violation	1
	Sanitation Violation	2
	Total Violations	5
62	1115 N SHORE DR - SINGLE FAMILY	
	N Shore 1115 LLC C/ O David Avan	
	Marine Violation	1
	Property Maintenance Violation	1
	Zoning Violation	2
	Total Violations	4
63	1135 MARSEILLE DR - APARTMENT BUILDING	
	R & R Apartments, Inc. C/ O Mark Brill, Esq.	
	Property Maintenance Violation	2
	Sanitation Violation	1
	City Code Violation	1
	Total Violations	4
64	1200 MARSEILLE DR - APARTMENT BUILDING	
	SOROSH, LLC C/O SHEVLIN AND ATKINS ATTORNEYS AT LAW	
	City Code Violation	1
	Property Maintenance Violation	1
	Sanitation Violation	2
	Total Violations	4
65	1236 MARSEILLE DR - APARTMENT BUILDING	
	1236 MARSEILLE DRIVE, LLC C/O DOMB, ALEXANDER	
	City Code Violation	1
	Sanitation Violation	3
	Total Violations	4
66	1248 MARSEILLE DR 8 - APARTMENT BUILDING	
	1248 MARSEILLE DRIVE, LLC C/O DOMB, ALEXANDER	
	City Code Violation	1
	Sanitation Violation	3
	Total Violations	4
67	1300 S BISCAYNE POINT RD - SINGLE FAMILY	
	THE JAAR GROUP LLC c/o JAAR, MICHAEL R	
	City Code Violation	3
	Sanitation Violation	1
	Total Violations	4
68	1366 S BISCAYNE POINT RD - SINGLE FAMILY	
	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
69	1725 CALAIS DR - APARTMENT BUILDING	
	Magnolia Property Investments, LLC C/ O PBYA, PL	
	Property Maintenance Violation	4
	Total Violations	4
70	1920 BIARRITZ DR - APARTMENT BUILDING	
	BUFFY 21, LLC C/O Registered Agents, Inc	
	City Code Violation	1
	Sanitation Violation	3
	Total Violations	4
71	1925 CALAIS DR - CONDOMINIUM	
	1925 CALAIS DRIVE CONDOMINIUM ASSOCIATION, INC. c/o BENNETT, JOAN	
	City Code Violation	1
	Property Maintenance Violation	2
	Sanitation Violation	1
	Total Violations	4
72	235 78 ST - APARTMENT BUILDING	
	VSS 2 LLC C/O CORPORATE CREATIONS NETWORK INC.	
	Sanitation Violation	4
	Total Violations	4
73	271 N SHORE DR - SINGLE FAMILY	
	H 2 CONSTRUCTION, LLC C/O MCLANEY, KEVIN	
	City Code Violation	1
	Noise Complaint	3
	Total Violations	4
74	535 73 ST - APARTMENT BUILDING	
	RUFORZA INVESTMENTS LLC C/O RUSSO, BRYAN	
	City Code Violation	1
	Sanitation Violation	1
	Zoning Violation	2
	Total Violations	4
75	645 N SHORE DR - SINGLE FAMILY	
	H 2 CONSTRUCTION, LLC C/O MCLANEY, KEVIN	
	City Code Violation	1
	Noise Complaint	1
	Sanitation Violation	2
	Total Violations	4
76	6740 HARDING AVE - APARTMENT BUILDING	
	BEE JAY INC c/o HALPERIN, KEITH	
	City Code Violation	1
	Property Maintenance Violation	1
	Sanitation Violation	2
	Total Violations	4

Frequent Code Violators - Residential

February 23, 2024 - February 24, 2025

#	Violator Address/Name	Violation Count
77	6757 COLLINS AVE - VACANT LOT	
	BTL INVESTMENTS LLC C/O SUPRASKI, LOUIS A	
	City Code Violation	1
	Property Maintenance Violation	2
	Zoning Violation	1
	Total Violations	4
78	6961 CARLYLE AVE - APARTMENT BUILDING	
	6961 CARLYLE LLC C/O PAULA MOSHE	
	City Code Violation	1
	Sanitation Violation	3
	Total Violations	4
79	7300 TROUVILLE ESPLANADE - SINGLE FAMILY	
	VENUR CONSTRUCTION, LLC C/O VERA, NICOLAS H	
	City Code Violation	2
	Noise Complaint	1
	Sanitation Violation	1
	Total Violations	4
80	7315 CARLYLE AVE - APARTMENT BUILDING	
	7315 CARLYLE OWNER LLC c/o URBAN RESOURCE LLC	
	Property Maintenance Violation	4
		Total Violations
81	7325 CARLYLE AVE - CONDOMINIUM	
	AQUAMARINA CONDOMINIUM ASSOCIATION, INC. C/O URBAN RESOURCE LLC ATTN: JAVIER ZUNIGA	
	Sanitation Violation	4
	Total Violations	4
82	7344 BYRON AVE - APARTMENT BUILDING	
	MARTHA DOMINGUEZ TRS	
	Sanitation Violation	4
	Total Violations	4
83	7415 BYRON AVE - APARTMENT BUILDING	
	COSTA DEL SOL MIAMI, LLC C/O NOVODZELSKYSTABINSKY, MANUEL	
	Sanitation Violation	4
	Total Violations	4
84	7425 BYRON AVE - APARTMENT BUILDING	
	COSTA DEL SOL MIAMI, LLC C/O NOVODZELSKYSTABINSKY, MANUEL	
	Property Maintenance Violation	1
	Sanitation Violation	3
	Total Violations	4
85	7440 CARLYLE AVE - APARTMENT BUILDING	
	7440 CARLYLE HOLDINGS LLC c/o LANES, ROSALIND	
	City Code Violation	1
	Property Maintenance Violation	2
	Sanitation Violation	1
	Total Violations	4

Frequent Code Violators - Residential

February 23, 2024 - February 24, 2025

#	Violator Address/Name	Violation Count
86	759 81 ST - SINGLE FAMILY	
	DINA VINITSKY	
	Property Maintenance Violation	3
	Sanitation Violation	1
	Total Violations	4
87	7609 CARLYLE AVE - APARTMENT BUILDING	
	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
88	7712 BYRON AVE - CONDOMINIUM	
	VICTORIA CONDOMINIUM ASSOCIATION OF MIAMI BEACH, INC. c/o GUETHER, INGRID A	
	Property Maintenance Violation	4
	Total Violations	4
89	7721 DICKENS AVE - APARTMENT BUILDING	
	ISLAND RESIDENCES, LLC C/O MATZ, ISAAC	
	Sanitation Violation	4
	Total Violations	4
90	7750 TATUM WATERWAY DR - APARTMENT BUILDING	
	OCEAN HOUSE APARTMENTS, LLC C/O Kerem Property Management LLC	
	City Code Violation	1
	Sanitation Violation	3
	Total Violations	4
91	7905 CRESPI BLVD - APARTMENT BUILDING	
	CRESPI18 LLC c/o REGISTERED AGENTS INC	
	Property Maintenance Violation	4
	Total Violations	4
92	810 83 ST - APARTMENT BUILDING	
	IREGO INC C/O R.A. IWY SERVICES LLC	
	City Code Violation	2
	Property Maintenance Violation	1
	Sanitation Violation	1
	Total Violations	4
93	824 82 ST - APARTMENT BUILDING	
	GLORIA CECILIA SCHAEFER TRS	
	Sanitation Violation	4
	Total Violations	4
94	8521 HARDING AVE - APARTMENT BUILDING	
	Stark Development, LLC C/ O Peter J. Yanowitch	
	Property Maintenance Violation	2
	Sanitation Violation	2
	Total Violations	4

Frequent Code Violators - Residential

February 23, 2024 - February 24, 2025

#	Violator Address/Name	Violation Count
95	890 N SHORE DR - SINGLE FAMILY	
	LORRAINE & HOWARD J SIMKOWITZ TRS	
	City Code Violation	1
	Property Maintenance Violation	2
	Sanitation Violation	1
	Total Violations	4
96	950 BAY DR - APARTMENT BUILDING	
	950 BAY DRIVE LLC C/O ARNOLDSSON, GUSTAF	
	Sanitation Violation	4
	Total Violations	4
97	1050 S SHORE DR - SINGLE FAMILY	
	CORRADI CONSTRUCTION GROUP LLC C/O R.A. CORRADI, BEA	
	City Code Violation	2
	Sanitation Violation	1
	Total Violations	3
98	1050 STILLWATER DR - SINGLE FAMILY	
	G 7 HOLDINGS, INC C/O CONDARCO LAW FIRM PLLC	
	City Code Violation	2
	Sanitation Violation	1
	Total Violations	3
99	1125 MARSEILLE DR - APARTMENT BUILDING	
	T.L.G ENTERPRISES INC C/O GERMAIN, ESTRELLE SRA	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
100	1207 MARSEILLE DR - CONDOMINIUM	
	MARSEILLES HOMEOWNERS' ASSOCIATION, INC. C/O Trident Management	
	City Code Violation	1
	Property Maintenance Violation	1
	Sanitation Violation	1
	Total Violations	3
101	1221 BIARRITZ DR - SINGLE FAMILY	
	The OG Group LLC c/o R.A. Darmon, Ori	
	Property Maintenance Violation	3
	Total Violations	3
102	1240 N BISCAYNE POINT RD - SINGLE FAMILY	
	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
103	1241 NORMANDY DR - APARTMENT BUILDING	
	GENOA, CORP. C/O GUARNIERI, GIUSEPPE	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
104	1345 MARSEILLE DR - SINGLE FAMILY	
	Vincent Hugonnard Roche	
	Property Maintenance Violation	1
	Zoning Violation	1
	Sanitation Violation	1
	Total Violations	3
105	1795 CALAIS DR - CONDOMINIUM	
	1785 - 1795 CONDOMINIUM, INC C/O ZUPPAS, WILLIAM	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
106	1841 BIARRITZ DR - SINGLE FAMILY	
	MARIA Delgado	
	Sanitation Violation	3
	Total Violations	3
107	1945 CALAIS DR - APARTMENT BUILDING	
	FLORIDA FAIR HOUSING, CORP. C/O EKONOMON, NICHOLAS E	
	Sanitation Violation	3
	Total Violations	3
108	2121 BIARRITZ DR - APARTMENT BUILDING	
	NEW IDEAS MIAMI BEACH, LLC % SPIEGEL & UTRERA, P.A.	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
109	2130 VERDUN DR - SINGLE FAMILY	
	2130 VERDUN LLC % DOMINGUEZ, MARTA	
	City Code Violation	1
	Property Maintenance Violation	1
	Sanitation Violation	1
	Total Violations	3
110	240 85 ST - APARTMENT BUILDING	
	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
111	520 76 ST - APARTMENT BUILDING	
	OCEAN STAY RENTALS LLC C/O CARLOS JIMINEZ	
	Sanitation Violation	1
	City Code Violation	1
	Property Maintenance Violation	1
	Total Violations	3
112	525 76 ST - APARTMENT BUILDING	
	KEREM NORTH BEACH APARTMENTS LLC C/O Kerem Property Management LLC	
	City Code Violation	1
	Zoning Violation	2
	Total Violations	3
113	601 74 ST - APARTMENT BUILDING	
	MDI GROUP INC. - C/O DMITRY MELENIKOV	
	Property Maintenance Violation	1
	Sanitation Violation	2
	Total Violations	3
114	640 85 ST - APARTMENT BUILDING	
	L&D Investors Sunshine Inc.	
	Sanitation Violation	3
	Total Violations	3
115	6910 BYRON AVE - APARTMENT BUILDING	
	BYRON AVENUE INVESTMENTS, LLC C/O Nizri, Sharon	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
116	6944 BYRON AVE - CONDOMINIUM	
	MIMO ON THE BEACH VIII CONDOMINIUM ASSOCIATION, INC. C/O Huegerich, Erin Ardent Residential	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
117	6960 BYRON AVE - APARTMENT BUILDING	
	Abraham Feldman	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
118	6966 BYRON AVE - APARTMENT BUILDING	
	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
119	7110 BONITA DR - APARTMENT BUILDING	
	BONITA DRIVE APARTMENTS LLC C/O REDDY, SHEKAR	
	City Code Violation	1
	Sanitation Violation	1
	Zoning Violation	1
	Total Violations	3
120	7116 BAY DR - APARTMENT BUILDING	
	EFRAT NORMANDY LLC C/O ARAD, DORON	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
121	7130 RUE VERSAILLES - APARTMENT BUILDING	
	MAY TWELVE CORP. % HOYOS, ORLANDO	
	Property Maintenance Violation	3
	Total Violations	3
122	7145 CARLYLE AVE - CONDOMINIUM	
	STILES CORPORATION C/O CORPORATION SERVICE COMPANY	
	City Code Violation	2
	Sanitation Violation	1
	Total Violations	3
123	715 78 ST - APARTMENT BUILDING	
	OCEAN HOUSE APARTMENTS, LLC C/O Kerem Property Management LLC	
	City Code Violation	1
	Property Maintenance Violation	1
	Sanitation Violation	1
	Total Violations	3
124	7300 HARDING AVE - APARTMENT BUILDING	
	ALCIDES J BORROTO TR ESPERAZA BORROTO TR	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
125	7311 BYRON AVE - APARTMENT BUILDING	
	7311 Byron Associates, LLC C/ O Urban Resource Attn: Daniel Veitia	
	Sanitation Violation	3
	Total Violations	3
126	7333 CARLYLE AVE - APARTMENT BUILDING	
	SHORE PARK APARTMENTS LLC C/O Hall, Dawn L	
	Sanitation Violation	3
	Total Violations	3
127	7345 BYRON AVE - CONDOMINIUM	
	7345 BYRON LLC C/O STOCK, TODD	
	Sanitation Violation	3
	Total Violations	3

Frequent Code Violators - Residential

February 23, 2024 - February 24, 2025

#	Violator Address/Name	Violation Count
128	7345 BYRON AVE MASTER - CONDOMINIUM	
	7345 BYRON LLC C/O STOCK, TODD	
	Property Maintenance Violation	1
	Sanitation Violation	2
	Total Violations	3
129	7409 BYRON AVE MASTER - CONDOMINIUM	
	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
130	7430 CARLYLE AVE - APARTMENT BUILDING	
	JUDI R.E. LLC c/o CORPORATE MAINTENANCE SERVICES, LLC	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
131	7435 BYRON AVE - APARTMENT BUILDING	
	FI CAPITAL INVESTMENT 22 LLC C/O FI CAPITAL INC	
	Sanitation Violation	3
	Total Violations	3
132	7510 BYRON AVE - APARTMENT BUILDING	
	MIAMI BYRON PROPERTIES LLC C/O AMR ALAIN	
	City Code Violation	1
	Property Maintenance Violation	1
	Sanitation Violation	1
	Total Violations	3
133	7600 COLLINS AVE - CONDOMINIUM	
	OCEANBLUE CONDOMINIUM ASSOCIATION OF MIAMI BEACH, INC. C/O BECKER & POLIAKOFF, PA	
	City Code Violation	2
	Property Maintenance Violation	1
	Total Violations	3
134	7617 CARLYLE AVE - APARTMENT BUILDING	
	KEREM NORTH BEACH APARTMENTS LLC C/O Kerem Property Management LLC	
	City Code Violation	1
	Zoning Violation	2
	Total Violations	3
135	7700 HAWTHORNE AVE - APARTMENT BUILDING	
	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

Frequent Code Violators - Residential

February 23, 2024 - February 24, 2025

#	Violator Address/Name	Violation Count
136	7717 BYRON AVE - APARTMENT BUILDING	
	7717 BYRON AVE LLC C/O MASRI, MARCOS AGUSTIN	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
137	7756 HAWTHORNE AVE - APARTMENT BUILDING	
	Pedro S and Rubina Caldeira Dos Santos	
	Property Maintenance Violation	3
	Total Violations	3
138	7805 DICKENS AVE - APARTMENT BUILDING	
	ALLEN KAUL	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
139	7821 BYRON AVE - APARTMENT BUILDING	
	7821 BYRON BUILDING, LLC C/O Tax, Accounting & Financial Pro Inc	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
140	7821 CARLYLE AVE - APARTMENT BUILDING	
	PROPERTIES 7 BEACH LLC c/o VIVIES & GANEM CPA PA	
	Sanitation Violation	3
	Total Violations	3
141	7835 HARDING AVE - APARTMENT BUILDING	
	ROGHARDING LLC C/O ORCOM CORPORATE SERVICES LLC	
	Property Maintenance Violation	1
	Sanitation Violation	2
	Total Violations	3
142	7975 CRESPI BLVD 4 - CONDOMINIUM	
	FLOR CRUZ	
	City Code Violation	1
	Property Maintenance Violation	1
	Sanitation Violation	1
	Total Violations	3
143	7980 HAWTHORNE AVE - APARTMENT BUILDING	
	MIHAI POPESCU	
	Property Maintenance Violation	2
	Sanitation Violation	1
	Total Violations	3
144	8011 ABBOTT AVE - APARTMENT BUILDING	
	8011 LEV LLC C/O GARCIA, NATALI	
	City Code Violation	1
	Property Maintenance Violation	2
	Total Violations	3

Frequent Code Violators - Residential

February 23, 2024 - February 24, 2025

#	Violator Address/Name	Violation Count
145	8011 HARDING AVE - APARTMENT BUILDING	
	HARDING EXCALIBUR, LLC c/o Spider Management Corp	
	City Code Violation	1
	Property Maintenance Violation	1
	Sanitation Violation	1
	Total Violations	3
146	8133 HARDING AVE - APARTMENT BUILDING	
	TOME FILIPOVSKI	
	Property Maintenance Violation	1
	Sanitation Violation	2
	Total Violations	3
147	8221 HARDING AVE - APARTMENT BUILDING	
	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
148	8260 BYRON AVE - APARTMENT BUILDING	
	8260 BYRON MULTI FAMILY LLC c/o Itshakov, Iris, President	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
149	8321 CRESPI BLVD - APARTMENT BUILDING	
	8321 CRESPI LLC C/O BRAMASOLE SERVICES LLC	
	Sanitation Violation	3
	Total Violations	3
150	8540 HARDING AVE - APARTMENT BUILDING	
	HARDING VILLAGE, LTD. c/o BERMAN, STEPHANIE	
	City Code Violation	2
	Sanitation Violation	1
	Total Violations	3
151	934 79 TER - APARTMENT BUILDING	
	SRINIVASAN & SHANTHI RAVICHANDRAN	
	Property Maintenance Violation	2
	Sanitation Violation	1
	Total Violations	3
152	960 BAY DR - APARTMENT BUILDING	
	960 Bay DR LLC C/O R.A. Arnoldsson Gustaf	
	Sanitation Violation	3
	Total Violations	3

#	Violator Address/Name	Violation Count
153	980 BIARRITZ DR - PARKING LOT	
	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

#	Violator Address/Name	Violation Count
1	1250 NORMANDY DR - RETAIL OUTLET	
	NAMUNCURA ORGANIZATION INC. C/O VAZQUEZ, MILAGROS R	
	City Code Violation*	1
	Property Maintenance Violation	7
	Sanitation Violation	1
	Zoning Violation**	3
	Total Violations	12
2	6800 COLLINS AVE - RETAIL OUTLET	
	1135 97TH ST LLP	
	City Code Violation	2
	Property Maintenance Violation	4
	Sanitation Violation	2
	Zoning Violation	2
	Total Violations	10
3	6916 COLLINS AVE - RETAIL OUTLET	
	JPMORGAN CHASE BANK NATL ASSOC C/ O CT CORPORATION SYSTEM	
	City Code Violation	2
	Property Maintenance Violation	5
	Sanitation Violation	1
	Zoning Violation	1
	Total Violations	9
4	7433 COLLINS AVE - RETAIL OUTLET	
	7433 COLLINS AVE INVESTMENT LLC C/O PRESS, JULIANNE	
	City Code Violation	5
	Property Maintenance Violation	3
	Total Violations	8
5	7310 HARDING AVE - HOTEL	
	HARDING HOTEL LLC C/O ENTIN, JOSHUA M	
	Property Maintenance Violation	1
	Sanitation Violation	7
	Total Violations	8
6	6772 COLLINS AVE - RETAIL OUTLET	
	1135 97TH ST LLP	
	Property Maintenance Violation	2
	Sanitation Violation	3
	Zoning Violation	2
	Total Violations	7
7	6928 COLLINS AVE - RETAIL OUTLET	
	EHCARA LLC c/o SOLSONA PRO LLC	
	City Code Violation	1
	Property Maintenance Violation	6
	Total Violations	7
8	6550 COLLINS AVE - HOTEL	
	NORTH BEACH RETAIL PLAZA LLC C/O PIOTRKOWSKI, JOEL, Esq. THE COHEN'S ORGANIZATION	
	Noise Complaint	1
	Property Maintenance Violation	4
	Zoning Violation	1
	Total Violations	6
9	6752 COLLINS AVE - RETAIL OUTLET	
	Lovett Hospitality Management, LLC dba Sand Bar & Kitchen c/o Timothy J. Wilcox	
	City Code Violation	1
	Noise Complaint	1
	Sanitation Violation	1
	Zoning Violation	3
	Total Violations	6
10	6930 COLLINS AVE - RETAIL OUTLET	
	GOLDEN MILE SHOPPES INC C/O M & C ACCOUNTING SERVICES	
	City Code Violation	2
	Property Maintenance Violation	3
	Zoning Violation	1
	Total Violations	6

Frequent Code Violators - Commercial

February 23, 2024 - February 24, 2025

#	Violator Address/Name	Violation Count
11	7316 COLLINS AVE - RETAIL OUTLET	
	ARRP MIAMI, LLC C/O Newberg , Jonathan S	
	City Code Violation	1
	Property Maintenance Violation	3
	Sanitation Violation	2
	Total Violations	6
12	7332 COLLINS AVE - RETAIL OUTLET	
	MCBRIDE FAMILY LIMITED PARTNERSHIP C/O MCBRIDE, BRIAN A	
	City Code Violation	4
	Property Maintenance Violation	2
	Total Violations	6
13	7134 COLLINS AVE - VACANT LOT	
	7200 COLLINS HOLDINGS LLC C/O VCORP SERVICES, LLC	
	City Code Violation	3
	Zoning Violation	2
	Total Violations	5
14	7340 COLLINS AVE - RETAIL OUTLET	
	WALGREEN CO. % PRENTICE-HALL CORPORATION SYSTEM, INC.	
	City Code Violation	1
	Property Maintenance Violation	3
	Sanitation Violation	1
	Total Violations	5
15	7410 COLLINS AVE - RETAIL OUTLET	
	CALVIN GAETA DEVELOPMENT CO INC c/o Franke, Gerd, CPA	
	City Code Violation	1
	Property Maintenance Violation	3
	Zoning Violation	1
	Total Violations	5
16	7441 COLLINS AVE - RETAIL OUTLET	
	7441 COLLINS AVE INVESTMENT LLC C/O OCEAN TERRACE HOLDING LLC C/O SCHER SANDOR	
	City Code Violation	3
	Property Maintenance Violation	2
	Total Violations	5
17	8500 BYRON AVE ROW - APARTMENT BUILDING	
	JERIKA PROPERTIES, INC. C/O WASERSTEIN, STEVE	
	City Code Violation	2
	Property Maintenance Violation	2
	Sanitation Violation	1
	Total Violations	5
18	969 NORMANDY DR - RETAIL OUTLET	
	C.J.A. COMMERCIAL REALTY INC. C/O ALVAREZ, CESAR J	
	City Code Violation	3
	Property Maintenance Violation	2
	Total Violations	5
19	1226 NORMANDY DR - RETAIL OUTLET	
	1226 NORMANDY HOLDINGS	
	City Code Violation	1
	Sanitation Violation	2
	Zoning Violation	1
	Total Violations	4
20	6526 COLLINS AVE - RETAIL OUTLET	
	THE MIMOSA, LLC c/o Macropulos, George	
	Property Maintenance Violation	2
	Sanitation Violation	1
	Zoning Violation	1
	Total Violations	4
21	6605 COLLINS AVE - VACANT LOT	
	S.F. LAND, LLC C/O SUSSMAN, JOEL	
	Property Maintenance Violation	2
	Zoning Violation	2
	Total Violations	4

#	Violator Address/Name	Violation Count
22	6616 COLLINS AVE - RETAIL OUTLET	
	D & Y COLLINS L.C. C/o Joel S. Piotrkowski	
	City Code Violation	1
	Property Maintenance Violation	2
	Zoning Violation	1
	Total Violations	4
23	6700 COLLINS AVE - RETAIL OUTLET	
	GREENBERG ASSOCIATES	
	City Code Violation	2
	Property Maintenance Violation	2
	Total Violations	4
24	6725 HARDING AVE - CONDOMINIUM	
	DELKUS TOWERS CONDOMINIUM ASSOCIATION, INC. C/O: Elgarresta, Manuel	
	City Code Violation	3
	Property Maintenance Violation	1
	Total Violations	4
25	6742 COLLINS AVE - RETAIL OUTLET	
	6742 COLLINS AVENUE CORP C/O MITRANI, ISAAC ESQ	
	City Code Violation	1
	Property Maintenance Violation	1
	Zoning Violation	2
	Total Violations	4
26	6940 ABBOTT AVE - CONDOMINIUM	
	6940 NORTH BEACH PROPERTY LLC C/O CONSTELLATION REAL ESTATE, LLC	
	City Code Violation	1
	Property Maintenance Violation	1
	Sanitation Violation	2
	Total Violations	4
27	6985 COLLINS AVE - HOTEL	
	BHK CRYSTAL BEACH HOTEL LLC c/o CORPORATION SERVICE COMPANY	
	Property Maintenance Violation	2
	Zoning Violation	2
	Total Violations	4
28	7124 COLLINS AVE - RETAIL OUTLET	
	7200 COLLINS HOLDINGS LLC C/O VCORP SERVICES, LLC	
	City Code Violation	3
	Zoning Violation	1
	Total Violations	4
29	7315 HARDING AVE - APARTMENT BUILDING	
	7315 HARDING MULTIFAMILY LLC C/O Marini & Associates PA	
	Sanitation Violation	4
	Total Violations	4
30	734 71 ST - RETAIL OUTLET	
	734 71ST ST. LLC c/o Derrevere Stevens Black & Cozad	
	City Code Violation	2
	Property Maintenance Violation	1
	Zoning Violation	1
	Total Violations	4
31	7420 COLLINS AVE - RETAIL OUTLET	
	RK ASSOCIATES #3, INC. C/O CUTLER, MITCHELL	
	City Code Violation	1
	Sanitation Violation	2
	Property Maintenance Violation	1
	Total Violations	4
32	7474 COLLINS AVE - RETAIL OUTLET	
	BANK OF AMERICA, NATIONAL ASSOCIATION C/O C T CORPORATION SYSTEM	
	City Code Violation	3
	Sanitation Violation	1
	Total Violations	4

Frequent Code Violators - Commercial

February 23, 2024 - February 24, 2025

#	Violator Address/Name	Violation Count
33	8500 BYRON AVE ROW - APARTMENT BUILDING	
	POO BEAR PLUMBING INC. C/O MING, ANDREW	
	City Code Violation	3
	Sanitation Violation	1
	Total Violations	4
34	2021 BAY DR ROW - APARTMENT BUILDING	
	Miami Beach Jet Ski Tours, Inc- C/o Hoskin, Cameron	
	City Code Violation	2
	Marine Violation	1
	Total Violations	3
35	6300 COLLINS AVE - RETAIL OUTLET	
	Josh Development, LLC c/o WN Law Group	
	City Code Violation	1
	Zoning Violation	2
	Total Violations	3
36	6565 COLLINS AVE - RETAIL OUTLET	
	SHERRY FRONTENAC RESORT, INC C/O SUSSMAN, JOEL	
	City Code Violation	1
	Sanitation Violation	2
	Total Violations	3
37	6739 HARDING AVE - PARKING LOT	
	6742 COLLINS AVENUE CORP C/O MITRANI, ISAAC ESQ	
	City Code Violation	1
	Property Maintenance Violation	1
	Total Violations	3
38	6772 COLLINS AVE - RETAIL OUTLET	
	BE READY BEAUTY BAR LLC C/O BEAMARINA CONSULTING INC.(R/A)	
	Zoning Violation	3
	Total Violations	3
39	6876 COLLINS AVE - RETAIL OUTLET	
	PUBLIX SUPER MARKETS, INC. % Corporate Creations Network, Inc.	
	Property Maintenance Violation	1
	Sanitation Violation	1
	Total Violations	3
40	6881 INDIAN CREEK DR - HOTEL	
	6881 INDIAN CREEK, LLC C/O MANNY, VADILLO, ESQ	
	City Code Violation	1
	Property Maintenance Violation	1
	Total Violations	3
41	6970 COLLINS AVE - RETAIL OUTLET	
	LAS VEGAS BEACH, INC C/O Gonzalez, Irving J	
	City Code Violation	2
	Total Violations	3
42	6974 COLLINS AVE - RETAIL OUTLET	
	R & H REALTY INVESTMENTS INC c/o Piotrowski, Joel, RA	
	Property Maintenance Violation	2
	Total Violations	3
43	7122 COLLINS AVE - RETAIL OUTLET	
	LOCURA 305 LLC C/O HERRERA, SILVIO	
	City Code Violation	2
	Total Violations	3
44	7136 BONITA DR ROW - APARTMENT BUILDING	
	WASTE MANAGEMENT INC. OF FLORIDA.R.A C.T CORPORATION SYSTEM.	
	Total Violations	3

#	Violator Address/Name	Violation Count
45	7400 COLLINS AVE - RETAIL OUTLET	
	HOLIDAY CVS, L. L. C. DBA CVS/PHARMACY #3706 C/O C T CORPORATION SYSTEM	
	City Code Violation	1
	Sanitation Violation	1
	Zoning Violation	1
	Total Violations	3
46	7435 COLLINS AVE - RETAIL OUTLET	
	7433 COLLINS AVE INVESTMENT LLC C/O PRESS, JULIANNE	
	Property Maintenance Violation	3
	Total Violations	3
47	7435 COLLINS AVE - RETAIL OUTLET	
	MJTM INC DBA BEACH BUCKET GROCERY DBA CHESTER'S CHICKEN C/O AKHTER, MANZURA	
	City Code Violation	2
	Zoning Violation	1
	Total Violations	3

***City Code Violations include:**

- Business Tax Receipt
- Graffiti
- Resort Tax
- Special Event

****Zoning Violations include:**

- Signage
- Storefront without proper covering
- Certificate of Appropriateness
- Use not permitted

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: City Attorney Ricardo J. Dopico

DATE: December 11, 2024

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, DIRECTING THE ADMINISTRATION TO ISSUE A BI-WEEKLY LETTER TO COMMISSION (LTC) COMMENCING ON DECEMBER 20, 2024, PROVIDING REGULAR UPDATES ON CODE ENFORCEMENT, PROPERTY MANAGEMENT ACTIVITIES, AND THE STATUS OF SPECIAL MAGISTRATE CASES INVOLVING PROPERTIES AND/OR BUSINESSES LOCATED IN NORTH BEACH; AND FURTHER, DIRECTING THE ADMINISTRATION TO CAUSE A REPRESENTATIVE OF THE CODE ENFORCEMENT DEPARTMENT TO APPEAR BEFORE THE LAND USE AND SUSTAINABILITY COMMITTEE EVERY OTHER MONTH COMMENCING IN FEBRUARY 2025 TO ADDRESS ANY ONGOING CONCERNS AND NEW DEVELOPMENTS IN NORTH BEACH; AND FURTHER, RESCINDING RESOLUTION NO. 2023-32356 WHICH DIRECTED THE ADMINISTRATION TO PROVIDE REGULAR STAFFING UPDATES FROM THE BUILDING DEPARTMENT, INCLUDING A MONTHLY REPORT ISSUED BY LETTER TO COMMISSION.

RECOMMENDATION

BACKGROUND/HISTORY

ANALYSIS

The attached Resolution was prepared at the request of the sponsor, Commissioner Alex Fernandez.

FISCAL IMPACT STATEMENT

N/A

Does this Ordinance require a Business Impact Estimate?

(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

FINANCIAL INFORMATION

CONCLUSION

Applicable Area

Citywide

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?

No

Is this item related to a G.O. Bond Project?

No

Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? No

If so, specify the name of lobbyist(s) and principal(s):

Department

City Attorney

Sponsor(s)

Commissioner Alex Fernandez

Co-sponsor(s)

Condensed Title

Req. Bi-weekly LTCs - Code Enforcement, Property Management, and SM Cases Involving NoBe Properties. (Fernandez) CA