

BAL HARBOUR

- V I L L A G E -

Special Master Hearing Agenda

June 10, 2026

At 11:00 AM

Special Master Joni Blachar

Bal Harbour Village Hall • 655 - 96th Street • Bal Harbour • Florida 33154

This meeting will be conducted in-person. Guests, presenters and members of the public may attend virtually via Zoom at <https://bit.ly/BHPD2026>. Members of the public are encouraged to participate by calling 305-865-6449 or by emailing meetings@balharbourfl.gov before and during the meeting.

1.Call to Order

2.Hearings

- 2.a** Civil Violation Number 26-0396
Richard B. Alman
44 Bal Bay Drive, Bal Harbour, FL 33154
[26-0396.pdf](#)

- 2.b** Civil Violation Number 26-0397
Richard B. Alman
44 Bal Bay Drive, Bal Harbour, FL 33154
[26-0397.pdf](#)

- 2.c** Civil Violation Number 26-399
Richard B. Alman
44 Bal Bay Drive, Bal Harbour, FL 33154
[26-0399.pdf](#)

3.Adjourn

One or more members of the Village Council and any other Village Committee/Board may attend this meeting and may discuss matters which may later come before their respective Council, Boards, and Committees.

In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this proceeding because of that disability should contact the Village Clerk's Office (305-866-4633), not later than two business days prior to such proceeding.

All Special Master Hearing attendees, including Village staff and consultants, are subject to security screening utilizing a metal detector and/or wand, prior to entering the Council Chamber, Conference Room, or other meeting area located within Village Hall. This is for the safety of everyone. Thanks for your cooperation.

26-0396



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			
26-0396	Friday	March 20th, 2026	8:57am
Police Case Number	Day	Date	Time
44 Bal Bay Bal Harbour, FL 33154			
Violation Address			
<input checked="" type="checkbox"/> Residence	<input type="checkbox"/> Business	<input type="checkbox"/> Other -- CO-OP	
<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Registered Agent	<input type="checkbox"/> Tenant	<input type="checkbox"/> Individual
NAME	Richard B ALMAN		
<i>If Applicable</i>	Race	Sex	DOB
			DL#
			DL State
ADDRESS	44 Bal Bay Dr		
	Bal Harbour	FL	33154
	City	State	ZIP Code
Code Violated:	Section:15-11		FINE: 250.00 per day
Description of Violation			
<p>Sec. 15-11. - Prohibited signs. (1)Any sign not listed elsewhere in these regulations as an exempt, permitted or temporary sign, or provided for in an approved uniform sign plan;(2)Any sign that does not meet the design, material and fabrication requirements of this chapter or provided in an approved uniform sign plan;(3)Abandoned signs;(4)Billboards/off-premises signs;(5)Flashing signs;(6)Signs placed on any portion of the public beach;(7)Signs that produce or emit any type of sound or odor;(8)Signs that could possibly be mistaken as traffic control devices thereby creating a safety hazard;(9)Signs, excluding neon, with unshielded lighting elements;(10)Snipe signs;(11)Signs placed upon Village or public property or right-of-way or any public or private easement without a development agreement or right-of-way license approved by the Village;(12)Signs posted without the authorization of the owner or tenant of the property on which they are located Vehicle signs;(13)Vehicle signs. 03/17/26-03/22/26 = 6 Days 6 Days * \$250 daily fines Total fines = \$1,500 The flags/banners on your property are prohibited signs. How to correct: Remove signs/banner from property.</p>			
Must Be Corrected By:		Conklin, Janai	BH43
March 22nd, 2026		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 PENDALTY 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 checked="" 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 type="checkbox"/> POSTED ON PROPERTY	
<input checked="" type="checkbox"/> PERSONAL DELIVERY TO: 44 BAL BAY BAL HARBOUR, FL 33154	DATE: 3/20/2026

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Richard B. Altman
 44 Bal Bay Dr.
 Bal Harbour, FL 33154



2. Article Number (Transfer from service label)
 9589 0710 5270 3410 1680 91

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee

B. Received by (Printed Name) *R Altman* C. Date of Delivery *4/6/26*

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Richard B. Altman
 44 Bal Bay Dr.
 Bal Harbour, FL 33154



2. Article Number (Transfer from service label)
 7012 3460 0001 9935 1313

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee

B. Received by (Printed Name) *R Altman* C. Date of Delivery *4/6/26*

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Richard B. Altman
 44 Bal Bay Dr.
 Bal Harbour, FL 33154



2. Article Number (Transfer from service label)
 9589 0710 5270 3410 1678 65

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

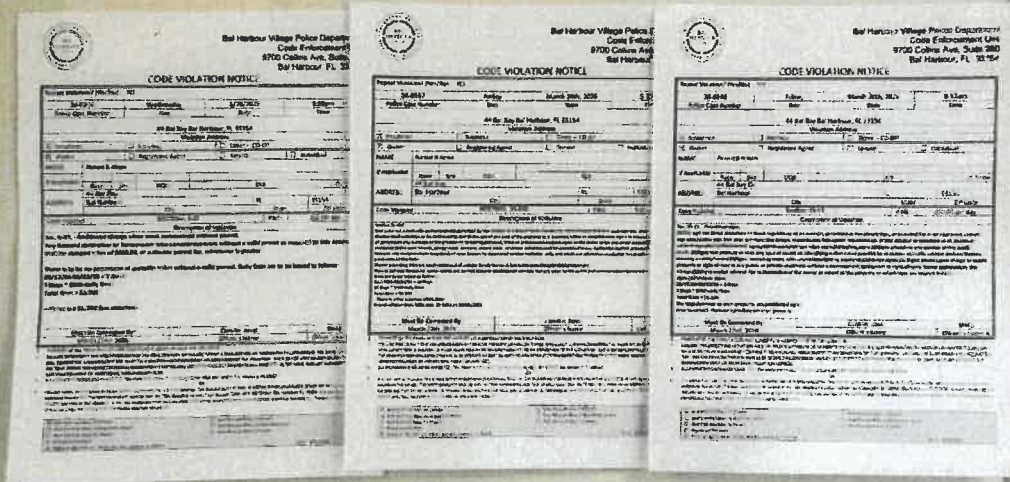
COMPLETE THIS SECTION ON DELIVERY

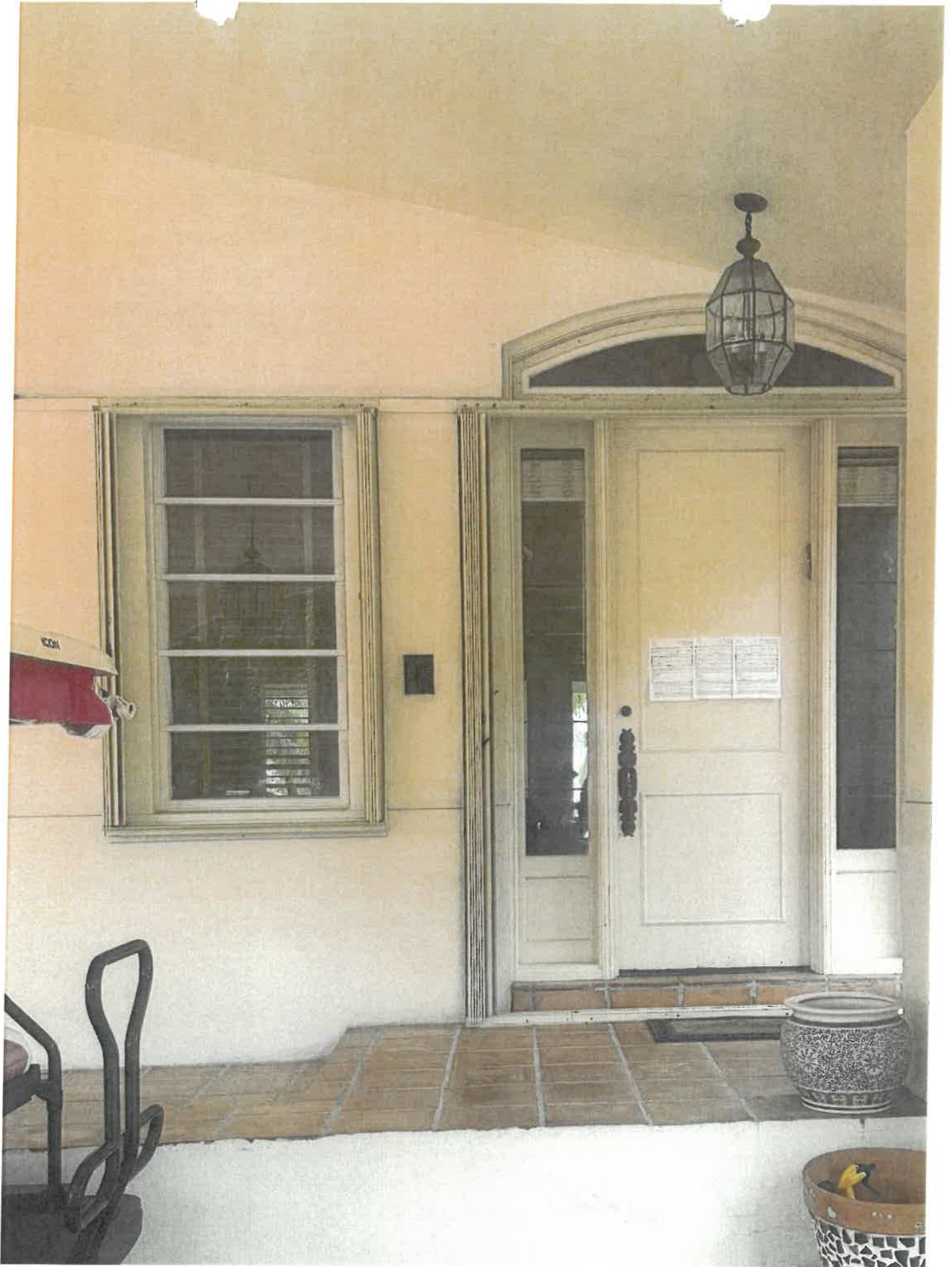
A. Signature *[Signature]* Agent Addressee

B. Received by (Printed Name) *R Altman* C. Date of Delivery *4/6/26*

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery







PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 03/20/2026

PROPERTY INFORMATION

Folio 12-2226-002-0050
Property Address 44 BAL BAY DR
 BAL HARBOUR, FL 33154-0000
Owner RICHARD B ALMAN & W ROBIN Z
Mailing Address 44 BAL BAY DRIVE
 BAL HARBOUR, FL 33154-1309
Primary Zone 1100 SGL FAMILY - 2301-2500 SQ
Primary Land Use 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half 4 / 5 / 1
Floors 2
Living Units 1
Actual Area 8,774 Sq.Ft
Living Area 5,894 Sq.Ft
Adjusted Area 6,903 Sq.Ft
Lot Size 45,277 Sq.Ft
Year Built 1988



ASSESSMENT INFORMATION

Year	2025	2024	2023
Land Value	\$29,430,050	\$23,770,148	\$18,111,175
Building Value	\$1,054,502	\$1,062,372	\$1,070,241
Extra Feature Value	\$110,104	\$111,434	\$112,765
Market Value	\$30,594,656	\$24,943,954	\$19,294,181
Assessed Value	\$5,319,994	\$5,170,063	\$5,019,479

TAXABLE VALUE INFORMATION

Year	2025	2024	2023
COUNTY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$5,269,272	\$5,120,063	\$4,969,479
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$5,294,994	\$5,145,063	\$4,994,479
CITY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$5,269,272	\$5,120,063	\$4,969,479
REGIONAL			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$5,269,272	\$5,120,063	\$4,969,479

BENEFITS INFORMATION

Benefit	Type	2025	2024	2023
Save Our Homes Cap	Assessment Reduction	\$25,274,662	\$19,773,891	\$14,274,702
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,722	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION

BAL HARBOUR RESIDENTIAL SEC
 PB 44-98
 LOTS 5 & 6 BLK 1
 AND PROP INT IN & TO COMMON
 ELEMENTS NOT DEDICATED TO PUBLIC

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
03/01/2005	\$5,570,000	23173-3923	Other disqualified
02/01/2005	\$4,725,000	23073-4967	Other disqualified
04/01/2004	\$4,375,000	22258-4652	Other disqualified
04/01/1985	\$500,000	12480-1637	Deeds that include more than one parcel

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

8:45

📶 LTE 97



Bal Harbour
Thursday 4:22 PM

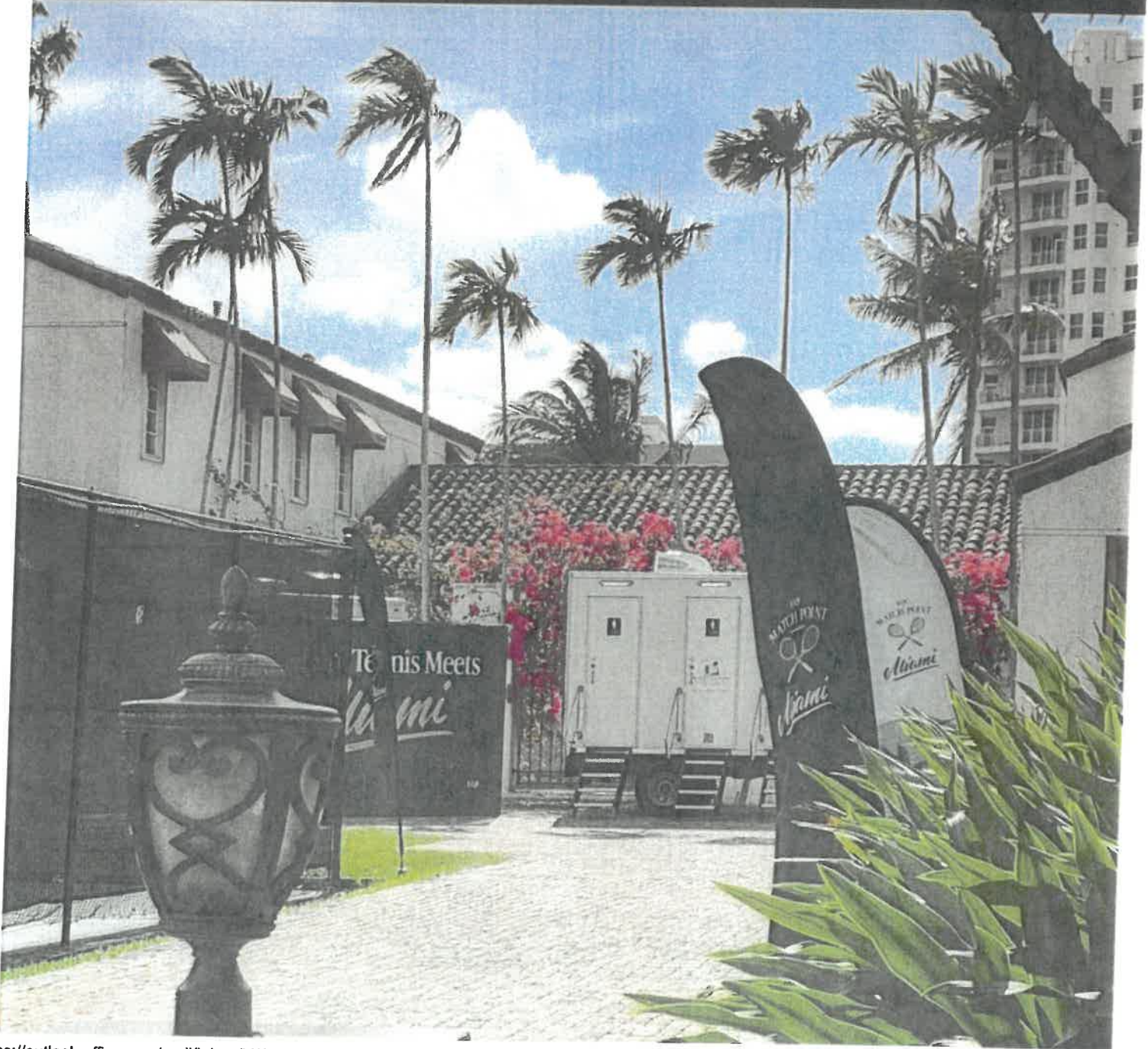


8:45

LTE 97

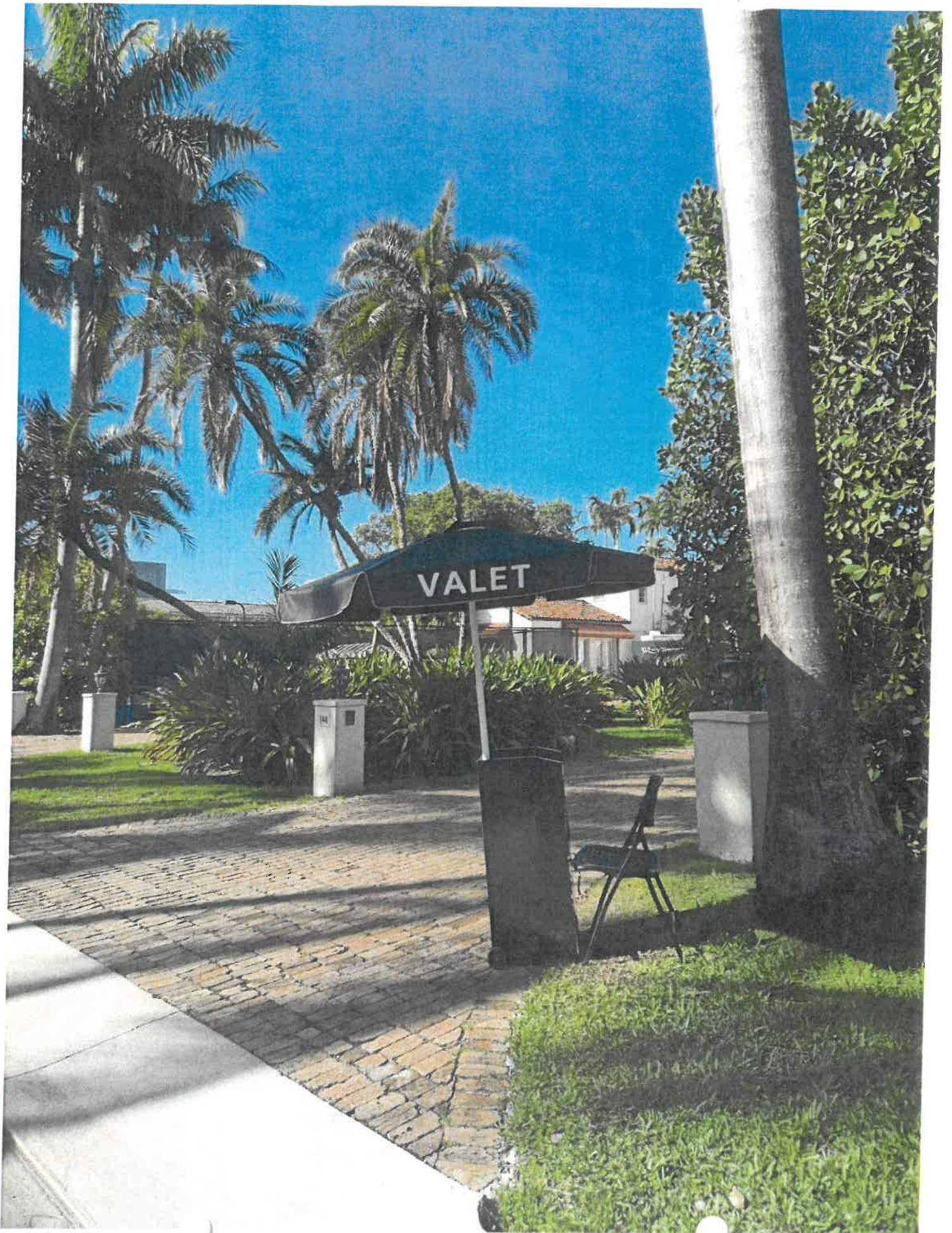


Bal Harbour
Thursday 4:22 PM

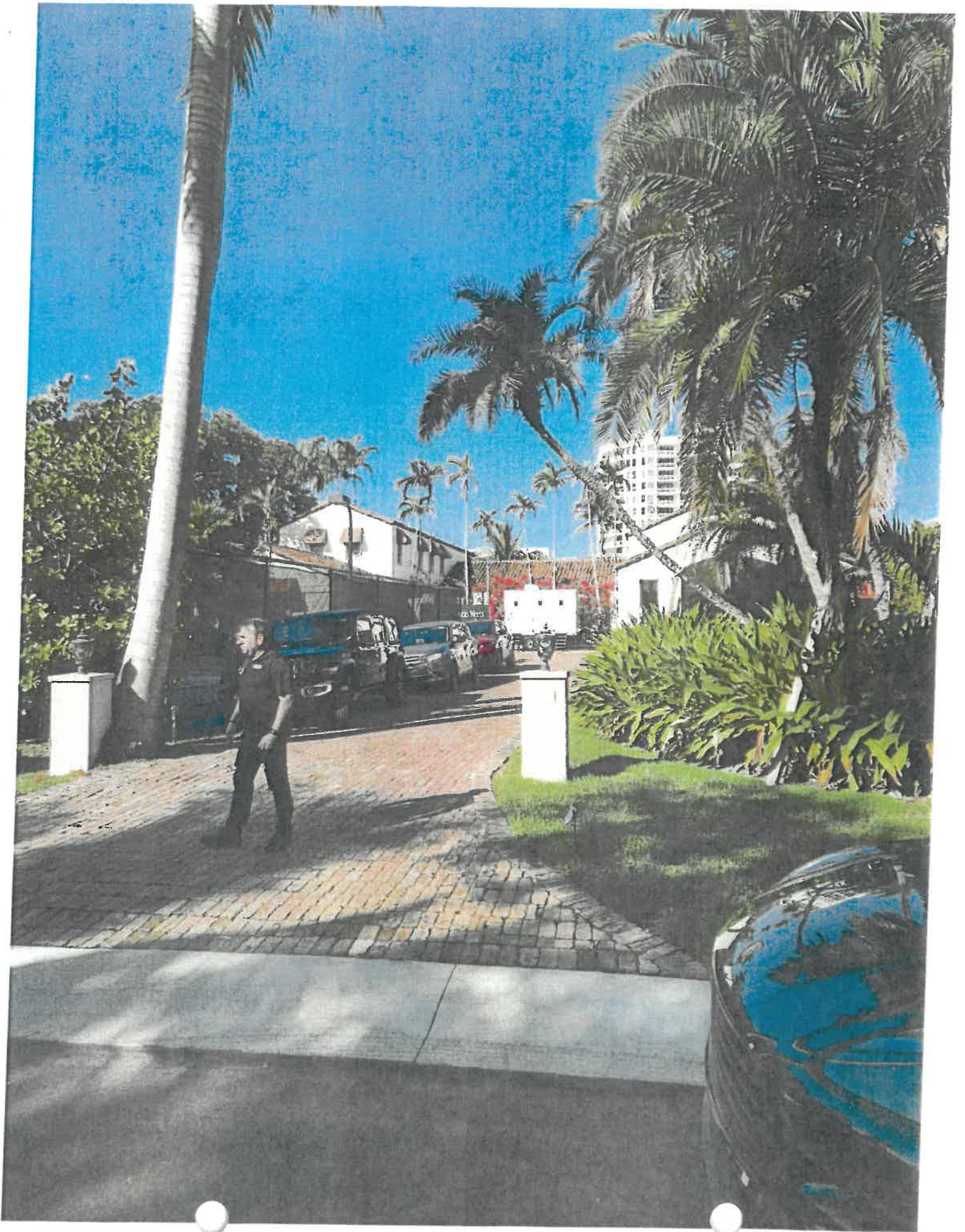


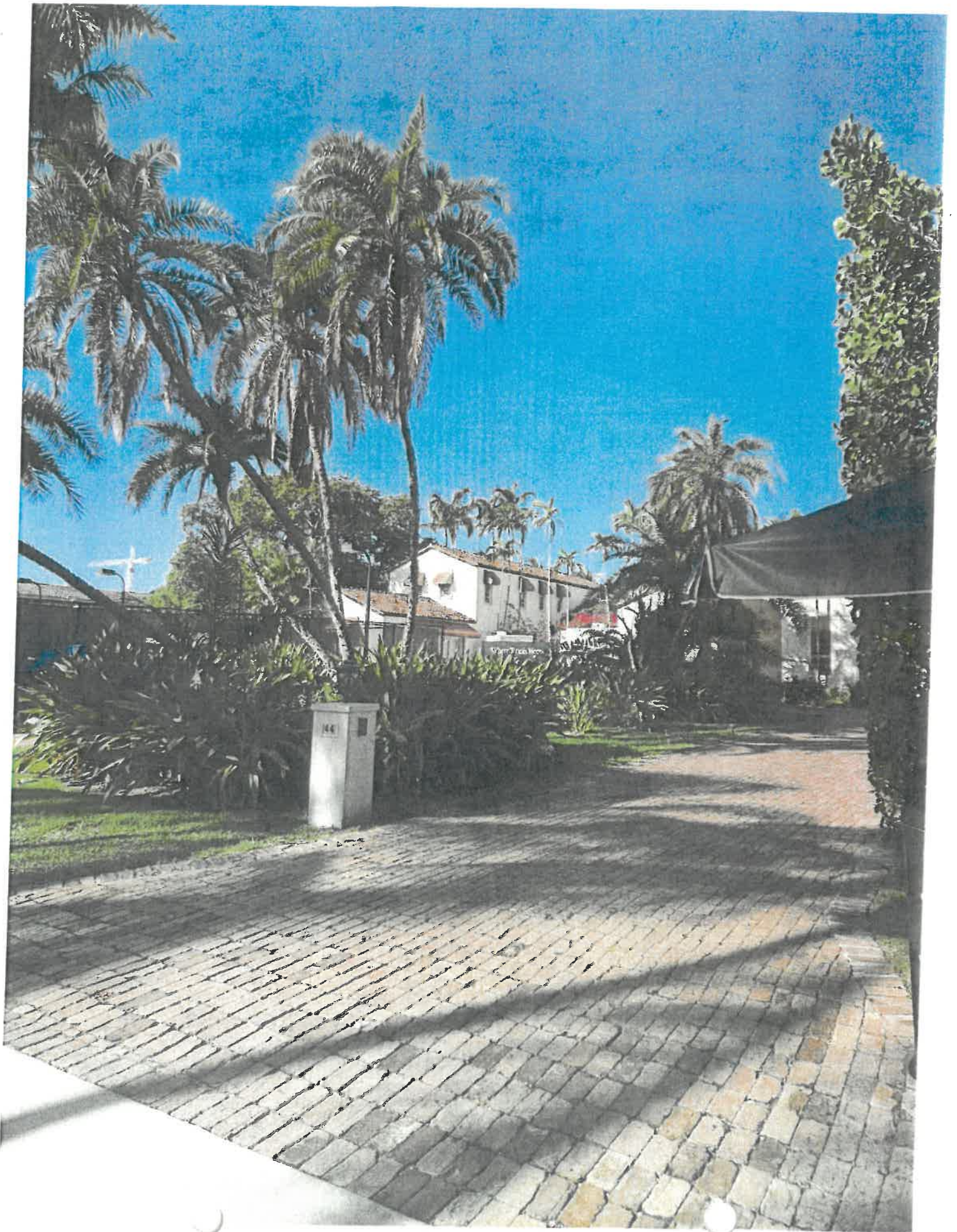


Follow - sp









BAL HARBOUR POLICE DEPT

Event Report

Event ID: 2026-011667

Call Ref #: 100

Date/Time Received: 03/19/26 15:52:10

Rpt #: Call Source: SELF	Prime BH43 Unit: CONKLIN, JANAI	Services Involved	
		LAW	
Location: BAL BAY/ PARK DR			
X-ST:	Jur:	Service: LAW	Agency: BHPD
Business:	St/Beat:	District:	RA:
	Phone:		GP:
Nature: ORDINANCE INVESTIGATION	Alarm Lvl: 1	Priority: 2	Medical Priority:
Reclassified Nature:			
Caller:			Alarm:
Addr:	Phone:		Alarm Type:
Vehicle #:	St: FL	Report Only: No	Race: Sex: Age:
Call Taker: TGAUSE	Console: DISP01		
Geo-Verified Addr.: No	Nature Summary Code:	Disposition: AC	Close Comments:
Notes:			

Times

	Time From Call Received	
Call Received: 03/19/26 15:52:10		Unit Reaction: (1st Dispatch to 1st Arrive)
Call Routed: 03/19/26 15:52:10		En-Route: (1st Dispatch to 1st En-Route)
Call Take Finished: 03/19/26 15:52:10		On-Scene: 000:50:42 (1st Arrive to Last Clear)
1st Dispatch: 03/19/26 15:52:10	(Time Held)	
1st En-Route: 03/19/26 15:52:10		
1st Arrive: 03/19/26 15:52:10	(Reaction Time)	
Last Clear: 03/19/26 16:42:52	000:50:42	

Radio Log

Unit	Empl ID	Type	Description	Time Stamp	Comments (may truncate in portrait)	Close Code	User
BH43	9015	D	Dispatched	03/19/26 15:52:10			TGAUSE
BH43	9015	E	En-Route	03/19/26 15:52:10			TGAUSE
BH43	9015	A	Arrived	03/19/26 15:52:10			TGAUSE
BH43	9015	C	Cleared	03/19/26 16:42:52	[AC]	AC	JCONKLIN

Event Log

Unit	Empl ID	Type	Description	Time Stamp	Comments (may truncate in portrait)	Close Code	User
		TR	Time Received	03/19/26 15:52:10	By: SELF		TGAUSE
		ENT	Entered Street	03/19/26 15:52:10	BAL BAY/ PARK DR		TGAUSE

ENT	Entered Nature	03/19/26 15:52:10	ORDINANCE INVESTIGATION	TGAUSE
FIN	Finished Call Taking	03/19/26 15:52:10		TGAUSE

COMMUNICATIONS

Event Report

Event ID: 2026-012026

Call Ref #: 54

Date/Time Received: 03/22/26 09:18:21

Rpt #: Call Source: SELF	Prime BH42 Unit: OSTROFSKY, STACI	Services Involved
		LAW
Location: 44 BAL BAY DR		
X-ST: PARK DR		
BALFOUR DR		
Business:		Jur: CAD Service: LAW Agency: BHPD
		St/Beat: Z1 District: WEST RA:
		Phone: GP: GZ1S
Nature: ORDINANCE INVESTIGATION Alarm Lvl: 1 Priority: 2 Medical Priority:		
Reclassified Nature:		
Caller: Alarm:		
Addr: Phone:		Alarm Type:
Vehicle #:	St: FL Report Only: No Race:	Sex: Age:
Call Taker: DDANGER Console: DISP01		
Geo-Verified Addr.: Yes Nature Summary Code: Disposition: AC Close Comments:		
Notes: writing supplements to reports 26-0396 26-0397 26-0399 [03/22/26 10:36:01 Unit: BH42]		

Times

Call Received: 03/22/26 09:18:21	<u>Time From Call Received</u>	Unit Reaction:
Call Routed: 03/22/26 09:18:22	000:00:01	(1st Dispatch to 1st Arrive)
Call Take Finished: 03/22/26 09:18:22	000:00:01	En-Route: (1st Dispatch to 1st En-Route)
1st Dispatch: 03/22/26 09:18:22	000:00:01 (Time Held)	On-Scene: 002:12:05 (1st Arrive to Last Clear)
1st En-Route: 03/22/26 09:18:22	000:00:01	
1st Arrive: 03/22/26 09:18:22	000:00:01 (Reaction Time)	
Last Clear: 03/22/26 11:30:27	002:12:06	

Radio Log

Unit	Empl ID	Type	Description	Time Stamp	Comments (may truncate in portrait)	Close Code	User
BH42	9013	D	Dispatched	03/22/26 09:18:22			DDANGER
BH42	9013	E	En-Route	03/22/26 09:18:22			DDANGER
BH42	9013	A	Arrived	03/22/26 09:18:22			DDANGER
BH19	0114	D	Dispatched	03/22/26 09:18:33	54		DDANGER
BH19	0114	E	En-Route	03/22/26 09:18:33	54		DDANGER
BH19	0114	C	Cleared	03/22/26 11:07:50	[NR]	NR	RSMITH
BH42	9013	C	Cleared	03/22/26 11:30:27	[AC]	AC	SOSTROFS

Event ID: 2026-012026

Call Ref #: 54

ORDINANCE INVESTIGATION at 44 BAL BAY DR

Event Log

Unit	Empl ID	Type	Description	Time Stamp	Comments (may truncate in portrait)	Close Code	User
		TR	Time Received	03/22/26 09:18:21	By: SELF		
		ENT	Entered Nature	03/22/26 09:18:22	ORDINANCE INVESTIGATION		DDANGER
		ENT	Entered Street	03/22/26 09:18:22	44 BAL BAY DR		DDANGER
		FIN	Finished Call Taking	03/22/26 09:18:22			DDANGER
		ARM	Added Remarks	03/22/26 10:36:01			Unit: BH42
BH19	0114	NCIC	QRY: Names	03/22/26 10:48:41	1) Unit: BH19 LNAME= FNAME= DOB=		Unit: BH19
BH19	0114	...	QRY: Names...	03/22/26 10:48:41	2) OLN=E216420621100 OLN= S2SAge		Unit: BH19
		VEV	Viewed Event	03/22/26 11:23:17	User First Viewed Event CAD		MWITHERS

Event ID: 2026-012191

Call Ref #: 84

ORDINANCE INVESTIGATION at 44 BAL BAY DR

ENT	Entered Street	03/23/26 14:16:25	44 BAL BAY DR	Unit: BH40
FIN	Finished Call Taking	03/23/26 14:16:25		Unit: BH40
ARM	Added Remarks	03/23/26 14:22:03		Unit: BH40
VEV	Viewed Event	03/23/26 14:38:28	User First Viewed Event CAD	ACAMPILLO

Bal Harbour Police Department

Incident Case Number: 26-0396

Reporting Agency: Bal Harbour Police

Print Date/Time: 03/24/2026 15:04:40

Disclaimer: The information contained within this report is reflective of the investigation at the date and time of its printing.

INCIDENT/INVESTIGATION REPORT

Bal Harbour Police Department

Case # 26-0396

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
D R U G S						

Assisting Officers

Suspect Hate / Bias Motivated:

NARRATIVE

REPORTING OFFICER NARRATIVE

Bal Harbour Police Department

OCA <i>26-0396</i>
Date / Time Reported <i>Fri 03/20/2026 08:39</i>

Victim	Offense <i>CITY ORDINANCE WARNING</i>
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On March 19th, I was informed by Lieutenant Amago that mutiple compliants were given to the Civic Assocation and dispatch reference a possible tennis event at 44 Bal Bay. Upon arrival I noticed signs/ flags on the property. There are to be no signs or banner like structures within the village. A warning is being issued.

 Outlook

FW: Event at 44 Bal Bay Drive

From Alexander Sanchez <alsanchez@balharbourfl.gov>

Date Wed 3/25/2026 9:36 AM

To Janai Conklin <jconklin@balharbourfl.gov>

From: Bal Harbour Civic Association <info@balharbourcivicsassociation.com>

Sent: Thursday, March 19, 2026 2:43 PM

To: Oscar Amago <oamago@balharbourfl.gov>

Cc: Alexander Sanchez <alsanchez@balharbourfl.gov>; BHCA Office <team@balharbourcivicsassociation.com>

Subject: Event at 44 Bal Bay Drive

This Message Is From an External Sender

This message came from outside your organization.

Good afternoon Lt. Amago,

Following up on our conversation, we have received several reports and requests from residents to inform code enforcement regarding an event taking place at 44 Bal Bay Drive.

Residents have raised concerns about the nature of the event, which appears to be commercial. We were also provided with some additional information which I've included below.

It has also been reported that the event is expected to **continue through Tuesday of next week.**

Please let us know if there is anything further you need from our end.

https://www.instagram.com/reel/DUrOku3E_S-/?igsh=NXQ3YXVjcWZoawWQ%3D

https://www.matchpointmansion.com/miami?campaignId=701TW00000Fvje7YAB&fbclid=PAAdGRleAQpILRleHRuA2FibQIxMQBzcnRjBmFwcF9pZA8xMjQwMjQ1NzQyODc0MTQAAachbyaMo6PyNSFCIMPnF1LAC2ZptjhvvxLEzm5ErTC6A5tlcVkWtyzyUssQhg_aem_5MB_LCmpC15WDOVqRsipmQ&utm_source=ig&utm_medium=social&utm_content=link_in_bio





Best,

--



BAL HARBOUR
CIVIC ASSOCIATION

Ana Chaverria
Property Manager
(305) 340-3445 (O)
(832) 507-3568 (M)

www.balharbourcivicasociation.com

Oscar Amago

OA 0712 5/1/26 1140 AM

From: Bal Harbour Civic Association <info@balharbourcivicassociation.com>
Sent: Thursday, April 30, 2026 2:31 PM
To: Oscar Amago
Cc: BHCA Office
Subject: Re: 44 Bal Bay Visitor Log

This Message Is From an External Sender

This message came from outside your organization.

Correct the below information is for those dates for 44 Bal Bay Drive only.

On Thu, Apr 30, 2026 at 2:15 PM Oscar Amago <oamago@balharbourfl.gov> wrote:

Ana,

Confirming that the visitor log for the dates in question are only for the property owned by Mr. Alman at 44 Bal Bay Drive in Bal Harbour, FL. 33154.

BAL HARBOUR
VILLAGE

OSCAR AMAGO, Police Lieutenant

Bal Harbour Police

655 96th St, Bal Harbour, FL 33154

O 305.866.5000

C.305.742.1898

F 305.866.4885

oamago@balharbourfl.gov

From: Bal Harbour Civic Association <info@balharbourcivicassociation.com>
Sent: Tuesday, April 28, 2026 3:51 PM
To: Oscar Amago <oamago@balharbourfl.gov>
Cc: BHCA Office <team@balharbourcivicassociation.com>
Subject: 44 Bal Bay Visitor Log

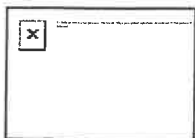
Hi Lt. Amago,

Per your request, please see the below visitor number log for the dates requested.

Date	Visitors
Mar 18	80
Mar 19	87
Mar 20	116
Mar 21	121
Mar 22	129

Best,

--



Ana Chaverria
Property Manager
(305) 340-3445 (O)
(832) 507-3568 (M)
www.balharbourcivicassociation.com

Subject: **From Richard Alman, 44 Bal Bay Drive, Bal Harbour, FL Request for Hearing Before Special Master**

Date: 4/20/2026 9:57:57 AM Eastern Daylight Time

From: captainrba@aol.com

Dear Sir,

As per the Various Code Violation Notices I have received, I am requesting a hearing Before The Special Master.

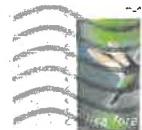
Thank you,

Richard B. Alman
44 Bal Bay Drive
Bal Harbour, FL 33154
305-793-9225

2026 APR 22 AM 11:15
BAL HARBOUR VILLAGE
RECEIVED

ALMAN
44 BAL BAY DR.
BAL HARBOUR, FL 33154

MIAMI FL 330
21 APR 2026 PM 6 L



BAL HARBOUR VILLAGE
C/O VILLAGE CLERK
655 96 ST.

26-0397



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

CODE VIOLATION NOTICE

Repeat Violation? (Yes/No) YES			
26-0397	Friday	March 20th, 2026	5:10pm
Police Case Number	Day	Date	Time
44 Bal Bay Bal Harbour, FL 33154			
Violation Address			
<input checked="" type="checkbox"/> Residence		<input type="checkbox"/> Business	
		<input type="checkbox"/> Other -- CO-OP	
<input checked="" type="checkbox"/> Owner		<input type="checkbox"/> Registered Agent	
		<input type="checkbox"/> Tenant	
		<input type="checkbox"/> Individual	
NAME	Richard B Alman		
<i>If Applicable</i>	Race	Sex	DOB
			DL#
			DL State
ADDRESS	44 Bal Bay		
	Bal Harbour		33154
	City	State	ZIP Code
Code Violated:	SECTION: 21-362		FINE: 250 per day
Description of Violation			
<p>Section 21-362 Every use not specifically authorized and permitted by this chapter in a Single Family Residential District is prohibited in such districts, and nothing in this chapter shall authorize or be construed to permit the use of any part of the premises as a business, office or establishment open to the public for the purpose of carrying on any business or the practice of rendering personal, trade or professional services open to the public or for any other purpose other than as a residence. (b) No open houses, garage sales, auctions, estate sales, or similar activities shall be permitted in any residential district; provided, however, that licensed real estate brokers may conduct open houses by a personal written invitation only and which are otherwise conducted in compliance with all other provisions of this Code. Owner operating a tennis court rental out of a single family home. A link is listed on Globalpickleball.network. How to correct: Ensure no rental events are being hosted at residence or services that are open to the public and remove advertisement link of event. Daily fines are to be issued as follows: 03/17/26-03/26/26 = 10 Days 10 Days * \$250 daily fines Total fines = \$2,500 --There is a fine attached of \$2,500-- Repeat offense from 2023 case 23-1231 on 08/10/2023.</p>			
Must Be Corrected By:		Conklin, Janai	BH43
March 22th, 2026		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 PENDALTY 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 checked="" 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 type="checkbox"/> POSTED ON PROPERTY	
<input checked="" type="checkbox"/> PERSONAL DELIVERY TO: 44 BAL BAY BAL HARBOUR, FL 33154	DATE: 3/20/2026

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

CASE#: 26-0397

BEFORE ME, the undersigned authority, this day personally appeared Janeai Conklin who after being duly sworn, deposed and says:

That she is a Code Enforcement Officer for the Village of Bal Harbour, Florida, and in that capacity did:

NOT Comply the violation under Code Section 21-362 of the Bal Harbour Code of Ordinances on 3/21/26.

That further affiant sayeth naught.

Janeai A. Conklin
AFFIANT Janeai A. Conklin

SWORN TO and subscribed before me this 21 day of March, ~~2019~~ ²⁰²⁶.

IS PERSONALLY KNOWN TO ME

Pamela L. Flanders-Alvin

NOTARY PUBLIC



AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

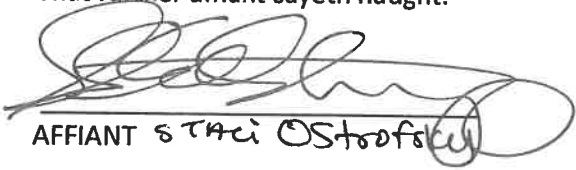
CASE#: 26-0397

BEFORE ME, the undersigned authority, this day personally appeared ^{STACI} Ostrosky who after being duly sworn, deposed and says:

That she is a Code Enforcement Officer for the Village of Bal Harbour, Florida, and in that capacity did:

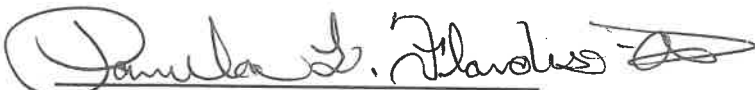
NOT Comply the violation under Code Section 21-362 of the Bal Harbour Code of Ordinances on 3/22/26.

That further affiant sayeth naught.


AFFIANT ^{STACI} Ostrosky

SWORN TO and subscribed before me this 22 day of March ²⁰²⁶ ~~2019~~.

IS PERSONALLY KNOWN TO ME


NOTARY PUBLIC





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

CODE VIOLATION WARNING

Repeat Violation? (Yes/No) NO			
23-1231	THURSDAY	08/10/2023	1430
Police Case Number	Day	Date	Time
44 BAL BAY DRIVE, BAL HARBOUR, FL, 33154			
Violation Address			
<input type="checkbox"/> Residence		<input type="checkbox"/> Business	
		<input type="checkbox"/> Other -- CO-OP	
<input checked="" type="checkbox"/> Owner		<input type="checkbox"/> Registered Agent	
		<input type="checkbox"/> Tenant	
		<input type="checkbox"/> Individual	
NAME	RICHARD ALMAN		
If Applicable	Race	Sex	DOB
			DL#
ADDRESS	44 BAL BAY DRIVE		
	BAL HARBOUR		FL
	City		State
			33154
			ZIP Code
Code Violated:	SECTION 21-362 & 21-363		FINE:
			N/A
Description of Violation			
Unauthorized uses prohibited in Single Family Residential Districts:			
<p>Every use not specifically authorized and permitted by this chapter in a Single Family Residential District is prohibited in such districts, and nothing in this chapter shall authorize or be construed to permit the use of any part of the premises as a business, office or establishment open to the public for the purpose of carrying on any business or the practice of rendering personal, trade or professional services open to the public or for any other purpose other than as a residence.</p> <p>Please be advised that renting your property for wedding venues, parties or any other event is prohibited in the single family residential district without proper consent from the Village Manager. Please remove the advertisement for sale from the internet.</p>			
If you have any questions, please call me at 305.866.5000			
Must Be Corrected By:		OSTROFSKY, STACI	BH42
August 14, 2023		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 checked="" 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 type="checkbox"/> POSTED ON PROPERTY	
<input type="checkbox"/> PERSONAL DELIVERY TO:	

DATE: 08/10/2023

Bal Harbour Police Department

Incident Case Number: 23-1231

Reporting Agency: Bal Harbour Police

Print Date/Time: 03/24/2026 15:05:37

Disclaimer: The information contained within this report is reflective of the investigation at the date and time of its printing.

INCIDENT/INVESTIGATION REPORT

Bal Harbour Police Department

Case # 23-1231

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
D R U G S						

Assisting Officers

Suspect Hate / Bias Motivated:

NARRATIVE

REPORTING OFFICER NARRATIVE

Bal Harbour Police Department

OCA 23-1231
Date / Time Reported Thu 08/10/2023 14:00

Victim	Offense CITY ORDINANCE WARNING	Date / Time Reported Thu 08/10/2023 14:00
--------	-----------------------------------	--

On August 10, 2023, I received an email with information on a possible short term rental. I spoke with owner (Mr. Richard Alman) and explained that events, weddings, or parties that bring in a revenue are prohibited in the residential community. I also explained that he would have to take down the advertisement for rental of the property.

A warning is being issued with information on the Bal Harbour Code.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 08/10/2023

PROPERTY INFORMATION	
Folio	12-2226-002-0050
Property Address	44 BAL BAY DR BAL HARBOUR, FL 33154-1309
Owner	RICHARD B ALMAN & W ROBIN Z
Mailing Address	44 BAL BAY DRIVE BAL HARBOUR, FL 33154-1309
Primary Zone	1100 SGL FAMILY - 2301-2500 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 5 / 1
Floors	2
Living Units	1
Actual Area	8,774 Sq.Ft
Living Area	5,894 Sq.Ft
Adjusted Area	6,903 Sq.Ft
Lot Size	45,276.86 Sq.Ft
Year Built	1988



ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$18,111,175	\$21,167,233	\$10,696,737
Building Value	\$1,070,241	\$1,078,111	\$785,907
Extra Feature Value	\$112,765	\$114,095	\$115,424
Market Value	\$19,294,181	\$22,359,439	\$11,598,068
Assessed Value	\$5,019,479	\$4,873,281	\$4,731,341

Year	2023	2022	2021
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$4,969,479	\$4,823,281	\$4,681,341
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$4,994,479	\$4,848,281	\$4,706,341
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$4,969,479	\$4,823,281	\$4,681,341
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$4,969,479	\$4,823,281	\$4,681,341

Benefit	Type	2023	2022	2021
Save Our Homes Cap	Assessment Reduction	\$14,274,702	\$17,486,158	\$6,866,727
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SPONSORED ASSESSMENT	
BAL HARBOUR RESIDENTIAL SEC	
PB 44-98	
LOTS 5 & 6 BLK 1	
AND PROP INT IN & TO COMMON	
ELEMENTS NOT DEDICATED TO PUBLIC	

Previous Sale	Price	OR Book-Page	Qualification Description
03/01/2005	\$5,570,000	23173-3923	Other disqualified
02/01/2005	\$4,725,000	23073-4967	Other disqualified
04/01/2004	\$4,375,000	22258-4652	Other disqualified
04/01/1985	\$500,000	12480-1637	Deeds that include more than one parcel

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidad.e.gov/info/disclaimer.asp>



Search



Ultra Lux Waterfront Tennis Estate in Bal Harbour Village

Bal Harbour, FL (/s/?space_use=Event&location=bal-harbour--fl--united-states)

250 people • 5 hr min • 8000 sqft



(/profiles/62b7693b59d037000e4f1b72)

Hosted by Richard A.

(/profiles/62b7693b59d037000e4f1b72)

Message Host

\$2,000 /hr
5 hr minimum

Pay half now, half later

50% due today

Date and time*

start date



start time



end time



Extend a day

Start Booking

 **Richard typically respond within 24 hrs**

You won't be charged yet.

About the Space

Ultra Lux Waterfront Estate on Private Island of Bal Harbour Village.

Over one acre of beautiful grounds including professional lighted tennis court, resort style pool, dockage for large yacht. Available for corporate & private events and film/TV/Media bookings. Grounds include a tropical setting on over 200 feet of intercoastal waterfront. Docking for large yacht available. Amenities include; fully lighted professional tennis court, resort size and quality pool entertainment areas, waterfront volley ball and additional premium activities.

Hide

Parking

Parking options

Free onsite parking, Free street parking

Parking description

Parking onsite for 25 vehicles and 50 street parking adjacent to the property.

Host rules

General Rules

All items and fees by specific agreement prior to rental. All quotes will be based upon users needs and requests.

All ages are allowed in the space

Security cameras and recording devices

Wireless Ring video cameras around the venue for security reasons.

Recording devices in bathrooms or dressing rooms are prohibited by the Peerspace Services Agreement (/terms).

Included in your booking

Amenities

 WiFi

 Tables

 Chairs

 Speakers

[Show all](#)

Add-ons from the host

Host provided services, items or options. Available at checkout.

Professional Tennis Court, Lighted for night play

\$400.00/hour

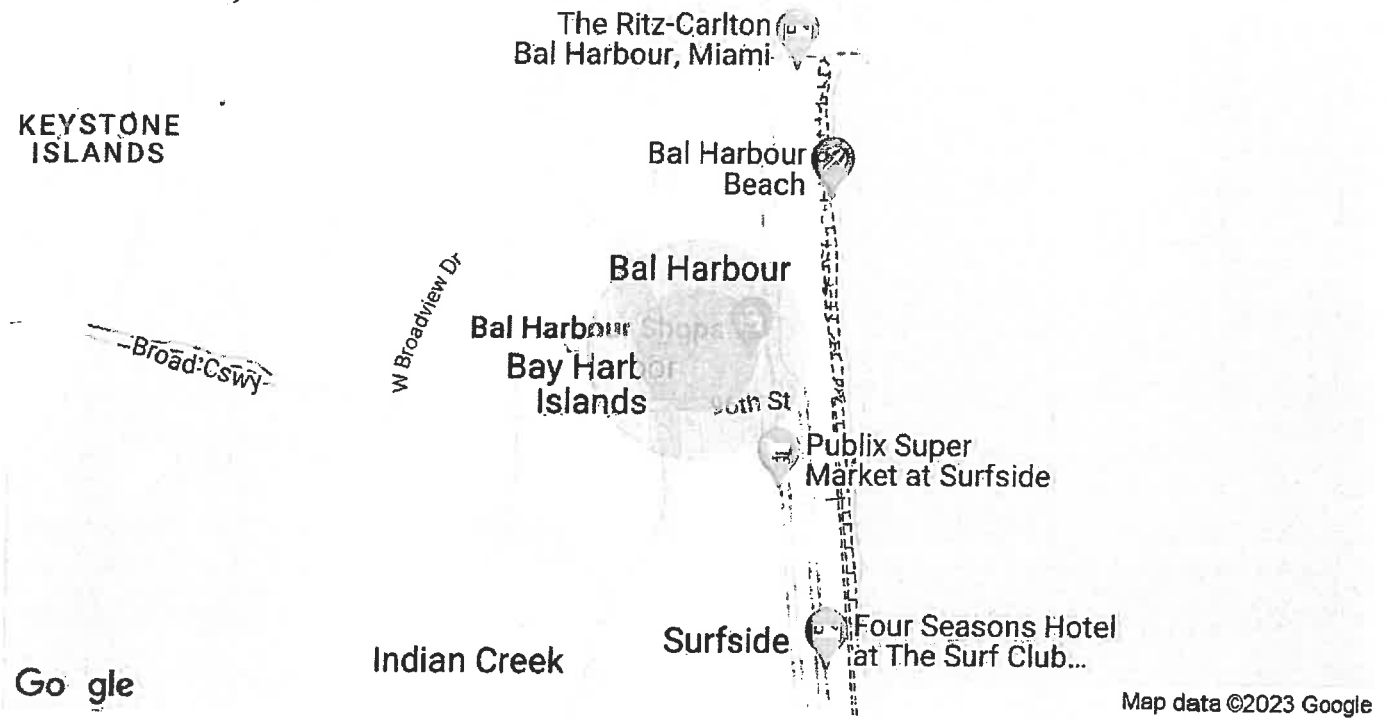
Ultra Lux resort quality pool

\$400.00/hour

Volleyball court (grass) waterfront.

\$300.00/hour

Location



Operating Hours

Monday	6:00 AM - 12:00 AM
Tuesday	6:00 AM - 12:00 AM
Wednesday	6:00 AM - 12:00 AM
Thursday	6:00 AM - 12:00 AM
Friday	6:00 AM - 12:00 AM
Saturday	6:00 AM - 12:00 AM
Sunday	6:00 AM - 12:00 AM

Health and Safety Measures

Each booking is spaced to allow for proper cleaning and airing out.

 **Cleaning protocol**



 **Physical distance**



Cancellation Policy

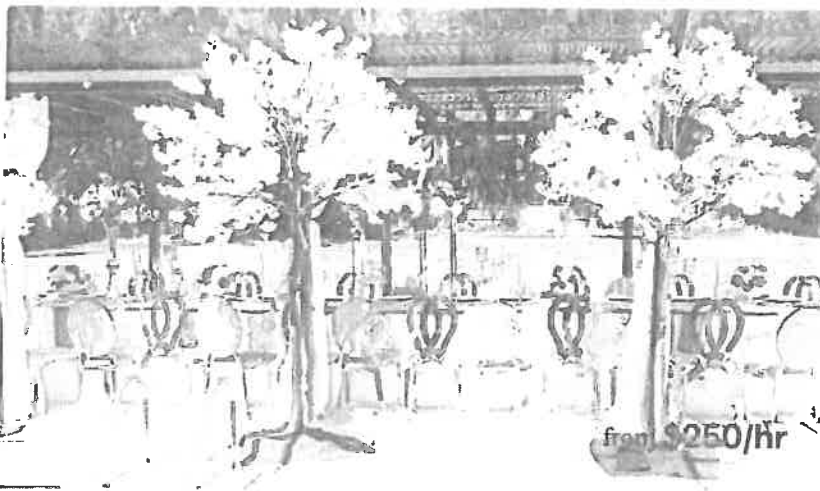
Standard 30 day

Guests may cancel their Booking until 30 days before the event start time and will receive a full refund (including all Fees) of their Booking Price. Guests may cancel their Booking between 30 days and 7 days before the event start time and receive a 50% refund (excluding Fees) of their Booking Price....

[Read More](#)

All Bookings are subject to Peerspace's Grace Period policy which provides a full refund for Bookings cancelled within 24 hours from receipt of a Booking Confirmation but no later than 48 hours prior to the Event start time.

Similar event spaces near BAL HARBOUR



(61ae86aebdb172000d2f01f1)

Perfect Outdoor Event Space with Pool & Full Kitchen!

Miami, FL

★★★★★ 1  250



(5b60d3bb6743c51d00876f7c)

**Stunning Multi Purpose Event **

Little Haiti, Miami, FL

★★★★★ 22  250

These spaces aren't what I'm looking for



Company

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Press (<https://try.peerspace.com/press/>)

Careers (<https://jobs.lever.co/peerspace>)

Blog (</blog>)

Social

Facebook

(<https://www.facebook.com/peerspace/>)

Instagram

(<https://www.instagram.com/peerspace/>)

Twitter (<https://twitter.com/Peerspace>)

LinkedIn

(<https://www.linkedin.com/company/peerspace/>)

Pinterest

(<http://www.pinterest.com/peerspace/>)

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Activities (</plan/activities>)

Locations (</venues/locations>)

Resources (</resources>)

Host

List your space (</host>)

Community

(<https://community.peerspace.com>)

Peerspace Pro

(<https://book.peerspace.com/peerspace-pro/agency-locations-services>)

Countries

Deutschland (</de>)

Support

[United Kingdom \(/uk\)](#)

[United States \(/\)](#)

[Canada \(/ca\)](#)

[Australia \(/au\)](#)

[España \(/es\)](#)

[France \(/fr\)](#)

[Help Center](#)

[\(https://support.peerspace.com/hc/en-us\)](https://support.peerspace.com/hc/en-us)

[COVID-19 Measures](#)

[\(https://book.peerspace.com/covid-19/overview\)](https://book.peerspace.com/covid-19/overview)

[Trust and Safety](#)

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[\(mailto:vulnerability@peerspace.com\)](mailto:vulnerability@peerspace.com)

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[🌐 English | United States](#)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Richard B. Alman
 44 Bal Bay Dr.
 Bal Harbour, FL 33154



9590 9402 8446 3156 0935 08

2. Article Number (Transfer from service label)
 9589 0710 5270 3410 1680 91

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 X *[Signature]*
 B. Received by (Printed Name) *R. Alman* C. Date of Delivery *4/6/26*
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type Priority Mail Express®
 Registered Mail™
 Adult Signature Registered Mail Restricted Delivery
 Adult Signature Restricted Delivery Certified Mail®
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Richard B. Alman
 44 Bal Bay Dr.
 Bal Harbour, FL 33154



9590 9402 8446 3156 0935 15

2. Article Number (Transfer from service label)
 7012 3460 0001 9935 1313

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 X *[Signature]*
 B. Received by (Printed Name) *R. Alman* C. Date of Delivery *4/6/26*
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type Priority Mail Express®
 Registered Mail™
 Adult Signature Registered Mail Restricted Delivery
 Adult Signature Restricted Delivery Certified Mail®
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Richard B. Alman
 44 Bal Bay Dr.
 Bal Harbour, FL 33154



9590 9402 8446 3156 0935 22

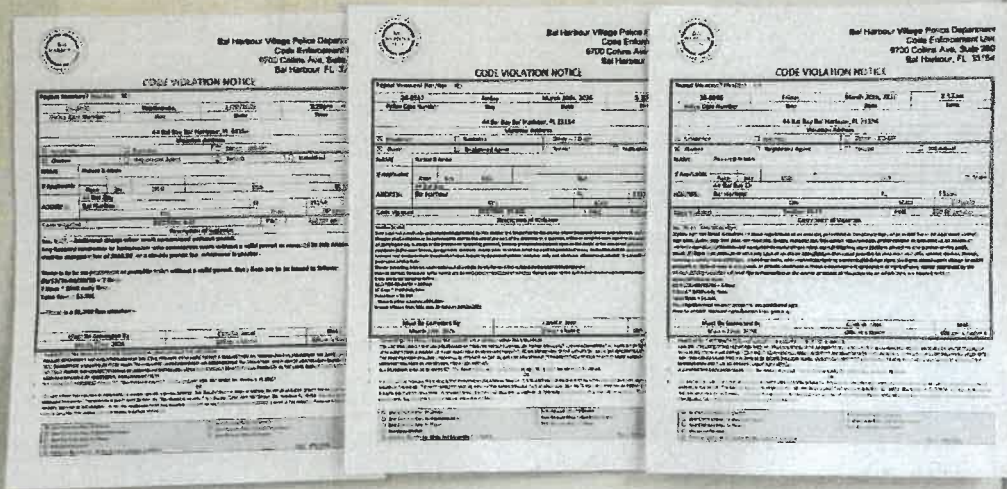
2. Article Number (Transfer from service label)
 9589 0710 5270 3410 1678 65

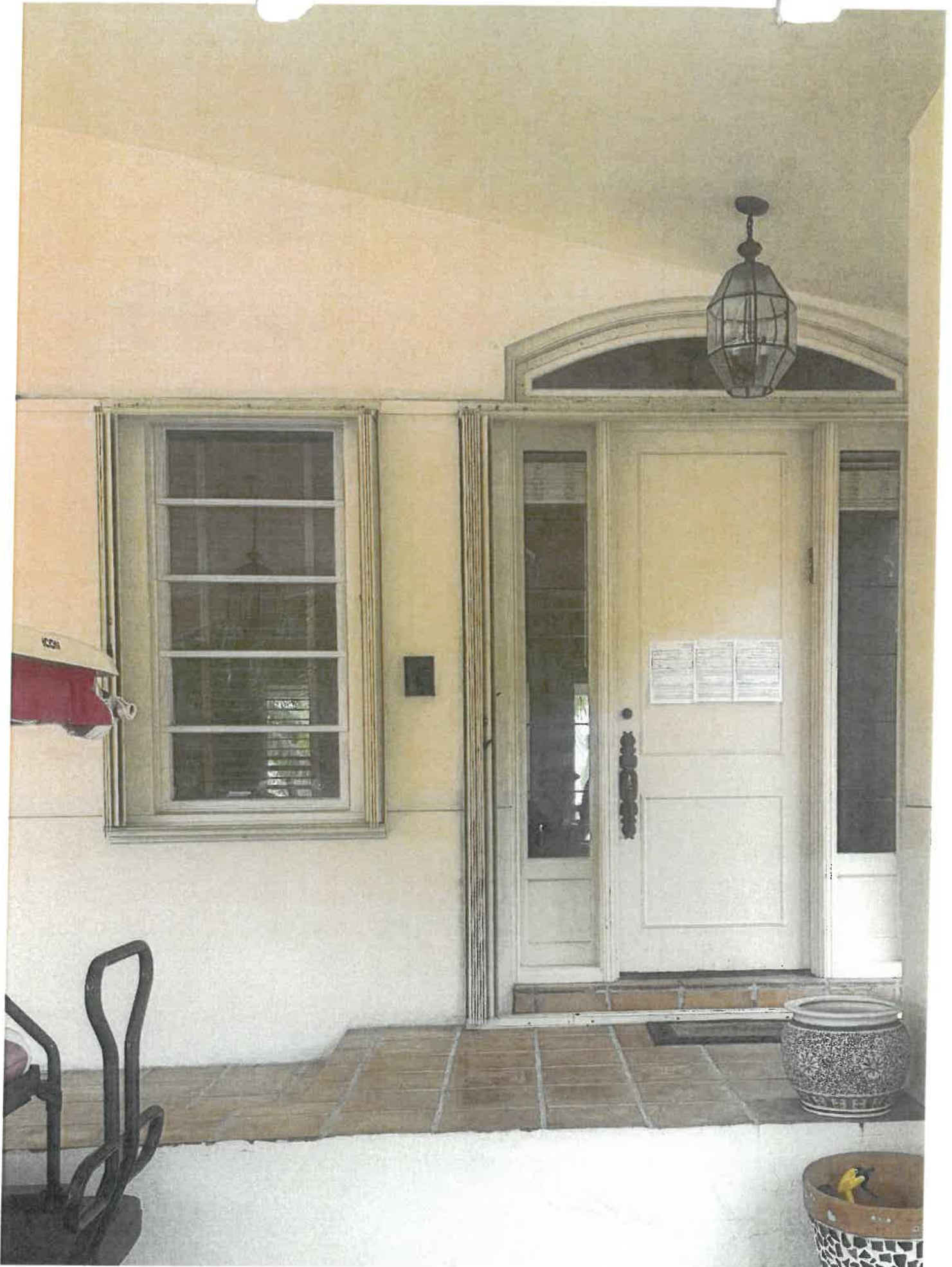
PS Form 3811, July 2020 PSN 7530-02-000-9053

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 Addressee
 X *[Signature]*
 B. Received by (Printed Name) *R. Alman* C. Date of Delivery *4/6/26*
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type Priority Mail Express®
 Registered Mail™
 Adult Signature Registered Mail Restricted Delivery
 Adult Signature Restricted Delivery Certified Mail®
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery







PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 03/20/2026

PROPERTY INFORMATION

Folio 12-2226-002-0050
Property Address 44 BAL BAY DR
 BAL HARBOUR, FL 33154-0000
Owner RICHARD B ALMAN & W ROBIN Z
Mailing Address 44 BAL BAY DRIVE
 BAL HARBOUR, FL 33154-1309
Primary Zone 1100 SGL FAMILY - 2301-2500 SQ
Primary Land Use 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half 4 / 5 / 1
Floors 2
Living Units 1
Actual Area 8,774 Sq.Ft
Living Area 5,894 Sq.Ft
Adjusted Area 6,903 Sq.Ft
Lot Size 45,277 Sq.Ft
Year Built 1988



ASSESSMENT INFORMATION

Year	2025	2024	2023
Land Value	\$29,430,050	\$23,770,148	\$18,111,175
Building Value	\$1,054,502	\$1,062,372	\$1,070,241
Extra Feature Value	\$110,104	\$111,434	\$112,765
Market Value	\$30,594,656	\$24,943,954	\$19,294,181
Assessed Value	\$5,319,994	\$5,170,063	\$5,019,479

BENEFITS INFORMATION

Benefit	Type	2025	2024	2023
Save Our Homes Cap	Assessment Reduction	\$25,274,662	\$19,773,891	\$14,274,702
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,722	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION

BAL HARBOUR RESIDENTIAL SEC
 PB 44-98
 LOTS 5 & 6 BLK 1
 AND PROP INT IN & TO COMMON
 ELEMENTS NOT DEDICATED TO PUBLIC

TAXABLE VALUE INFORMATION

Year	2025	2024	2023
COUNTY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$5,269,272	\$5,120,063	\$4,969,479
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$5,294,994	\$5,145,063	\$4,994,479
CITY			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$5,269,272	\$5,120,063	\$4,969,479
REGIONAL			
Exemption Value	\$50,722	\$50,000	\$50,000
Taxable Value	\$5,269,272	\$5,120,063	\$4,969,479

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
03/01/2005	\$5,570,000	23173-3923	Other disqualified
02/01/2005	\$4,725,000	23073-4967	Other disqualified
04/01/2004	\$4,375,000	22258-4652	Other disqualified
04/01/1985	\$500,000	12480-1637	Deeds that include more than one parcel

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

4:24

1:48



18



Bal Harbour Lighted Pickleball Court No. 1 (2 Hour Minimum Booking/12 Players Per Each Court)

★ 5.0 • [3 reviews](#)

Bal Harbour, Florida

\$175 (2.5hrs)

Up to 4

Continue



swimply.com



Alexander Sanchez 03/19/20

[Handwritten signature]

4:24

2:01



18



Sign up

Players Per Each Court

★ 5.0 • [3 reviews](#)

Bal Harbour, Florida



Pickleball hosted by [Richard B.](#)

1 court Temporary net Regulation Outdoor



12 guests allowed

All ages welcome • Pets welcome



Restroom available

Private restroom available inside main home



Parking

Up to 20 cars on site.



Free cancellation!

Get a full refund if you cancel 3 days before your booking.

\$175 (2.5hrs)

Up to 4

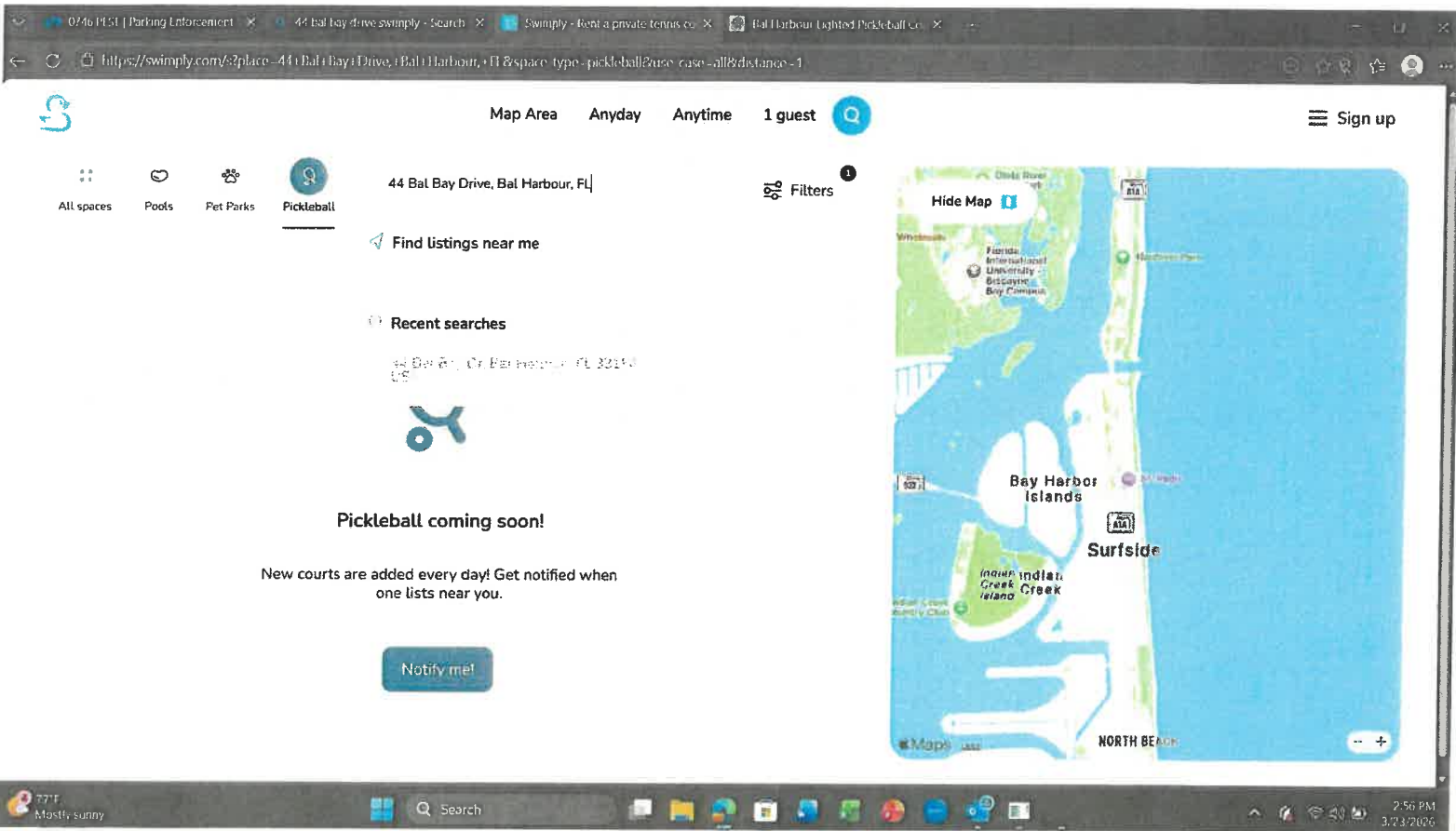
Continue



swimply.com



Alexander Sanchez 08/19/26
[Signature]



Alexander Sanchez 03/23/26

[Handwritten signature]

0746 WEST | Parking Enforcement | 44 bal bay drive global pickleball | Bal Harbour Lighted Pickleball Court No. 1

https://www.globalpickleball.network/pickleball_court/page/court/4893/bal-harbour-lighted-pickleball-court-no-1

77°F Mostly sunny

Search

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- Rally: The E-Motion Pickleball Edition
- Vanshould
- Become a Sponsor

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Bal Harbour Lighted Pickleball Court No. 1

44 Bal Bay Dr
Bal Harbour, Florida 33134
United States
(305) 757-9225

5.0 (1 review)

Save this court

Court Details

Facility Type	Private
Court Type	Outdoor
Number of Courts	1
Year Built	2017
Court Material	Urethane
Court Type	Hard
Lighting	Yes
Locker Room	Ballrooms
Additional Features	Shower, Changing Room

Overview Discussions Reviews

Court Media

About

Two hour All-in Professional Lighted Pickleball Courts on private waterfront estate. Professional coaches and groups welcome. Shuttle van area only seating available. 1/2 court are available from 10:00 AM to 10:00 PM. Additional guests \$10/hr per guest after 4 guests.

Court Leaderboard

Rank 10
100% 100%

Profile of Alexander Sanchez

Alexander Sanchez 03/23/26

Bal Harbour > Courts > Bal Harbour Lighted Pickleball Court No. 1

Bal Harbour Lighted Pickleball Court No. 1

 Pickleball Courts

44 Bal Bay Dr

Bal Harbour, Florida 33154


United States

(305) 793-9225

 (1 review) Get directions Favorite court

Court Details

Facility type:	Private
Court type:	Dedicated
Matches played here:	0
Total courts:	4
Indoor courts:	0
Court/Member fees:	Yes
Court type:	Hard
Lights:	Yes
Amenities:	Bathrooms

 Submit a Correction

Download" To Start

Download" To Start Wave Browser

 Premium Members

Overview

Discussions

Reviews

Court Media



Sponsors



Volleybird



The Pickleball Directory



YouShould

All



About

(Two Hour Min) Professional Lighted Pickleball Court on private waterfront estate. Professional coaches and groups welcome. Shaded rest area with seating available. If you are visiting from out of town we may have loaner paddles and balls available. \$70 / hour Up to 4 guests. Additional guests \$10/hr per guest after 4 guests

Most Active Networks Nearby

None

Activities Underway Nearby

None

These are all the pickleball leagues and tournaments currently underway at or nearby this facility.

Court Event Calendar

◀ Mar 19 - Mar 25 ▶

Sponsors



Volleybird



The Pickleball Directory



YouShould

All



Sat
21

Sun
22

Mon
23

Tue
24

Wed
25

No future events

These are the events at this facility. Events are typically play sessions for ladder leagues, lessons, or just open play.

Court Leaderboard

Top 10

All

RANK

PLAYER

1



Richard B. Alman
Bal Harbour, Florida

View all

Sponsors



Volleybird



The Pickleball Directory



YouShould

All



Shelly Yaloz

📍 Miami, Florida



Madeline Gonzalez

📍 Miami, Florida



Sean Long

📍 Miami Shores, Florida



Randy Garay

📍 Hallandale Beach, Florida
(+2 other locations)

🔍 View all 17

+ Submit a lesson

Other Pickleball Courts Nearby

COURT NAME	DISTANCE
Ultra Club Padel & Pickleball	5.35 mi
Miami Beach Golf Club	6.01 mi
Stan Goldman Memorial Park	9.26 mi
Bryan Park	10.97 mi
Salvadore Park Tennis Center	13.51 mi

1 pickleball courts in Bal Harbour Florida

Sponsors



Volleybird



The Pickleball Directory



YouShould

All



Global Tennis Network

Into tennis? Check out our other site.

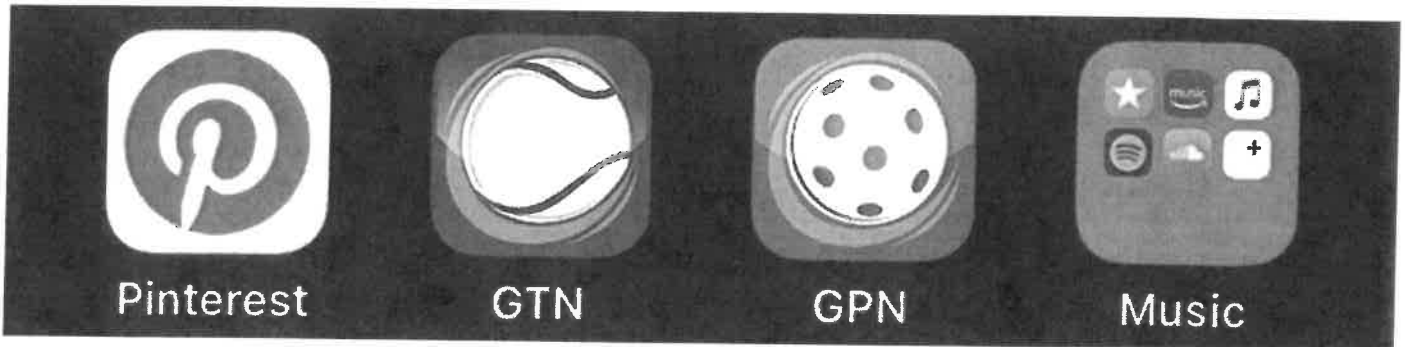
Need Help?

Get help with any questions you have.

About Us

Global Pickleball Network has been helping clubs and players organize and play more pickleball matches since it began in 2018.. Read more.

Get the Web App



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Global Pickleball Network



San Clemente, CA

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The Pickleball Directory

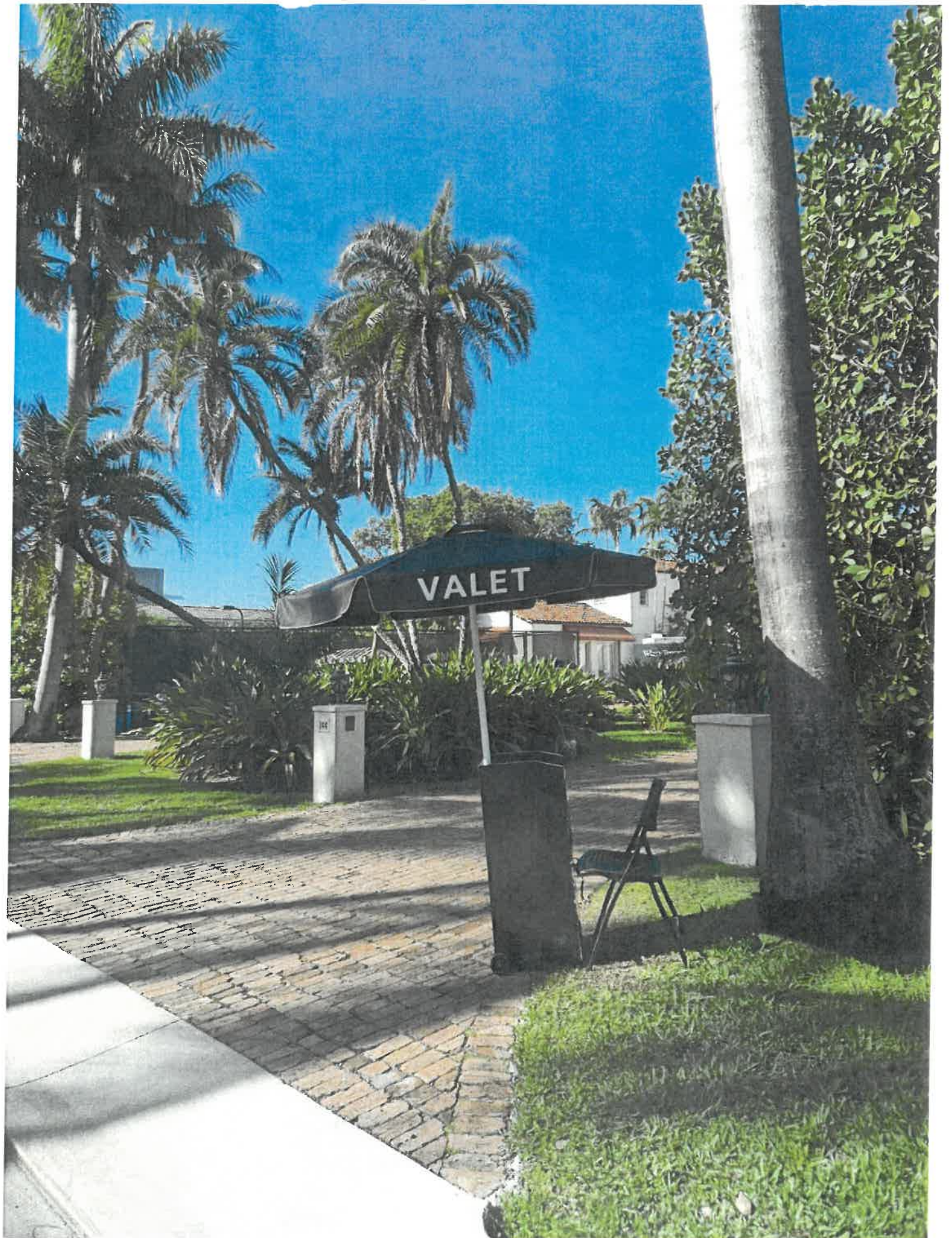


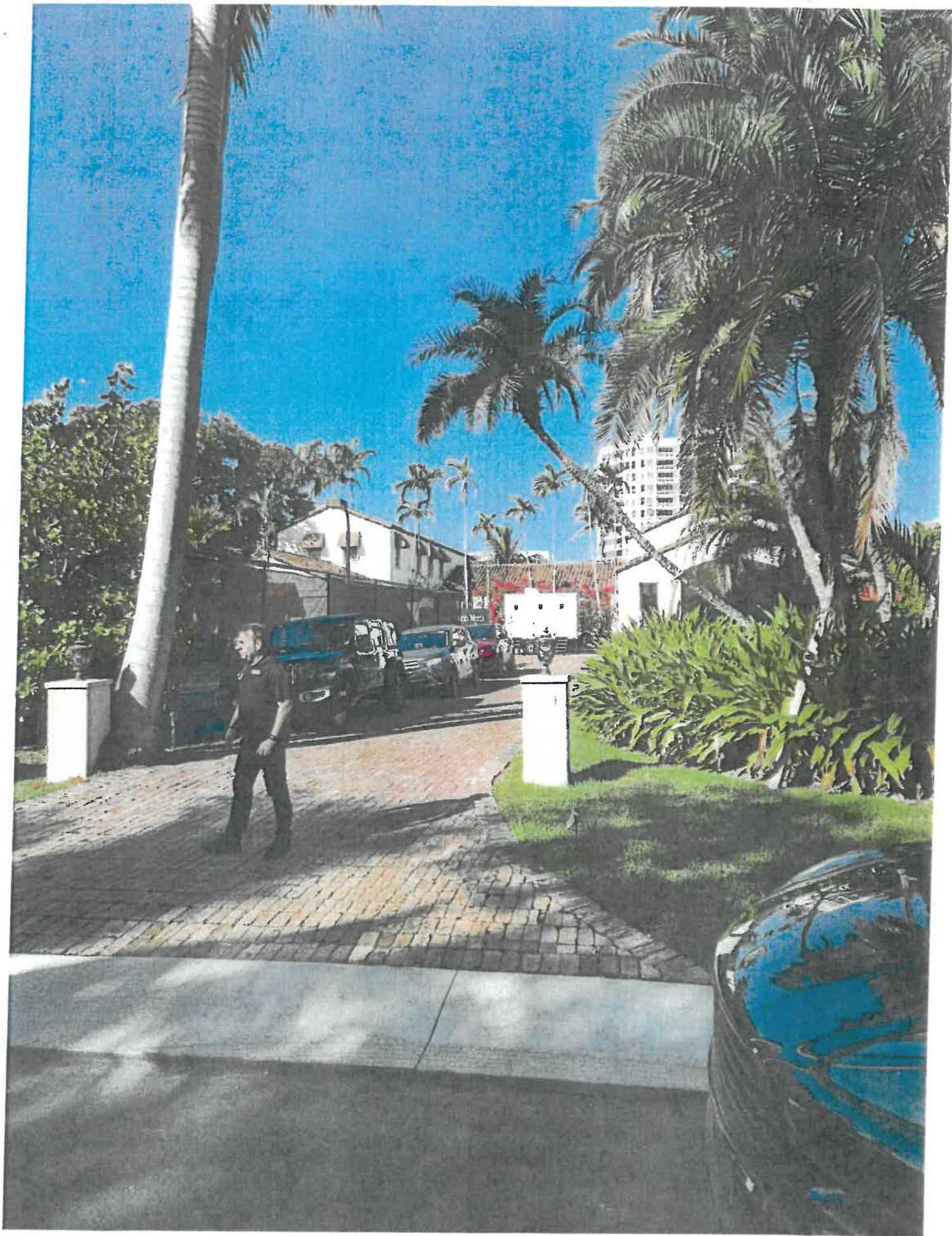
YouShould

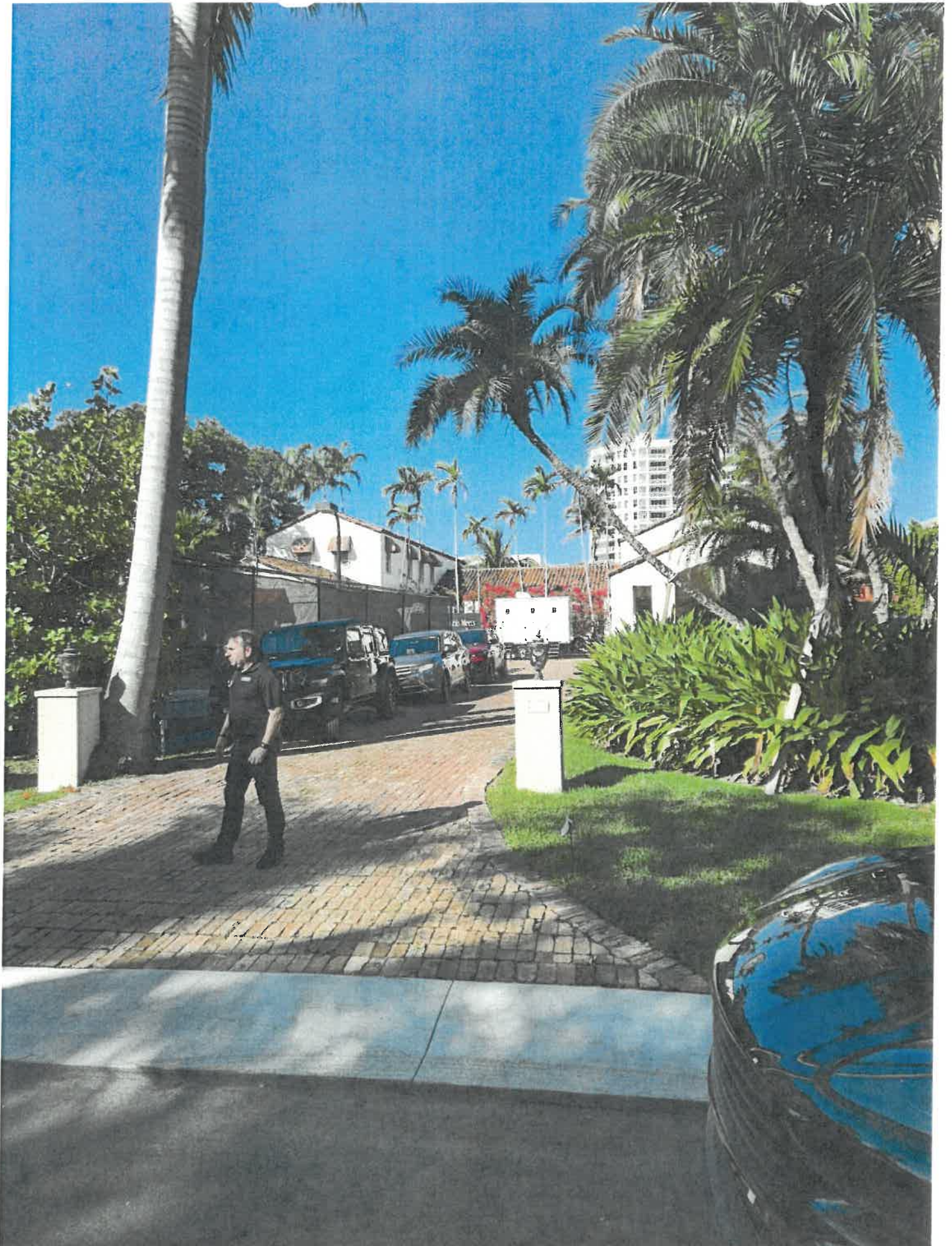
All













BAL HARBOUR POLICE DEPT

Event Report

Event ID: 2026-011667

Call Ref #: 100

Date/Time Received: 03/19/26 15:52:10

Rpt #:	Prime BH43	Services Involved	
Call Source: SELF	Unit: CONKLIN, JANAI	LAW	
Location: BAL BAY/ PARK DR			
X-ST:	Jur:	Service: LAW	Agency: BHPD
Business:	St/Beat:	District:	RA:
	Phone:		GP:
Nature: ORDINANCE INVESTIGATION	Alarm Lvl: 1	Priority: 2	Medical Priority:
Reclassified Nature:			
Caller:		Alarm:	
Addr:	Phone:	Alarm Type:	
Vehicle #:	St: FL	Report Only: No	Race: Sex: Age:
Call Taker: TGAUSE	Console: DISP01		
Geo-Verified Addr.: No	Nature Summary Code:	Disposition: AC	Close Comments:
Notes:			
Times			
Call Received: 03/19/26 15:52:10	<u>Time From Call Received</u>		
Call Routed: 03/19/26 15:52:10	Unit Reaction:	<i>(1st Dispatch to 1st Arrive)</i>	
Call Take Finished: 03/19/26 15:52:10	En-Route:	<i>(1st Dispatch to 1st En-Route)</i>	
1st Dispatch: 03/19/26 15:52:10	(Time Held)	On-Scene: 000:50:42	<i>(1st Arrive to Last Clear)</i>
1st En-Route: 03/19/26 15:52:10			
1st Arrive: 03/19/26 15:52:10	(Reaction Time)		
Last Clear: 03/19/26 16:42:52	000:50:42		

Radio Log

Unit	Empl ID	Type	Description	Time Stamp	Comments (may truncate in portrait)	Close Code	User
BH43	9015	D	Dispatched	03/19/26 15:52:10			TGAUSE
BH43	9015	E	En-Route	03/19/26 15:52:10			TGAUSE
BH43	9015	A	Arrived	03/19/26 15:52:10			TGAUSE
BH43	9015	C	Cleared	03/19/26 16:42:52	[AC]	AC	JCONKLIN

Event Log

Unit	Empl ID	Type	Description	Time Stamp	Comments (may truncate in portrait)	Close Code	User
		TR	Time Received	03/19/26 15:52:10	By: SELF		TGAUSE
		ENT	Entered Street	03/19/26 15:52:10	BAL BAY/ PARK DR		TGAUSE

Event ID: 2026-011667

Call Ref #: 100

ORDINANCE INVESTIGATION at BAL BAY/ PARK DR

ENT Entered Nature 03/19/26 15:52:10 ORDINANCE INVESTIGATION
FIN Finished Call Taking 03/19/26 15:52:10

TGAUSE
TGAUSE

Bal Harbour Police Department

Incident Case Number: 26-0397

Reporting Agency: Bal Harbour Police

Print Date/Time: 03/24/2026 15:01:09

Disclaimer: The information contained within this report is reflective of the investigation at the date and time of its printing.

INCIDENT/INVESTIGATION REPORT

Bal Harbour Police Department

Case # 26-0397

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
D R U G S						

Assisting Officers


Suspect Hate / Bias Motivated:

NARRATIVE

REPORTING OFFICER NARRATIVE

Bal Harbour Police Department

		OCA 26-0397
Victim	Offense CITY ORDINANCE VIOLATION	Date / Time Reported Fri 03/20/2026 10:00



On March 19th, I was informed by Lieutenant Amago that mutiple compliants were given to the Civic Assocation and dispatch reference a possible tennis event at 44 Bal Bay. Upon arrival I noticed signs/ flags on the property advertising a special event being hosted at the single family home. Per Section 21-362 operating a tennis court rental is an unauthorized act that is prohibited in the single family district. A violation has been issued.

Incident Report Suspect List

Bal Harbour Police Department

OCA: 26-0397

1	Name (Last, First, Middle) <i>ALMAN, RICHARD</i>					Also Known As					Home Address <i>44 BAL BAY DR BAL HARBOUR, FL 33154 305-793-9225</i>				
	Business Address														
	DOB <i>//</i>	Age	Race	Sex	Eth	Hgt	Wgt	Hair	Eye	Skin	Driver's License / State				
	Scars, Marks, Tattoos, or other distinguishing features														
Reported Suspect Detail															
Suspect Age		Race	Sex	Eth	Height	Weight	SSN								
Weapon, Type	Feature	Make	Model			Color	Caliber	Dir of Travel		Mode of Travel					
Veh Yr / Make / Model		Drs	Style		Color	Lic Plate / State			VIN						
Notes										Physical Char					

CASE SUPPLEMENTAL REPORT

Printed: 03/25/2026 08:24

Bal Harbour Police Department

OCA: **260397**

THE INFORMATION BELOW IS CONFIDENTIAL - FOR USE BY AUTHORIZED PERSONNEL ONLY

Case Status: *OPEN*

Case Mng Status: *ACTIVE/OPEN*

Occurred: *03/20/2026*

Offense: *CITY ORDINANCE VIOLATION*

Investigator: *OSTROFSKY, STACI (9013)*

Date / Time: *03/22/2026 10:20:59, Sunday*

Supervisor: *ARANGO, CARLOS (0719)*

Supervisor Review Date / Time: *03/24/2026 14:48:17, Tuesday*

Contact:

Reference: *Follow Up*

On March 22, 2026, I was dispatched to 44 Bal Bay Drive to follow up on case 26-0397. The tennis tournament was active at the time of my arrival.

Investigator Signature

Supervisor Signature

CASE SUPPLEMENTAL REPORT

Printed on 03/23/2026 08:24

Bal Harbour Police Department

OCA: **260397**

THE INFORMATION BELOW IS CONFIDENTIAL - FOR USE BY AUTHORIZED PERSONNEL ONLY

Case Status: OPEN

Case Mng Status: ACTIVE/OPEN

Occurred: 03/20/2026

Offense: CITY ORDINANCE VIOLATION

Investigator: SANCHEZ, ALEXANDER (9014)

Date / Time: 03/23/2026 14:40:09, Monday

Supervisor: ARANGO, CARLOS (0719)

Supervisor Review Date / Time: 03/24/2026 14:48:45, Tuesday

Contact:

Reference: Follow Up

On Tuesday March 17th 2026, the owner of 44 Bal Bay Drive hosted a tennis tournament out of his single family home.

Upon further investigation I was able to find 2 website listings (Global Pickleball Network & Swimply) renting the tennis court on his property with the rate per hour.

The rental and tournament continued from 03/17/26 through 03/22/26.

The owner was contacted and advised to remove the listings as these are in violation of Sec. 21-362 of the village code. He removed the listing from Swimply but the second listing remains active to the current date on "Global Pickleball Network".

Investigator Signature

Supervisor Signature

COMMUNICATIONS

Event Report

Event ID: **2026-012026**

Call Ref #: 54

Date/Time Received: 03/22/26 09:18:21

Rpt #:	Prime BH42	Services Involved					
Call Source: SELF	Unit: OSTROFSKY, STACI	<table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="padding: 2px;">LAW</td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> </tr> </table>	LAW				
LAW							

Location: 44 BAL BAY DR			
X-ST: <i>PARK DR</i>	Jur: CAD	Service: LAW	Agency: BHPD
X-ST: <i>BALFOUR DR</i>	St/Beat: Z1	District: WEST	RA:
Business:	Phone:	GP: GZ1S	

Nature: ORDINANCE INVESTIGATION	Alarm Lvl: 1	Priority: 2	Medical Priority:
--	--------------	-------------	-------------------

Reclassified Nature:

Caller:	Phone:	Alarm:
Addr:		Alarm Type:

Vehicle #:	St: FL	Report Only: No	Race:	Sex:	Age:
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Call Taker: DDANGER	Console: DISP01
---------------------	-----------------

Geo-Verified Addr.: Yes	Nature Summary Code:	Disposition: AC	Close Comments:
-------------------------	----------------------	-----------------	-----------------

Notes: writing supplements to reports 26-0396 26-0397 26-0399 [03/22/26 10:36:01 Unit:BH42]
--

Times

	<u>Time From Call Received</u>	
Call Received: 03/22/26 09:18:21		
Call Routed: 03/22/26 09:18:22	000:00:01	Unit Reaction: <i>(1st Dispatch to 1st Arrive)</i>
Call Take Finished: 03/22/26 09:18:22	000:00:01	En-Route: <i>(1st Dispatch to 1st En-Route)</i>
1st Dispatch: 03/22/26 09:18:22	000:00:01 <i>(Time Held)</i>	On-Scene: 002:12:05 <i>(1st Arrive to Last Clear)</i>
1st En-Route: 03/22/26 09:18:22	000:00:01	
1st Arrive: 03/22/26 09:18:22	000:00:01 <i>(Reaction Time)</i>	
Last Clear: 03/22/26 11:30:27	002:12:06	

Radio Log

Unit	Empl ID	Type	Description	Time Stamp	Comments (may truncate in portrait)	Close Code	User
BH42	9013	D	Dispatched	03/22/26 09:18:22			DDANGER
BH42	9013	E	En-Route	03/22/26 09:18:22			DDANGER
BH42	9013	A	Arrived	03/22/26 09:18:22			DDANGER
BH19	0114	D	Dispatched	03/22/26 09:18:33	54		DDANGER
BH19	0114	E	En-Route	03/22/26 09:18:33	54		DDANGER
BH19	0114	C	Cleared	03/22/26 11:07:50	[NR]	NR	RSMITH
BH42	9013	C	Cleared	03/22/26 11:30:27	[AC]	AC	SOSTROFS

Event ID: 2026-012026

Call Ref #: 54

ORDINANCE INVESTIGATION at 44 BAL BAY DR

Event Log

Unit	Empl ID	Type	Description	Time Stamp	Comments (may truncate in portrait)	Close Code	User
		TR	Time Received	03/22/26 09:18:21	By: SELF		DDANGER
		ENT	Entered Nature	03/22/26 09:18:22	ORDINANCE INVESTIGATION		DDANGER
		ENT	Entered Street	03/22/26 09:18:22	44 BAL BAY DR		DDANGER
		FIN	Finished Call Taking	03/22/26 09:18:22			DDANGER
		ARM	Added Remarks	03/22/26 10:36:01			Unit:BH42
BH19	0114	NCIC	QRY: Names	03/22/26 10:48:41	1) Unit:BH19 LNAME= FNAME= DOB=		Unit:BH19
BH19	0114	...	QRY: Names...	03/22/26 10:48:41	2) OLN=E216420621100 OLN= S2SAge		Unit:BH19
		VEV	Viewed Event	03/22/26 11:23:17	User First Viewed Event CAD		MWITHERS

COMMUNICATIONS

Event Report

Event ID: **2026-012191**

Call Ref #: 84

Date/Time Received: 03/23/26 14:16:25

Rpt #: Call Source: SELF	Prime Unit: BH40 SANCHEZ, ALEXANDER	Services Involved LAW <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
---------------------------------	--	---

Location: 44 BAL BAY DR X-ST: PARK DR BALFOUR DR	Jur: CAD Service: LAW Agency: BHPD St/Beat: Z1 District: WEST RA: Phone: GP: GZ1S
---	---

Nature: ORDINANCE INVESTIGATION	Alarm Lvl: 1	Priority: 2	Medical Priority:
--	---------------------	--------------------	-------------------

Reclassified Nature:

Caller: Addr:	Phone:	Alarm: Alarm Type:
---------------	--------	--------------------

Vehicle #:	St: FL	Report Only: No	Race:	Sex:	Age:
------------	---------------	------------------------	-------	------	------

Call Taker: Unit: BH40	Console: 8020
-------------------------------	----------------------

Geo-Verified Addr.: Yes	Nature Summary Code:	Disposition: AC	Close Comments:
--------------------------------	----------------------	------------------------	-----------------

Notes: On a zone 1 check this morning at 9:00 AM I was able to observe that the portable toilet was still present at 44 Bal Bay Dr. On a second inspection today at 2:20 PM the portable toilet has been removed as well as all the signs that were on the property. [03/23/26 14:22:03 Unit: BH40]

Times

	<u>Time From Call Received</u>	
Call Received: 03/23/26 14:16:25		Unit Reaction: (1st Dispatch to 1st Arrive)
Call Routed: 03/23/26 14:16:25		En-Route: (1st Dispatch to 1st En-Route)
Call Take Finished: 03/23/26 14:16:25		On-Scene: 000:56:34 (1st Arrive to Last Clear)
1st Dispatch: 03/23/26 14:16:25	(Time Held)	
1st En-Route: 03/23/26 14:16:25		
1st Arrive: 03/23/26 14:16:25	(Reaction Time)	
Last Clear: 03/23/26 15:12:59	000:56:34	

Radio Log

Unit	Empl ID	Type	Description	Time Stamp	Comments (may truncate in portrait)	Close Code	User
BH40	9014	D	Dispatched	03/23/26 14:16:25	Stat/Beat: CODE		Unit: BH40
BH40	9014	E	En-Route	03/23/26 14:16:25	Stat/Beat: CODE		Unit: BH40
BH40	9014	A	Arrived	03/23/26 14:16:25	Stat/Beat: CODE		Unit: BH40
BH40	9014	C	Cleared	03/23/26 15:12:59	[AC]	AC	ALSANCHE

Event Log

Unit	Empl ID	Type	Description	Time Stamp	Comments (may truncate in portrait)	Close Code	User
		TR	Time Received	03/23/26 14:16:25	By: SELF		Unit: BH40
		ENT	Entered Nature	03/23/26 14:16:25	ORDINANCE INVESTIGATION		Unit: BH40

ENT	Entered Street	03/23/26 14:16:25	44 BAL BAY DR	Unit: BH40
FIN	Finished Call Taking	03/23/26 14:16:25		Unit: BH40
ARM	Added Remarks	03/23/26 14:22:03		Unit: BH40
VEV	Viewed Event	03/23/26 14:38:28	User First Viewed Event CAD	ACAMPILLO

FW: Event at 44 Bal Bay Drive

From Alexander Sanchez <alsanchez@balharbourfl.gov>

Date Wed 3/25/2026 9:36 AM

To Janai Conklin <jconklin@balharbourfl.gov>

From: Bal Harbour Civic Association <info@balharbourcivicasociation.com>

Sent: Thursday, March 19, 2026 2:43 PM

To: Oscar Amago <oamago@balharbourfl.gov>

Cc: Alexander Sanchez <alsanchez@balharbourfl.gov>; BHCA Office <team@balharbourcivicasociation.com>

Subject: Event at 44 Bal Bay Drive

This Message Is From an External Sender

This message came from outside your organization.

Good afternoon Lt. Amago,

Following up on our conversation, we have received several reports and requests from residents to inform code enforcement regarding an event taking place at 44 Bal Bay Drive.

Residents have raised concerns about the nature of the event, which appears to be commercial. We were also provided with some additional information which I've included below.

It has also been reported that the event is expected to **continue through Tuesday of next week.**

Please let us know if there is anything further you need from our end.

https://www.instagram.com/reel/DUrOku3E_S-/?igsh=NXQ3YXVjcWZoaWQ%3D

https://www.matchpointmansion.com/miami?campaignId=701TW00000Fvje7YAB&fbclid=PAAdGRleAQpILRleHRuA2FibQIxMQBzcnRjBmFwcF9pZA8xMjQwMjQ1NzQyODc0MTQAAachbyaMo6PyNSFCIMPnF1LAC2ZptjhvvxLEzm5ErTC6A5tlcVkWtyzyUssQhg_aem_5MB_LCmpC15WDOVqRsipmQ&utm_source=ig&utm_medium=social&utm_content=link_in_bio





Best,

--



BAL HARBOUR
CIVIC ASSOCIATION

Ana Chaverria

Property Manager

(305) 340-3445 (O)

(832) 507-3568 (M)

www.balharbourcivicasociation.com

Oscar Amago

OA 0712 5/1/26 1140 AM

From: Bal Harbour Civic Association <info@balharbourcivicassociation.com>
Sent: Thursday, April 30, 2026 2:31 PM
To: Oscar Amago
Cc: BHCA Office
Subject: Re: 44 Bal Bay Visitor Log

This Message Is From an External Sender

This message came from outside your organization.

Correct the below information is for those dates for 44 Bal Bay Drive only.

On Thu, Apr 30, 2026 at 2:15 PM Oscar Amago <oamago@balharbourfl.gov> wrote:

Ana,

Confirming that the visitor log for the dates in question are only for the property owned by Mr. Alman at 44 Bal Bay Drive in Bal Harbour, FL. 33154.

BAI HARBOUR
- VILLAGE -

OSCAR AMAGO, Police Lieutenant

Bal Harbour Police

655 96th St, Bal Harbour, FL 33154

O 305.866.5000

C.305.742.1898

F 305.866.4885

oamago@balharbourfl.gov

From: Bal Harbour Civic Association <info@balharbourcivicassociation.com>
Sent: Tuesday, April 28, 2026 3:51 PM
To: Oscar Amago <oamago@balharbourfl.gov>
Cc: BHCA Office <team@balharbourcivicassociation.com>
Subject: 44 Bal Bay Visitor Log

Hi Lt. Amago,

Per your request, please see the below visitor number log for the dates requested.

Date	Visitors
Mar 18	50
Mar 19	87
Mar 20	116
Mar 21	121
Mar 22	129

Best,

--



Ana Chaverria
Property Manager
(305) 340-3445 (O)
(832) 507-3568 (M)
www.balharbourcivicassociation.com

Subject: **From Richard Alman, 44 Bal Bay Drive, Bal Harbour, FL Request for Hearing Before Special Master**

Date: 4/20/2026 9:57:57 AM Eastern Daylight Time

From: captainrba@aol.com

Dear Sir,

As per the Various Code Violation Notices I have received, I am requesting a hearing Before The Special Master.

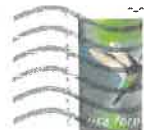
Thank you,

Richard B. Alman
44 Bal Bay Drive
Bal Harbour, FL 33154
305-793-9225

2026 APR 22 AM 11:15
BAL HARBOUR VILLAGE
RECEIVED

ALMAN
44 BAL BAY DR.
BAL HARBOUR, FL 33154

MIAMI FL 330
21 APR 2026 PM 6 L



BAL HARBOUR VILLAGE
C/O VILLAGE CLERK
655 96 ST.

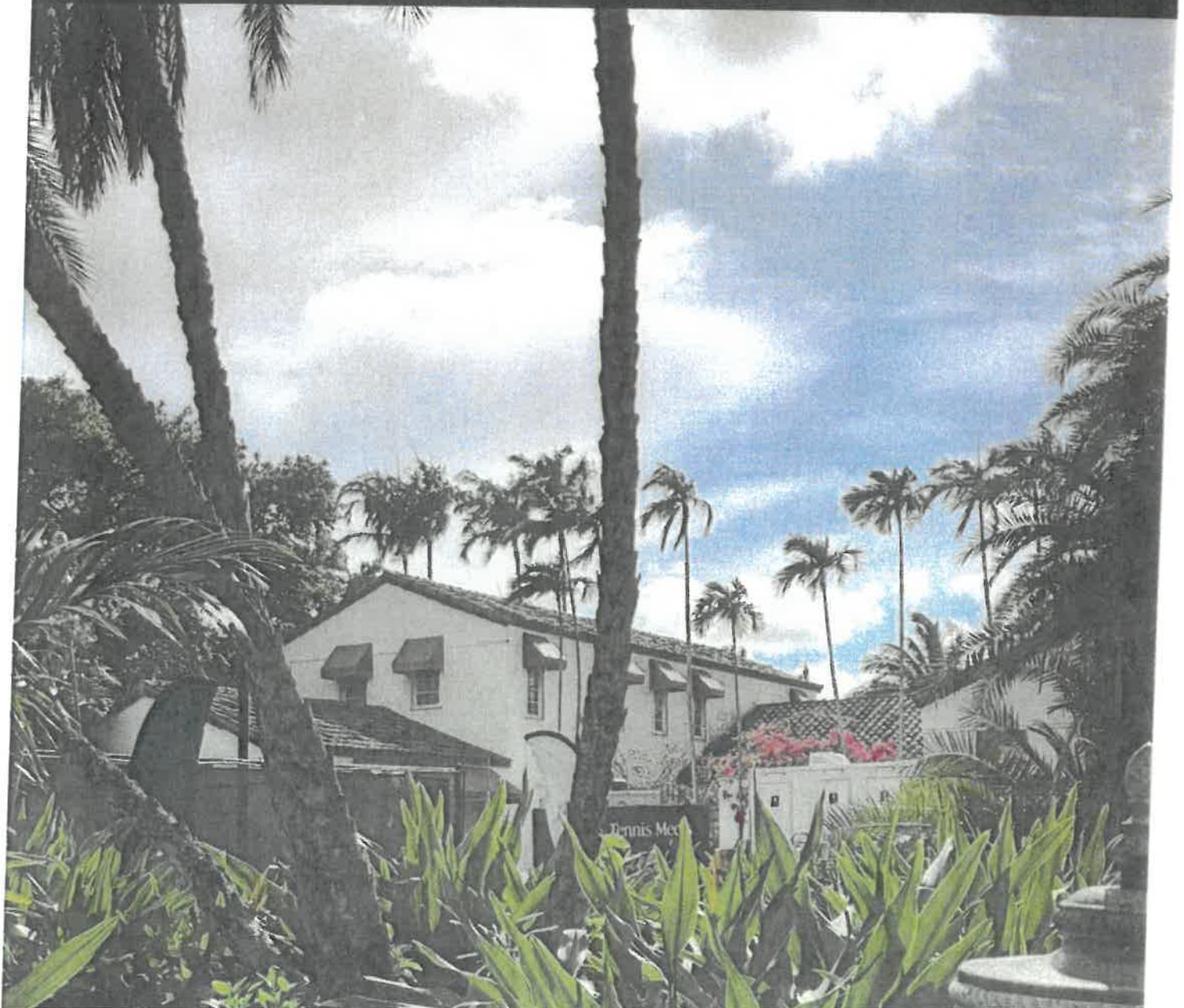
26-0399

8:45

📶 LTE 97



Bal Harbour
Thursday 4:22 PM



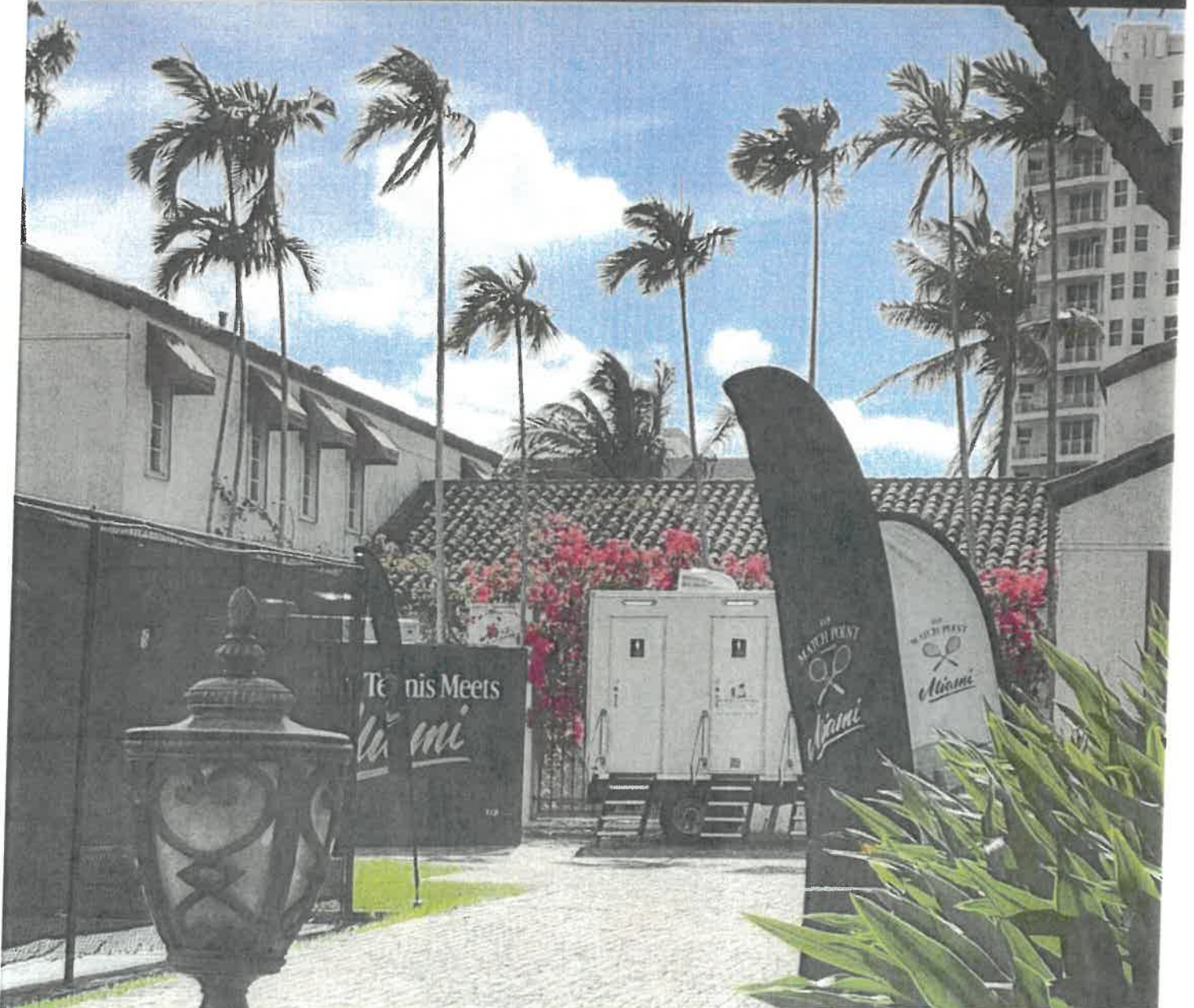
8:45

📶 LTE 97



Bal Harbour

Thursday 4:22 PM



8:45

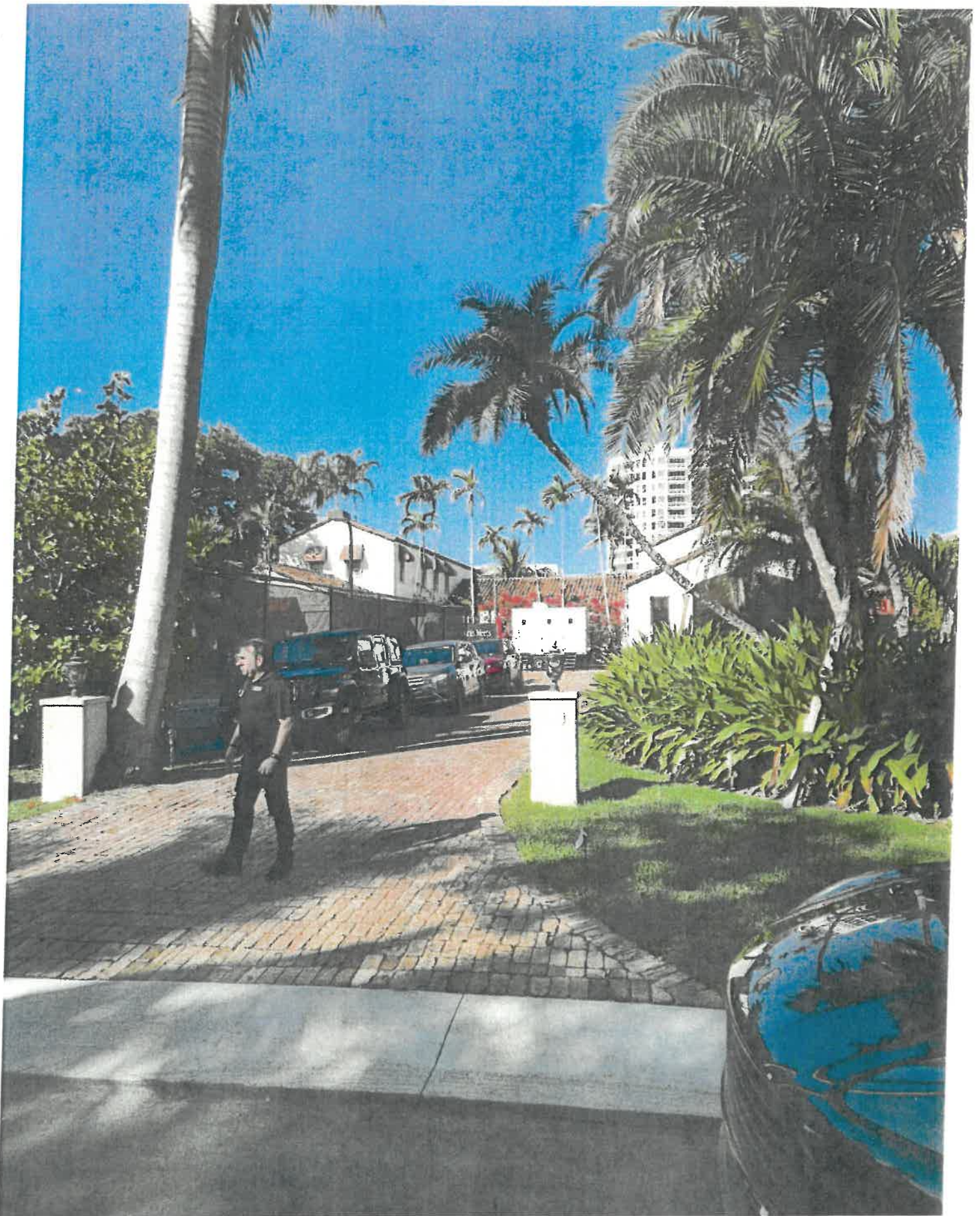
📶 LTE 97



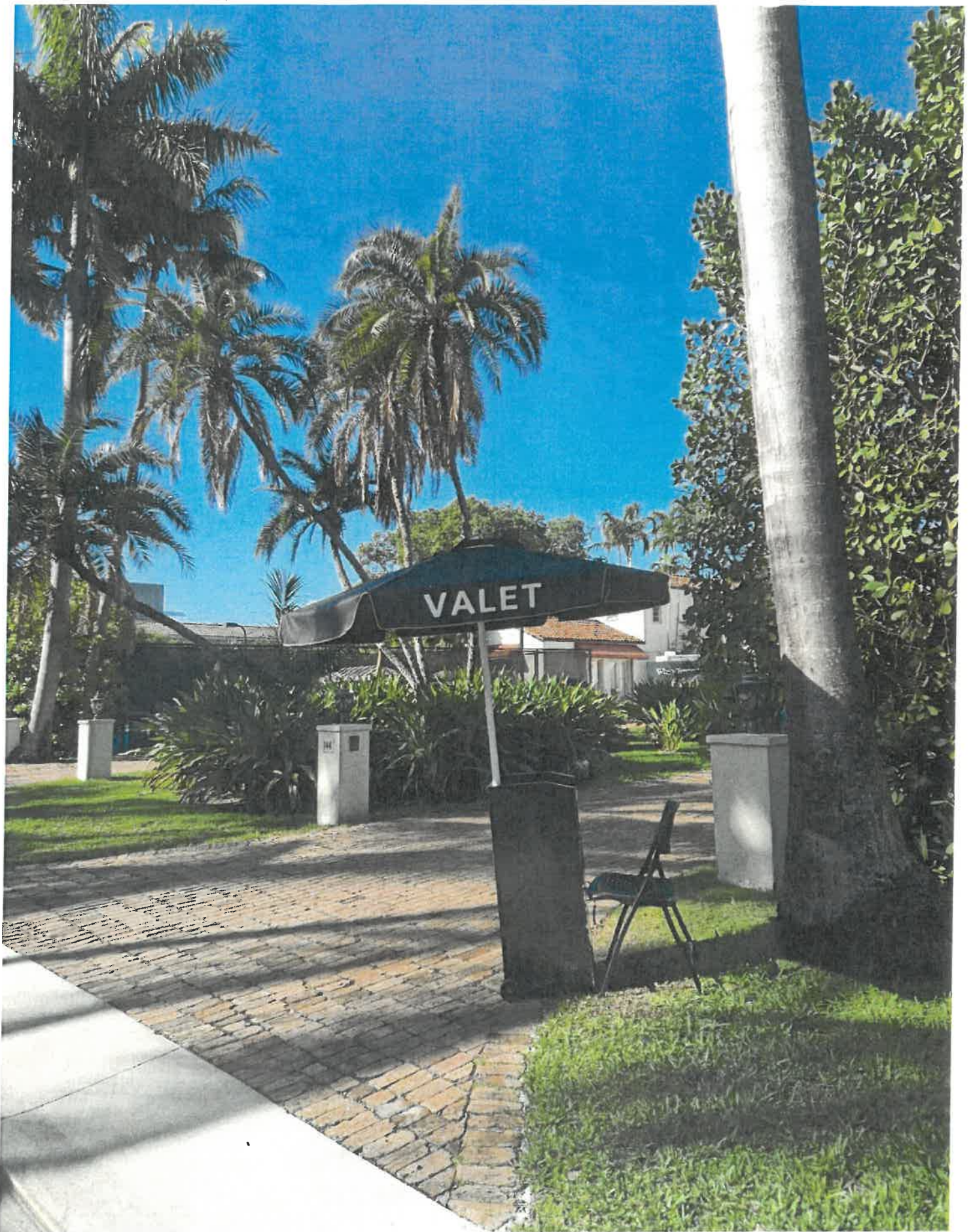
Bal Harbour
Thursday 4:22 PM













Follow-up

BAL HARBOUR POLICE DEPT

Event Report

Event ID: 2026-011667

Call Ref #: 100

Date/Time Received: 03/19/26 15:52:10

Rpt #: Call Source: SELF	Prime BH43 Unit: CONKLIN, JANAI	Services Involved				
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">LAW</td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> </tr> </table>	LAW			
LAW						
Location: BAL BAY/ PARK DR						
X-ST:	Jur:	Service: LAW Agency: BHPD				
Business:	St/Beat:	District: RA:				
	Phone:	GP:				
Nature: ORDINANCE INVESTIGATION	Alarm Lvl: 1	Priority: 2 Medical Priority:				
Reclassified Nature:						
Caller:		Alarm:				
Addr:	Phone:	Alarm Type:				
Vehicle #:	St: FL	Report Only: No Race: Sex: Age:				
Call Taker: TGAUSE	Console: DISP01					
Geo-Verified Addr.: No	Nature Summary Code:	Disposition: AC Close Comments:				
Notes:						

Times

	Time From Call Received	
Call Received: 03/19/26 15:52:10		
Call Routed: 03/19/26 15:52:10		Unit Reaction: (1st Dispatch to 1st Arrive)
Call Take Finished: 03/19/26 15:52:10		En-Route: (1st Dispatch to 1st En-Route)
1st Dispatch: 03/19/26 15:52:10	(Time Held)	On-Scene: 000:50:42 (1st Arrive to Last Clear)
1st En-Route: 03/19/26 15:52:10		
1st Arrive: 03/19/26 15:52:10	(Reaction Time)	
Last Clear: 03/19/26 16:42:52	000:50:42	

Radio Log

Unit	Empl ID	Type	Description	Time Stamp	Comments (may truncate in portrait)	Close Code	User
BH43	9015	D	Dispatched	03/19/26 15:52:10			TGAUSE
BH43	9015	E	En-Route	03/19/26 15:52:10			TGAUSE
BH43	9015	A	Arrived	03/19/26 15:52:10			TGAUSE
BH43	9015	C	Cleared	03/19/26 16:42:52	[AC]	AC	JCONKLIN

Event Log

Unit	Empl ID	Type	Description	Time Stamp	Comments (may truncate in portrait)	Close Code	User
		TR	Time Received	03/19/26 15:52:10	By: SELF		TGAUSE
		ENT	Entered Street	03/19/26 15:52:10	BAL BAY/ PARK DR		TGAUSE

Event ID: 2026-011667

Call Ref #: 100

ORDINANCE INVESTIGATION at BAL BAY/ PARK DR

ENT Entered Nature 03/19/26 15:52:10 ORDINANCE INVESTIGATION
FIN Finished Call Taking 03/19/26 15:52:10

TGAUSE
TGAUSE

COMMUNICATIONS

Event Report

Event ID: 2026-011815

Call Ref #: 116

Date/Time Received: 03/20/26 16:37:45

Rpt #: 26-0399

Prime BH43

Services Involved

Call Source: SELF

Unit: CONKLIN, JANAI

LAW			
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Location: 44 BAL BAY DR

X-ST: PARK DR
BALFOUR DR

Jur: CAD Service: LAW Agency: BHPD
St/Beat: Z1 District: WEST RA:
Phone: GP: GZ1S

Business:

Nature: **ORDINANCE VIOLATION** Alarm Lvl: 1 Priority: 2 Medical Priority:

Reclassified Nature:

Caller: Alarm:
Addr: Phone: Alarm Type:

Vehicle #: St: FL Report Only: No Race: Sex: Age:

Call Taker: Unit: BH43 Console: 8041

Geo-Verified Addr.: Yes Nature Summary Code: 14 Disposition: RPT Close Comments:

Notes: A portable toilet is on the property without a work permit. Per Section 6-27 placement of a portable toilet it is unlawful to have portable bathrooms without the proper permits. A fine of 250 per day starting from March 17th until the portable toilet is removed from site will occur. A violation is being issued. [03/20/26 16:50:46 Unit: BH43]

Times

Call Received: 03/20/26 16:37:45	<u>Time From Call Received</u>	
Call Routed: 03/20/26 16:37:45		Unit Reaction: (1st Dispatch to 1st Arrive)
Call Take Finished: 03/20/26 16:37:45		En-Route: (1st Dispatch to 1st En-Route)
1st Dispatch: 03/20/26 16:37:45	(Time Held)	On-Scene: 001:12:50 (1st Arrive to Last Clear)
1st En-Route: 03/20/26 16:37:45		
1st Arrive: 03/20/26 16:37:45	(Reaction Time)	
Last Clear: 03/20/26 17:50:35	001:12:50	

Radio Log

Unit	Empl ID	Type	Description	Time Stamp	Comments (may truncate in portrait)	Close Code	User
BH43	9015	D	Dispatched	03/20/26 16:37:45			Unit: BH43
BH43	9015	E	En-Route	03/20/26 16:37:45			Unit: BH43
BH43	9015	A	Arrived	03/20/26 16:37:45			Unit: BH43
BH43	9015	C	Cleared	03/20/26 17:50:35	RPT [RPT]	RPT	DDANGER

Event Log

Unit	Empl ID	Type	Description	Time Stamp	Comments (may truncate in portrait)	Close Code	User
		TR	Time Received	03/20/26 16:37:45	By: SELF		Unit: BH43
		ENT	Entered Nature	03/20/26 16:37:45	ORDINANCE VIOLATION		Unit: BH43

ENT	Entered Street	03/20/26 16:37:45	44 BAL BAY DR	Unit: BH43
FIN	Finished Call Taking	03/20/26 16:37:45		Unit: BH43
VEV	Viewed Event	03/20/26 16:38:03	User First Viewed Event CAD	MWITHERS
RPT	Requested Report#	03/20/26 16:38:05	BHPD Report #26-0399	MWITHERS
ARM	Added Remarks	03/20/26 16:50:46		Unit: BH43
VEV	Viewed Event	03/20/26 16:51:23	User First Viewed Event CAD	DDANGER

COMMUNICATIONS

Event Report

Event ID: 2026-012026

Call Ref #: 54

Date/Time Received: 03/22/26 09:18:21

Rpt #:	Prime BH42	Services Involved				
Call Source: SELF	Unit: OSTROFSKY, STACI	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">LAW</td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> </tr> </table>	LAW			
LAW						

Location: 44 BAL BAY DR			
X-ST: PARK DR	Jur: CAD	Service: LAW	Agency: BHPD
BALFOUR DR	St/Beat: Z1	District: WEST	RA:
Business:	Phone:		GP: GZ1S

Nature: ORDINANCE INVESTIGATION	Alarm Lvl: 1	Priority: 2	Medical Priority:
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Reclassified Nature:

Caller:	Alarm:
Addr:	Alarm Type:
	Phone:

Vehicle #:	St: FL	Report Only: No	Race:	Sex:	Age:
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Call Taker: DDANGER	Console: DISP01
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Geo-Verified Addr.: Yes	Nature Summary Code:	Disposition: AC	Close Comments:
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Notes: writing supplements to reports
 26-0396
 26-0397
 26-0399 [03/22/26 10:36:01 Unit: BH42]

Times

	<u>Time From Call Received</u>	
Call Received: 03/22/26 09:18:21		Unit Reaction: (1st Dispatch to 1st Arrive)
Call Routed: 03/22/26 09:18:22	000:00:01	En-Route: (1st Dispatch to 1st En-Route)
Call Take Finished: 03/22/26 09:18:22	000:00:01	On-Scene: 002:12:05 (1st Arrive to Last Clear)
1st Dispatch: 03/22/26 09:18:22	000:00:01 (Time Held)	
1st En-Route: 03/22/26 09:18:22	000:00:01	
1st Arrive: 03/22/26 09:18:22	000:00:01 (Reaction Time)	
Last Clear: 03/22/26 11:30:27	002:12:06	

Radio Log

Unit	Empl ID	Type	Description	Time Stamp	Comments (may truncate in portrait)	Close Code	User
BH42	9013	D	Dispatched	03/22/26 09:18:22			DDANGER
BH42	9013	E	En-Route	03/22/26 09:18:22			DDANGER
BH42	9013	A	Arrived	03/22/26 09:18:22			DDANGER
BH19	0114	D	Dispatched	03/22/26 09:18:33	54		DDANGER
BH19	0114	E	En-Route	03/22/26 09:18:33	54		DDANGER
BH19	0114	C	Cleared	03/22/26 11:07:50	[NR]	NR	RSMITH
BH42	9013	C	Cleared	03/22/26 11:30:27	[AC]	AC	SOSTROFS

Event ID: 2026-012026

Call Ref #: 54

ORDINANCE INVESTIGATION at 44 BAL BAY DR

Event Log

Unit	Empl ID	Type	Description	Time Stamp	Comments (may truncate in portrait)	Close Code	User
		TR	Time Received	03/22/26 09:18:21	By: SELF		DDANGER
		ENT	Entered Nature	03/22/26 09:18:22	ORDINANCE INVESTIGATION		DDANGER
		ENT	Entered Street	03/22/26 09:18:22	44 BAL BAY DR		DDANGER
		FIN	Finished Call Taking	03/22/26 09:18:22			DDANGER
		ARM	Added Remarks	03/22/26 10:36:01			Unit:BH42
BH19	0114	NCIC	QRY: Names	03/22/26 10:48:41	1) Unit:BH19 LNAME= FNAME= DOB=		Unit:BH19
BH19	0114	...	QRY: Names...	03/22/26 10:48:41	2) OLN=E216420621100 OLN= S2SAge		Unit:BH19
		VEV	Viewed Event	03/22/26 11:23:17	User First Viewed Event CAD		MWITHERS

COMMUNICATIONS

Event Report

Event ID: **2026-012191**

Call Ref #: 84

Date/Time Received: **03/23/26 14:16:25**

Rpt #: Call Source: SELF	Prime BH40 Unit: SANCHEZ, ALEXANDER	Services Involved <table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 25%;">LAW</td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> </tr> </table>	LAW			
LAW						
Location: 44 BAL BAY DR						
X-ST: PARK DR BALFOUR DR	Jur: CAD St/Beat: Z1 Phone:	Service: LAW District: WEST Agency: BHPD RA: GP: GZ1S				
Nature: ORDINANCE INVESTIGATION		Alarm Lvl: 1 Priority: 2 Medical Priority:				
Reclassified Nature:						
Caller: Addr:		Alarm: Alarm Type:				
Vehicle #:	St: FL Report Only: No	Race: Sex: Age:				
Call Taker: Unit: BH40		Console: 8020				
Geo-Verified Addr.: Yes Nature Summary Code: Disposition: AC Close Comments:						
Notes: On a zone 1 check this morning at 9:00 AM I was able to observe that the portable toilet was still present at 44 Bal Bay Dr. On a second inspection today at 2:20 PM the portable toilet has been removed as well as all the signs that were on the property. [03/23/26 14:22:03 Unit: BH40]						

Times

	Time From Call Received	
Call Received: 03/23/26 14:16:25		
Call Routed: 03/23/26 14:16:25		Unit Reaction: (1st Dispatch to 1st Arrive)
Call Take Finished: 03/23/26 14:16:25		En-Route: (1st Dispatch to 1st En-Route)
1st Dispatch: 03/23/26 14:16:25	(Time Held)	On-Scene: 000:56:34 (1st Arrive to Last Clear)
1st En-Route: 03/23/26 14:16:25		
1st Arrive: 03/23/26 14:16:25	(Reaction Time)	
Last Clear: 03/23/26 15:12:59	000:56:34	

Radio Log

Unit	Empl ID	Type	Description	Time Stamp	Comments (may truncate in portrait)	Close Code	User
BH40	9014	D	Dispatched	03/23/26 14:16:25	Stat/Beat: CODE		Unit: BH40
BH40	9014	E	En-Route	03/23/26 14:16:25	Stat/Beat: CODE		Unit: BH40
BH40	9014	A	Arrived	03/23/26 14:16:25	Stat/Beat: CODE		Unit: BH40
BH40	9014	C	Cleared	03/23/26 15:12:59	[AC]	AC	ALSANCHE

Event Log

Unit	Empl ID	Type	Description	Time Stamp	Comments (may truncate in portrait)	Close Code	User
		TR	Time Received	03/23/26 14:16:25	By: SELF		Unit: BH40
		ENT	Entered Nature	03/23/26 14:16:25	ORDINANCE INVESTIGATION		Unit: BH40

ENT	Entered Street	03/23/26 14:16:25	44 BAL BAY DR	Unit: BH40
FIN	Finished Call Taking	03/23/26 14:16:25		Unit: BH40
ARM	Added Remarks	03/23/26 14:22:03		Unit: BH40
VEV	Viewed Event	03/23/26 14:38:28	User First Viewed Event CAD	ACAMPILLO

FW: Event at 44 Bal Bay Drive

From Alexander Sanchez <alsanchez@balharbourfl.gov>

Date Wed 3/25/2026 9:36 AM

To Janai Conklin <jconklin@balharbourfl.gov>

From: Bal Harbour Civic Association <info@balharbourcivicassociation.com>

Sent: Thursday, March 19, 2026 2:43 PM

To: Oscar Amago <oamago@balharbourfl.gov>

Cc: Alexander Sanchez <alsanchez@balharbourfl.gov>; BHCA Office <team@balharbourcivicassociation.com>

Subject: Event at 44 Bal Bay Drive

This Message Is From an External Sender

This message came from outside your organization.

Good afternoon Lt. Amago,

Following up on our conversation, we have received several reports and requests from residents to inform code enforcement regarding an event taking place at 44 Bal Bay Drive.

Residents have raised concerns about the nature of the event, which appears to be commercial. We were also provided with some additional information which I've included below.

It has also been reported that the event is expected to **continue through Tuesday of next week.**

Please let us know if there is anything further you need from our end.

https://www.instagram.com/reel/DUROku3E_S-/?igsh=NXQ3YXVjcWZoaWQ%3D

https://www.matchpointmansion.com/miami?campaignId=701TW00000Fvje7YAB&fbclid=PAAdGRleAQpILRleHRuA2FibQIxMQBzcnRjBmFwcF9pZA8xMjQwMjQ1NzQyODc0MTQAAachbyaMo6PyNSFCIMPnF1LAC2ZptjhvvxLEzm5ErTC6A5tlcVkWtyzyUssQhg_aem_5MB_LCmpC15WDOVqRsipmQ&utm_source=ig&utm_medium=social&utm_content=link_in_bio





Best,

--



BAL HARBOUR
CIVIC ASSOCIATION

Ana Chaverria

Property Manager

(305) 340-3445 (O)

(832) 507-3568 (M)

www.balharbourcivicasociation.com

Oscar Amago

AT 0713 5/1/26 1140 AM

From: Bal Harbour Civic Association <info@balharbourcivicasociation.com>
Sent: Thursday, April 30, 2026 2:31 PM
To: Oscar Amago
Cc: BHCA Office
Subject: Re: 44 Bal Bay Visitor Log

This Message Is From an External Sender

This message came from outside your organization.

Correct the below information is for those dates for 44 Bal Bay Drive only.

On Thu, Apr 30, 2026 at 2:15 PM Oscar Amago <oamago@balharbourfl.gov> wrote:

Ana,

Confirming that the visitor log for the dates in question are only for the property owned by Mr. Alman at 44 Bal Bay Drive in Bal Harbour, FL. 33154.

BAL HARBOUR
- VILLAGE -

OSCAR AMAGO, Police Lieutenant

Bal Harbour Police

655 96th St, Bal Harbour, FL 33154

O 305.866.5000

C.305.742.1898

F 305.866.4885

oamago@balharbourfl.gov

From: Bal Harbour Civic Association <info@balharbourcivicsociation.com>
Sent: Tuesday, April 28, 2026 3:51 PM
To: Oscar Amago <oamago@balharbourfl.gov>
Cc: BHCA Office <team@balharbourcivicsociation.com>
Subject: 44 Bal Bay Visitor Log

Hi Lt. Amago,

Per your request, please see the below visitor number log for the dates requested.

Date	Visitors
Mar 18	80
Mar 19	87
Mar 20	116
Mar 21	121
Mar 22	129

Best,

--



Ana Chaverria
Property Manager
(305) 340-3445 (O)
(832) 507-3568 (M)
www.balharbourcivicsociation.com

Subject: **From Richard Alman, 44 Bal Bay Drive, Bal Harbour, FL Request for Hearing Before Special Master**

Date: 4/20/2026 9:57:57 AM Eastern Daylight Time

From: captainrba@aol.com

Dear Sir,

As per the Various Code Violation Notices I have received, I am requesting a hearing Before The Special Master.

Thank you,

Richard B. Alman
44 Bal Bay Drive
Bal Harbour, FL 33154
305-793-9225

341 HARBOUR VILLAGE
RECEIVED
2026 APR 22 AM 11:15

ALMAN
44 BAL BAY DR.
BAL HARBOUR, FL 33154

MIAMI FL 330
21 APR 2026 PM 6 L



BAL HARBOUR VILLAGE
C/O VILLAGE CLERK
655 96 ST.