



MIAMI BEACH

OFFICE OF THE CITY MANAGER

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CITY CLERK'S OFFICE
LETTER TO COMMISSION

TO: Mayor Matti Herrera Bower and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager 

DATE: November 1, 2010

SUBJECT: **Stalled Construction at 25, 51, 105, 111, 115, 125, and 135 North Shore Drive**

At the October 5, 2010 Neighborhoods/Community Affairs Committee meeting, Commissioner Libbin voiced concern regarding stalled construction on Normandy Shores and asked the Administration to provide him with a report on the status of the properties. Specifically, he wanted to know if the permits had expired, and when renewed/reissued, if a performance bond could be included as a requirement of the permitting process. The specific properties included are 25, 51, 105, 111, 115, 125, and 135 North Shore Drive.

The owner of these properties is Normandy Shores, LLC, an inactive corporation with a Fort Lauderdale address. Construction at these properties has been inactive for approximately two years. The construction firms working at these addresses have either dissolved, are inactive, or stopped working at the site.

Commissioner Libbin asked if future permits for construction are issued, could the City require a performance bond for any future work. The City is investigating the possibility of having this as a requirement for future permits, and will return to the Land Use and Development Committee with the results of that research.

As to the condition of these sites, the properties became unsecured and were not being maintained. The City issued notices of violation from both Code Compliance Officers and Building Inspectors beginning in July 2008. Since the property owner has been non-responsive, City contractors have been utilized to secure and maintain the properties. The total amount owed to the City for services through October 20, 2010 approximately \$385,000, broken down as follows: \$37,861.39 for property maintenance contractors, Special Master fines in the amount of \$346,732.53, and Sanitation and Special Master Administrative Fees in the amount of \$325.00. Special Master fines continue to accrue at a rate of \$500 per day.

In early October, there was a barge moored in the waterway behind these properties. The barge was experiencing mechanical problems and was not affiliated with any of these properties. Code Compliance set a date of October 13, 2010 for removal of the barge and it was removed on that date.

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These properties are inspected regularly by Code Compliance staff to ensure that the property is maintained appropriately. The last time these properties were serviced by a City contractor was the first week of October 2010. It is important to note that the overgrowth must reach a point of violation before the City can have these properties serviced and invoice the property owner.

Please feel free to contact Cynthia Curry, Building Director, if you have any questions regarding this issue.


JMG/JGG/CWC/kt