

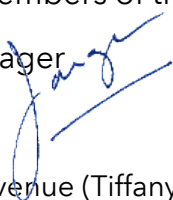
BAL HARBOUR

- V I L L A G E -

OFFICE OF THE VILLAGE MANAGER

LETTER TO COUNCIL

NO. 103-2021

To: Mayor Gabriel Groisman and Members of the Village Council
From: Jorge M. Gonzalez, Village Manager 
Date: July 21, 2021
Subject: Recent Actions - 10175 Collins Avenue (Tiffany of Bal Harbour Condominium)

The purpose of this Letter to Council is to inform you of recent actions taken by the Building Official at the Tiffany of Bal Harbour Condominium.

As you know, on July 2, 2021, the Building Official, as part of his review of the Village's building inventory, sent a courtesy notice advising the building of their required adherence to Miami-Dade County Code Chapter 8-11(f). This letter also reminded them that their 40-year recertification is due in 2022. In addition, the Building Official and I conducted a visual assessment of the building on July 15, 2021.

As a result of this assessment, the Building Official has been in communication with the condominium's hired structural engineer, who has been engaged to lead their recertification process. The Building Official is now in receipt of a letter from Optimus Structural Design LLC, identifying concerns in certain areas of the building.

Based on the Engineers findings and recommendations, the Building Official placed a Stop Work Order on an active permit that was issued for the Spa/Gym Renovations. In addition, he has restricted use and access of the pool deck, upper and lower parking areas below the pool and jacuzzi.

In addition, a Notice of Violation was issued for the existing conditions on the roof, which are not up to Florida Building Code. The roof overflow scuppers were covered, leaving the roof without secondary drainage. This has created a condition where water accumulates on the rooftop, creating an unnecessary load on the building. A copy of the Stop Work Order and Notice of Violation are attached for your information and reference.

Should you have any questions or require additional information please do not hesitate to contact me.

DATE: 07/21/2021

TIME: _____

BAL HARBOUR

- V I L L A G E -

Building Department

-STOP WORK ORDER-

JOB ADDRESS: 10175 Collins Ave. DIVISION: Building Department

ALL WORK MUST STOP IN CONJUNCTION WITH PERMIT # BOR-21-02-007.

THE CITED WORK WILL BE PERMITTED TO RESUME UNDER THE FOLLOWING CONDITIONS: REQUIRED TO SUBMIT A LETTER AND REPORT BY A P.E. EVALUATING EXISTING STRUCTURE THAT DEEMS STRUCTURE SAFE PRIOR TO CONTINUING WORK UNDER PERMIT #BOR-21-02-007.

MUST REVISE PERMIT #BOR-21-02-007 TO COMPLY WITH FBC EXISTING 503.3, 503.3.1, 503.4, 907, 1103.1, 1103.2. ACCESS MUST BE RESTRICTED TO POOL DECK, UPPER AND LOWER PARKING AREAS BELOW THE POOL AND JACUZZI AREA-NO ACCESS ALLOWED TO ANY OF THESE AREAS.

PHONE: (305) 993-7325

SIGNED: _____

E. Pelaez
BUILDING OFFICIAL

TO BE REMOVED BY INSPECTOR ONLY



Bal Harbour Village Police Department
 Code Enforcement Unit
 9700 Collins Ave, Suite 280
 Bal Harbour, FL 33154

CODE VIOLATION NOTICE

Repeat Violation? (Yes/No) NO			
21-0990	WEDNESDAY	07/21/2021	1200
Police Case Number	Day	Date	Time
10175 COLLINS AVE , BAL HARBOUR, FL, 33154			
Violation Address			
<input type="checkbox"/> Residence		<input type="checkbox"/> Business	
<input checked="" type="checkbox"/> Other -- CO-OP			
<input type="checkbox"/> Owner		<input type="checkbox"/> Registered Agent	
<input type="checkbox"/> Tenant		<input type="checkbox"/> Individual	
NAME	TIFFANY OF BAL HARBOUR CONDO		
<i>If Applicable</i>	Race	Sex	DOB
			DL#
			DL State
ADDRESS	10175 COLLINS AVE		
	BAL HARBOUR	FL	33154
	City	State	ZIP Code
Code Violated:	FLORIDA BUILDING CODE: 1514.4, 1514.4.2, 1514.4.2.2, 1514.4.3 & MIAMI DADE CHAPTER 8-11 (a)		FINE: N/A
Description of Violation			
<p>The Bal Harbour Village Building Department is issuing a violation for not being in compliance with existing roof conditions. Per the Florida Building Code 1514.4 the roof drainage is not being properly installed. Florida Building code 1514.4.2 & 1514.4.2.2 overflow drains and scuppers are also not being properly installed. Florida Building code 1514.4.3 sizing and discharge is not up to code and needs to be repaired/replaced.</p> <p>Miami Dade County Chapter 8-11(a) EXISTING BUILDINGS: The requirements contained in the Florida Building Code, covering the maintenance of buildings, shall apply to all buildings and/or structures now existing or hereafter erected. All buildings and/or structures and all parts thereof shall be maintained in a safe condition, and all devices or safeguards that are required by the Florida Building Code shall be maintained in good working order. Electrical wiring, apparatus and equipment, and installations for light heat or power and low voltage systems as are required and/or regulated by the Building Code, now existing or hereinafter installed, shall be maintained in a safe condition and all devices and safeguards maintained in good working order.</p> <p>MUST OBTAIN A ROOFING PERMIT TO CORRECT EXISTING CONDITIONS ON ROOF</p>			
Must Be Corrected By:		Palacio, Eliezer	
IMMEDIATE		Officer's Name	Building Official
		Officer's Name	Officer's Badge #

1. PAYMENT OF THE PENALTY DOES NOT CONSTITUTE A CORRECITON OF THE VIOLATION.
2. FAILURE TO CORRECT THE VIOLATION AND PAY THE CIVIL PENALTY OR FAILURE TO FILE A REQUEST FOR AN ADMINISTRATIVE HEARING BY THE DATES SHOWN WILL CONSTITUTE A WAIVER OF YOUR RIGHT TO A HEARING AND CONSTITUTE AN ADMISSION OF THE VIOLATION. EACH DAY OF CONTINUED VIOLATION AFTER THE TIME PERIOD FOR CORRECTION WILL BE DEEMED A CONTINUING VIOLATION SUBJECT TO ADDITIONAL PENTALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF ADDITIONAL VIOLATION NOTICES.
3. ALL PAYMENTS SHOULD BE MADE TO: "BAL HARBOUR VILLAGE", c/o VILLGE CLERK, 655 96TH STREET, BAL HARBOUR, FL 33154.
OR
4. YOU MAY APPEAL THIS CIVIL FINE BY REQUESTING A HEARING BEFORE A SPECIAL MASTER. THE REQUEST MUST BE MADE IN WRITING WITHIN 20 CALENDAR DAYS OF THE DATE OF VIOLATION SHOWN ON THIS NOTICE. THE WRITTEN REQUEST MUST BE SENT TO: "BAL HARBOUR VILLAGE," c/o VILLAGE CLERK, 655 96TH STREET, BAL HARBOUR, FL 33154. YOU WILL BE NOTIFIED OF THE DATE AND TIME OF THE HEARING . IF YOU ARE FOUND GUILTY OF THIS VIOLATION, YOU MAY BE HELD RESPONSIBLE FOR REASONABLE COSTS OF THE HEARING. FILING OF A REQUEST FOR A HEARING WILL TOLL THE ACCRUAL OF CONTINUING VIOLATION PENTALIES.

<input type="checkbox"/> SENT CERTIFIED MAIL TO OWNER	<input type="checkbox"/> SENT REGULAR MAIL TO OWNER
<input type="checkbox"/> SENT CERTIFIED MAIL TO REGISTERED AGENT	<input type="checkbox"/> SENT REGULAR MAIL TO REGISTERED AGENT
<input type="checkbox"/> SENT CERTIFIED MAIL TO TENANT	<input type="checkbox"/> SENT REGULAR MAIL TO TENANT
<input checked="" type="checkbox"/> POSTED ON PROPERTY	
<input checked="" type="checkbox"/> PERSONAL DELIVERY TO:	

DATE: 07/21/2021