

UNSAFE STRUCTURES BOARD HEARING MINUTES OF January 19th, 2011

Members Present: James Cueva, CH James Starkweather Robert Sweeney
Jose Escandell Carlos Naumann Benjamin Essien
Kevin Deeb Amy Riley Abel Ramirez
Gordon Loader, VC

Excused: Emile Amedee Jose Vera

Staff: Kathy Charles, Acting Clerk of the Board
Latisha Byrd, Board Recording Secretary
Edward Shafer, Asst. County Attorney

Court Reporter: Fernando Subirats, APEX Reporting Group

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:30 P.M. on Wednesday, January 19th, 2011, on the 2nd Floor, Conference Room I & J, of the Herbert Saffir Permitting & Inspection Center, Building and Neighborhood Compliance Office located at 11805 SW 26th Street, Miami, Florida, 33175.

Mr. James Cueva requested a motion to approve and accept the minutes of the December 8th, 2010 Unsafe Structures Board meeting. Mr. Starkweather moved to accept the minutes of the board meeting. Mr. Sweeney seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Ms. Kathy Charles then announced the following Building & Neighborhood Compliance Department, City of Miami Gardens and City of Doral cases that were **agreements with the Building Inspector/Official:**

Building & Neighborhood Compliance Office:

DC20100135036U	12161 NW 157 Street
DC20100137701U	16400 NW 127 Avenue
DC20100137735U	3218 NW N. River Drive
DC20100138686U	17900 NW 132 Avenue
DC20100138973U	13190 NW 186 Street
DC20100139241U	13101 NW 182 Street
DC20100139413U	14001 NW 186 Street A/K/A 13801, 13851, 13791 & 14005
DC20100139415U	14005 NW 186 Street
DC20100139417U	13801 NW 186 Street
DCF2009108798U	7000 NW 25 Street, #1
DCF2009109229U	10411 SW 184 Terrace, #1
DCF2009109617U	7300 SW 82 Street, #1
DCF2009109618U	7304 SW 82 Street, #1
DCF2009109619U	7308 SW 82 Street, #1
DCF2009109620U	7310 SW 82 Street, #1
DCF2009109621U	7320 SW 82 Street, #1
DCF2009109622U	7324 SW 82 Street, #1
DCF2009109623U	7328 SW 82 Street, #1
DCF2009109625U	7330 SW 82 Street, #1
DCF2009109626U	7340 SW 82 Street, #1
DCF2009109627U	7344 SW 82 Street, #1
DCF2009109628U	7348 SW 82 Street, #1

Building & Neighborhood Compliance Office:

DCF2009109629U	7350 SW 82 Street, #1
DCF2009109630U	7360 SW 82 Street, #1
DCF2009109631U	7364 SW 82 Street, #1
DCF2009109633U	7368 SW 82 Street, #1
DCF2009109634U	7370 SW 82 Street, #1
DCF2009109635U	7440 SW 82 Street, #1
DCF2009109636U	7410 SW 82 Street, #1
DCF2009109637U	7420 SW 82 Street, #1
DCF2009109638U	7424 SW 82 Street, #1
DCF2009109639U	7426 SW 82 Street, #1
DCF2009109640U	7430 SW 82 Street, #1
DCF2009109641U	7500 SW 82 Street, #1
DCF2009109642U	7520 SW 82 Street, #1
DCF2009109643U	7530 SW 82 Street, #1
DCF2009109644U	7550 SW 82 Street, #1
DCF2009109645U	7560 SW 82 Street, #1
DCF2009109646U	7570 SW 82 Street, #1
DCF2009109647U	7580 SW 82 Street, #1
DCF2009109648U	7590 SW 82 Street, #1
DCF2009109649U	7600 SW 82 Street, #1
DCF2009109650U	7610 SW 82 Street, #1
DCF2009109651U	7620 SW 82 Street, #1
DCF2009109652U	7650 SW 82 Street, #1
DCF2009109653U	7660 SW 82 Street, #1
DCF2009109654U	7670 SW 82 Street, #1
DCF2009109655U	7680 SW 82 Street, #1

City of Doral:

US10-00006	5095 NW 79 Avenue, Bldg. 2
US10-00007	5015 NW 79 Avenue, Bldg. 1
US10-00008	5015 NW 79 Ave., Bldg. 2 A/K/A 5021 NW 79 Ave.
US10-00009	7733 NW 53 Street
US10-00010	3050 NW 77 Court
US10-00011	3100 NW 77 Court
US10-00012	7801 NW 37 Street
US10-00015	11411 NW 25 Street, Bldg. 4 (Maintenance Bldg.)
US10-00016	2173 NW 99 Avenue, Bldg. 1
US10-00017	2173 NW 99 Avenue, Bldg. 2
US10-00018	2173 NW 99 Avenue, Bldg. 3
US10-00019	11411 NW 25 Street, Bldg. 1, (Maintenance Shop)

City of Miami Gardens:

US2010-010	3840 NW 210 Terrace
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Ms. Charles announced that the following Building & Neighborhood Compliance Department and City of North Miami Beach cases were **No Contest/No Show with the Building Official:**

Building & Neighborhood Compliance Department:

DC20100137721U	26000 SW 139 Avenue
DC20100138080U	11800 SW 18 Street
DC20100139418U	12940 NW 202 Street
DCF2009109017U	480 W 78 Court, #1

City of North Miami Beach:

NMB2010-020	2498 NE 136 Street
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Ms. Charles then announced that the following Building & Neighborhood Compliance Department, City of North Miami Beach and City of Miami cases were **Withdrawn/Deferred:**

Building & Neighborhood Compliance Department:

DC20100138132U	16301 NW 129 Avenue
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City of Miami:

M11-001	7301 Biscayne Blvd.
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City of North Miami Beach:

NMB2010-003	1509 NE 153 Terrace
NMB2010-005	2121 NE 168 Street, #1
NMB2010-006	2121 NE 168 Street, #2
NMB2010-007	2121 NE 168 Street, #3
NMB2010-008	2121 NE 168 Street, #4
NMB2010-009	2121 NE 168 Street, #5
NMB2010-010	2121 NE 168 Street, #6
NMB2010-011	2121 NE 168 Street, #7
NMB2010-012	2121 NE 168 Street, #8
NMB2010-013	2121 NE 168 Street, #9
NMB2010-014	2121 NE 168 Street, #10
NMB2010-015	2121 NE 168 Street, #11
NMB2010-016	2121 NE 168 Street, #12

The cases and photographs were submitted to the Board for review and were called by Ms. Charles.

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, agreed and uncontested cases and uphold the decisions of the Building Official. Mr. Starkweather moved to accept the withdrawals, agreed and uncontested cases as called by Ms. Charles. Mr. Sweeney seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva then informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

Heard Cases

The Building Officials and Appellants being heard by the Unsafe Structures Board were sworn in at 2:15 P.M. by the court reporter.

Ms. Charles then called forth the first case to be heard by the Building & Neighborhood Compliance Department, Unsafe Structures Unit.

Building & Neighborhood Compliance Department:

DC20090127473U

1321 NE Miami Gardens Drive

Mr. Monte Lee, Building Inspector, gave an account of the structure and recommended that “A report in the format required by the Miami-Dade County Building & Neighborhood Compliance Department prepared by a Florida registered Professional Engineer or Architect must be submitted to the Miami-Dade County Building & Neighborhood Compliance Department every ninety (90) days from today’s date instead of 60 days certifying that the buildings or structures are safe and not a danger to occupants and outline the continued progress.”

Mr. Lee further explained to the Board that the owner is present because they requested an extension of time before the expiration date of the Board Order.

Ms. Peggy Stroker, President, gave a description of the property and stated that they have gone through a transition with the property. She informed the Board that they have hired a new Engineer in the past year to move forward on the 40 year recertification and they are working diligently to bring these matters to a constructive resolution. Ms. Stroker further informed the Board that the Association does take this situation very seriously. She then explained to the Board their matter as to why they don’t have any funds and requested additional time to bring the property up to code.

Mr. Lee informed the Board the timeframes that the owners initially had to obtain a permit to do the necessary repairs to the structures of the Board Order from April’s hearing.

Mr. Cueva asked if the association attempted to obtain a permit.

Mr. Lee replied that plans had been submitted and that the property owner requested an extension of time before the expiration date. Mr. Lee enlightened the Board that an inspection was not performed because the inspector was not able to gain access on the property.

Mr. Cueva then asked the property owner how much time is needed.

Mr. Daniel Rosenbaum, Attorney, responded that 60 months would be enough time due to the scope of work that is needed to complete all the necessary repairs. He then informed the Board that Buckley Towers has been able to secure a permit for the repairs to its roofs, but has not been able to obtain permits for all of its repairs because it does not have the financial resources to do so. Mr. Rosenbaum, further informed the Board that in order to secure permits and make repairs to its building, they must obtain the insurance proceeds it is entitled, which they should receive in March.

Mr. Raul Schwerdt, Engineer, explained to the Board the milestones for the master restoration to complete the project of the Buckley Towers. He then requested additional time to complete the work.

Mr. Starkweather stated that his concern of the building is a fire hazard.

After some discussion, Mr. Loader made a motion that, “The Board’s prior ruling is modified to allow for extension of time to complete all remaining items as outlined in the April 15th, 2009 Board Order. (See Attachment) The following are conditions of the extension:

A report in the format required by the Miami-Dade County Building & Neighborhood Compliance Department prepared by a Florida registered Professional Engineer or Architect must be submitted to the Miami-Dade County Building & Neighborhood Compliance Department every ninety (90) days from today's date certifying that the buildings or structures are safe and not a danger to occupants and outline the continued progress; (b) The fire alarm is to remain operational to the satisfaction to the Building & Neighborhood Department; (c) The building permit must be obtained by a qualified homeowner or a licensed contractor pursuant to section 10-5(2) of the Miami Dade County code with seven (7) months from today; (d) The completion or repair of said structures shall conform to the Florida Building Code unless application is made pursuant to the provisions of section 8-11(g) of the code of Miami Dade County and shall be completed within fifty-three (53) months from today's date; (e) Adhere to a 40 year recertification requirements with priority for any repairs." Mr. Essein seconded the motion.

Ms. Charles administered a roll call vote as requested by Mr. Cueva.

Motion passed 7 to 2. (Mr. Kevin Deeb and Mr. James Cueva opposed)

(For a verbatim version, please refer to the transcripts)

Ms. Charles then called forth the second and third case to be heard by the Building & Neighborhood Compliance, Unsafe Structures Unit.

Building & Neighborhood Compliance:

DC20100136467U

12025 NW 162 Street

DC20100136448U

11970 NW 162 Street

Mr. Monte Lee, Building Inspector, gave an account of the structures and recommended that "Said structure shall be demolished by an individual qualified to obtain a demolition permit within sixty (60) days from today from the unsafe structures unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible."

Mr. Lee further explained to the Board that the owner needed to obtain a permit to resolve the issues of the property. He gave a description of the structures that were repaired without a permit. Mr. Lee then informed the Board that Ms. Hernandez requested an extension of time before the expiration date.

Ms. Ana Hernandez, Owner, stated that some issues occurred, that were beyond her control. She then requested a year to bring the property up to code.

Mr. Cueva asked if the Board retained jurisdiction on this case.

Mr. Lee responded "No", the Board did not retain jurisdiction on this case.

Mr. Sweeney then asked if the property was a danger to the public.

Ms. Hernandez replied "no." She then informed the Board that they requested an extension prior to the expiration date of the Board Order.

Mr. Sweeney then asked the property owner how much time is needed.

Ms. Hernandez responded that 12 months will be enough time.

Mr. Loader stated how does the property owner know how much time is needed if she doesn't have any funds. He then asked what is the property being used for.

Ms. Hernandez replied that Goats, Chickens and Ducks are on land of the property.

After some discussion, Mr. Deeb made a motion that, "The Board's prior ruling is modified to allow for extension of time until January 19th, 2012 to complete all the items outlined in the September 15th, 2010 Board Order. (See Attachment) A building permit must be obtained for all repairs or items to be completed as the structure shall be completed within twelve (12) months from today. OR Said structure shall be demolished by an individual qualified to obtain a demolition permit and demolish structure within twelve (12) months from today." Mr. Starkweather seconded the motion.

Ms. Charles administered a roll call vote as requested by Mr. Cueva.

Motion passed 7 to 2. (Mr. Robert Sweeney and Mr. Abel Ramirez opposed)

(For a verbatim version, please refer to the transcripts)

Ms. Charles then called forth the fourth case to be heard by the Building & Neighborhood Compliance, Unsafe Structures Unit.

Building & Neighborhood Compliance:

DC20100134696U

16480 NW 117 Avenue

Mr. Lee gave an account of the structure and recommended that "The structures (B), (C), (F), (G), (H) & (L) are to be maintained secure, clean and sanitary, free of debris, overgrown grass or weeds and free of discoloration of graffiti. Said structures (B), (C), (F), (G), (H) & (L) must be repaired or completed. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted first to the Unsafe Structures Unit for approval. The building permit must be obtained by a qualified homeowner or a licensed contractor pursuant to section 10-5(2) of the Miami-Dade County Code within one hundred eighty (180) days from today. The completion or repair of said structures (B), (C), (F), (G), (H) & (L) shall conform to the Florida Building Code unless application is made pursuant to the provisions of section 8-11(g) of the code of Miami-Dade County and shall be completed within one hundred twenty (120) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible."

Mr. Lee further explained to the Board that the owner needed to obtain a permit to resolve the issues of the property. He gave a description of the structures that were repaired without a permit. Mr. Lee then informed the Board that the owner requested an extension of time before the expiration date.

Mr. Michael Marrero, Attorney, informed the Board that circumstances occurred to prevent him from bringing the property up to code. He explained to the Board that the owner would like to bring the property up to code, but he will need more time to do so. Mr. Marrero then requested additional time.

Mr. Cueva asked what are the circumstances that occurred.

Mr. Marrero replied that the owner has been having some issues with Zoning. He explained that the license has been issued, but additional time is needed to comply because of the work that is needed to be done on each structure. Mr. Marrero further explained the structures and also replied that the power is off.

Mr. Cueva then asked if all the structures have the same issue.

Mr. Marrero replied that the structures are not much of a difference. He further informed the Board that the license has been issued and they are working diligently to resolve the issue.

Mr. Starkweather asked how much time is needed.

Mr. Marrero responded that he needed at least nine months.

Mr. Cueva asked if everything had been submitted to the Building Department.

Mr. Marrero replied "Yes". He then informed the Board that everything is in the system.

After some discussion, Mr. Naumann made a motion that, "The Board's prior ruling is modified to allow for extension of time until January 19th, 2012 to complete the remaining structures (B), (C), (F), (G), (H) & (L) as outlined in the June 3rd, 2010 Board Order. (See Attachment) The following condition of the extension: Said structures (B), (C), (F), (G), (H) & (L) must be repaired. A building permit must be obtained for all repairs or items to be completed and complete repairs within twelve (12) months from today. OR Said structures (B), (C), (F), (G), (H) & (L) shall be demolished by an individual qualified to obtain a demolition permit and demolished within three hundred sixty-five (365) days from today." Ms. Riley seconded the motion.

Ms. Charles administered a roll call vote as requested by Mr. Cueva.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

There being no further business, a motion was made by Mr. Starkweather to adjourn the meeting at 3:40 P.M. and seconded by Mr. Essien.

Prepared by: _____
Recording Secretary

Chairperson

Date: _____

UNSAFE STRUCTURES BOARD HEARING MINUTES OF February 16th, 2011

Members Present: James Cueva, CH James Starkweather Robert Sweeney
Jose Escandell Carlos Naumann Benjamin Essien
Amy Riley Abel Ramirez Emile Amedee
Gordon Loader, VC

Excused: Kevin Deeb

Staff: Kathy Charles, Acting Clerk of the Board
Latisha Byrd, Board Recording Secretary
Edward Shafer, Asst. County Attorney

Court Reporter: Fernando Subirats, APEX Reporting Group

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:10 P.M. on Wednesday, February 16, 2011 on the 2nd Floor, Conference Room I & J, of the Herbert Saffir Permitting & Inspection Center, Building and Neighborhood Compliance Office located at 11805 SW 26th Street, Miami, Florida, 33175.

Mr. Gordon Loader, Vice Chair requested a motion to approve and accept the minutes of the January 19th, 2011 Unsafe Structures Board meeting. Mr. Starkweather moved to accept the minutes of the board meeting. Mr. Sweeney seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Ms. Kathy Charles then announced the following Building & Neighborhood Compliance Department and City of North Miami Beach cases that were **agreements with the Building Inspector/Official:**

Building & Neighborhood Compliance Office:

DC20100134272U	7801 NW 64 Street
DC20100136677U	16301 NW 122 Avenue
DC20100137610U	7400 NW 7 Street, #113
DCF2009108833U	8800 NW 22 Avenue, #1
DCF2009108851U	7640 NW 36 Avenue, #1
DCF2009108856U	2450 NW 76 Street, #1
DCF2009108879U	1130 NW 79 Street, #1
DCF2009108882U	830 NW 73 Street, #1
DCF2009108995U	3060 62 NW 23 Terrace, #1
DCF2009109007U	3460 NW N River Drive, #1
DCF2009109410U	3163 NW 46 Street, #1

City of North Miami Beach:

NMB-BV10-452	1780 S. Glades Drive
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Ms. Charles announced that the following Building & Neighborhood Compliance Department, City of Miami and City of Homestead cases were **No Contest/No Show with the Building Official:**

Building & Neighborhood Compliance Department:

DCF2009108861U	2501 NW 79 Street, #1
DCF2009109406U	4403-05 NW 36 Avenue, #1
DCF2009109536U	17925 Homestead Avenue, #1

Building & Neighborhood Compliance Department:

DCF2009109587U 7500 NW 25 Street, #1
DCF2009109746U 2740 NW 75 Street, #2

City of Miami:

M2011-002 1711 SW 35 Court A/K/A 1751 SW 35 Court

City of Homestead:

H2011-001 1461 NE 40 Avenue
H2011-002 206 NE 2 Road
H2011-003 416 NE 1 Road
H2011-004 151 SW 4 Street
H2011-005 316 SW 4 Court

Ms. Charles then announced that the following Building & Neighborhood Compliance Department, City of North Miami Beach and City of Miami cases were **Withdrawn/Deferred:**

Building & Neighborhood Compliance Department:

DCF2009108839U 9300 NW 32 Avenue, #1

City of North Miami Beach:

NMB-BV10-346 13694 NE 20 Court

The cases and photographs were submitted to the Board for review and were called by Ms. Charles.

Mr. Cueva, Chariman arrived.

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, agreed and uncontested cases and uphold the decisions of the Building Official. Mr. Starkweather moved to accept the withdrawals, agreed and uncontested cases as called by Ms. Charles. Mr. Escandell seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva then informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

Ms. Charles then informed the members that there were no heard cases to be addressed today.

Discussion:

Ms. Kathy Charles announced to the Board and the Building Officials of the municipalities that attended the Unsafe Structures Board hearing of the newly adopted Ordinance relating to Unsafe Structures. She indicated that the legislation permits municipalities to establish by Ordinance their own administrative processes to address Unsafe Structures within municipal boundaries. Ms. Charles then provided the Ordinance to the members.

Moment of Silence for Unsafe Structures Board Member Jose Vera

Mr. Cueva announced that they were saddened to hear of the passing of Mr. Jose Vera, Board Member last month on January 21st, 2010. He expressed his deep sympathy and stated that he will cherish the many memories that he shared with Mr. Vera over the years on cases before the Board and on a personal/professional level. Mr. Cueva asked that the members remember Mr. Vera in a moment of silence in their individual way. He also stated that we should not forget in the 14 years of his service to the community on the Unsafe Structures Board.

A moment of silence was observed.

There being no further business, a motion was made by Mr. Starkweather to adjourn the meeting at 1:40 P.M. and seconded by Mr. Loader.

Prepared by: _____
Recording Secretary

Chairperson

Date: _____

UNSAFE STRUCTURES BOARD HEARING MINUTES OF March 16th, 2011

Members Present: Gordon Loader, VC Kevin Deeb James Starkweather
Robert Sweeney Carlos Naumann Benjamin Essien
Abel Ramirez

Excused: James Cueva, CH Jose Escandell Amy Riley
Emile Amedee

Staff: Kathy Charles, Acting Clerk of the Board
Latisha Byrd, Board Recording Secretary
Edward Shafer, Asst. County Attorney

Court Reporter: Fernando Subirats, APEX Reporting Group

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:26 P.M. on Wednesday, March 16, 2011 on the 2nd Floor, Conference Room I & J, of the Herbert Saffir Permitting & Inspection Center, Building and Neighborhood Compliance Office located at 11805 SW 26th Street, Miami, Florida, 33175.

Mr. Gordon Loader, Vice Chairman requested a motion to approve and accept the minutes of the February 16th, 2011 Unsafe Structures Board meeting. Mr. Starkweather moved to accept the minutes of the board meeting. Mr. Sweeney seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Ms. Kathy Charles then announced the following Unincorporated Miami Dade and City of Doral cases that were **agreements with the Building Inspector/Official:**

Unincorporated Miami Dade:

DC20100139557U	3320 NW 54 Street
DCF2009108759U	630 NE 166 Street, #1
DCF2009108781U	1401 NE 108 Street, #1
DCF2009108944U	3330 NW 48 Terrace, #1

City of Doral:

US10-00024	7850 NW 32 Street
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Ms. Charles announced that the following Unincorporated Miami Dade, City of Doral and City of North Miami Beach cases were **No Contest/No Show with the Building Official:**

Unincorporated Miami Dade:

DC20110140133U	11781 SW 16 Street, #B
DC20110140757U	3299 NW 67 Street
DCF2009108823U	9890-96 NW 21 Avenue, #1
DCF2009109531U	17740 Homestead Avenue, #1
DCF2010110019U	2766 NW 27 Street, #1

City of Doral:

US10-00023	7790 NW 32 Street
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City of North Miami Beach:

NMB-BV11-46	16166 NE 9 Avenue
NMB-BV11-541	1496 NE 154 Terrace
NMB-BV11-141	201 NE 170 Street
NMB-BV11-144	3303 NE 166 Street

Ms. Charles then announced that the following Unincorporated Miami Dade, City of Doral & City of Coral Gables cases were **Withdrawn/Deferred:**

Unincorporated Miami Dade:

DC20100139205U	17423 NW 137 Avenue
DCF2009109311U	1219 NE 110 Terrace, #2
DCF2009109312U	1219 NE 110 Terrace, #1

City of Doral:

US10-00022	3130 NW 79 Avenue
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City of Coral Gables:

CG2011-01	234 Salamanca Avenue
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The cases and photographs were submitted to the Board for review and were called by Ms. Charles.

After the Board reviewed each case file, Mr. Loader requested a motion to consolidate the withdrawals, agreed and uncontested cases and uphold the decisions of the Building Official. Mr. Starkweather moved to accept the withdrawals, agreed and uncontested cases as called by Ms. Charles. Mr. Deeb seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Loader then informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

Ms. Charles then informed the members that there were no heard cases to be addressed today.

There being no further business, a motion was made by Mr. Starkweather to adjourn the meeting at 1:34 P.M. and seconded by Mr. Naumann.

Prepared by: _____
Recording Secretary

Chairperson

Date: _____

UNSAFE STRUCTURES BOARD HEARING MINUTES OF April 20th, 2011

Members Present: James Cueva, CH Jose Escandell Gordon Loader, VC
Kevin Deeb James Starkweather Robert Sweeney
Carlos Naumann Benjamin Essien

Excused: Amy Riley Abel Ramirez Emile Amedee

Staff: Michael Goolsby, Acting Clerk of the Board
Latisha Byrd, Board Recording Secretary
Edward Shafer, Asst. County Attorney
Joni Mosley, Asst. County Attorney

Court Reporter: Fernando Subirats, APEX Reporting Group

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:17 P.M. on Wednesday, April 20th, 2011 on the 2nd Floor, Conference Room I & J, of the Herbert Saffir Permitting & Inspection Center, Building and Neighborhood Compliance Office located at 11805 SW 26th Street, Miami, Florida, 33175.

Mr. James Cueva, Chairman requested a motion to approve and accept the minutes of the March 16th, 2011 Unsafe Structures Board meeting. Mr. Starkweather moved to accept the minutes of the board meeting. Mr. Sweeney seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Michael Goolsby then announced the following Unincorporated Miami Dade and City of Doral cases that were **agreements with the Building Inspector/Official:**

Unincorporated Miami Dade:

DC20100138467U	13600 NW 182 Street
DC20110141836U	12961 SW 132 Court
DC20110141864U	12900 SW 132 Court
DC20110141885U	13066 SW 132 Court
DC20110141915U	13131 SW 122 Avenue
DC20110142004U	12240 SW 130 Street
DC20110142036U	12800 SW 122 Avenue
DCF2006105838U	8755 SW 16 Street, #3
DCF2006105839U	8755 SW 16 Street, #4
DCF2006105840U	8755 SW 16 Street, #5
DCF2007107095U	8755 SW 16 Street, #2
DCF2009108874U	1523 NW 79 Street, #1
DCF2009109379U	7831 NW 15 Avenue, #1

City of Doral:

US11-00001	4190 NW 79 Avenue
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Mr. Goolsby announced that the following Unincorporated Miami Dade, City of Miami Beach, City of Opa Locka and City of Miami cases were **No Contest/No Show with the Building Official:**

Unincorporated Miami Dade:

DC20100135174U	3490 NW 33 Avenue
DC20100137523U	12700 NW 170 Street

DC20100139205U
DC20110140494U

17423 NW 137 Avenue
2994 NW 48 Street

City of Opa Locka:

OPA2011005
OPA2011012

2206 Ali Baba Avenue A/K/A 2216 Ali Baba Avenue
13262 (13260) Aswan Road

City of Miami:

M11-001

7301 Biscayne Blvd.

Mr. Goolsby then announced that the following Unincorporated Miami Dade, City of North Miami Beach & City of Opa Locka cases were **Withdrawn/Deferred:**

Unincorporated Miami Dade:

DC20090126126U
DC20100137092U
DC20100137228U

13201 SW 131 Street
17200 NW 122 Avenue
18300 NW 122 Avenue

City of North Miami Beach:

NMB2010-005
NMB2010-006
NMB2010-007
NMB2010-008
NMB2010-009
NMB2010-010
NMB2010-011
NMB2010-012
NMB2010-013
NMB2010-014
NMB2010-015
NMB2010-016

2121 NE 168 Street, #1
2121 NE 168 Street, #2
2121 NE 168 Street, #3
2121 NE 168 Street, #4
2121 NE 168 Street, #5
2121 NE 168 Street, #6
2121 NE 168 Street, #7
2121 NE 168 Street, #8
2121 NE 168 Street, #9
2121 NE 168 Street, #10
2121 NE 168 Street, #11
2121 NE 168 Street, #12

City of Opa Locka:

OPA2011-004

3530 NW 135 Street

The City of Opa Locka case OPA2011-004 was deferred until the May 18th, 2011 Unsafe Structures Board meeting at the request of the owner due to a schedule conflict. (Owner Request presented and on file.)

The cases and photographs were submitted to the Board for review and were called into the record by Mr. Goolsby.

After the Board reviewed each case file, Mr. Loader requested a motion to consolidate the withdrawals, agreed and uncontested cases and uphold the decisions of the Building Official. Mr. Starkweather moved to accept the withdrawals, agreed and uncontested cases as called by Mr. Goolsby. Mr. Deeb seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva then informed those appellants who were able to come to an agreement with the Building Official that the Board had ratified those agreements and they were free to leave.

The Building Officials and Appellant that were going to be heard by the Unsafe Structures Board were sworn in at 1:55 pm by the Court Reporter.

Heard Case #1

Mr. Goolsby then called forth the first case to be heard by the Board from the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami- Dade:

DC20100138162U

18200 West Okeechobee

Mr. Monte Lee, Building and Neighborhood Compliance Building Inspector, gave an account of the structure and stated that this case has related zoning issues that is affecting how the owners will be proceeding with compliance. He further explained to the Board that the owner is present, as they requested an extension of time before the expiration date of the Board Order.

Mr. Jose Elio Roman and his wife Aida addressed the members and indicated that they were seeking additional time to comply with the Order. The couple advised that a zoning hearing would be taking place in July, at which time they hoped to have the appropriate zoning approved.

Several Board members discussed the current issues that are surrounding the C-9 Basin area and the possible amendment to the Zoning Master Plan to allow farm and nursery uses already in existence.

After further discussions, Mr. Sweeney moved to grant the extension of time and allow until April 20th, 2012 to complete all items outlined in the November 10th, 2010 Board Order. Mr. Naumann seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Heard Case #2

Mr. Goolsby then called forth the second case to be heard by the Board from the Unincorporated Miami-Dade, Unsafe Structures Unit.

Unincorporated Miami- Dade:

DC20100137938

16251 NW 129 Avenue

Mr. Monte Lee, Building and Neighborhood Compliance Building Inspector, gave an account of the structure and stated that this case also has some zoning issues that is affecting how the owners will be proceeding with compliance. Mr. Lee further explained to the Board that the owner is present, as they requested an extension of time before the expiration date of the Board Order.

Mr. Sergio Arrieta, Arrieta Landscape, Corp. and property owner, indicated that he was seeking additional time to comply with the Order. He advised the members that the equipment is kept on the property for his business. Mr. Arrieta informed the Board that he is seeking a ZIP permit so that he can have the appropriate Certificate of Use and comply with the Order.

After further discussions, Mr. Essien moved to grant the extension of time and allow until April 20th, 2012 to complete all items outlined in the November 10th, 2010 Board Order. Mr. Sweeney seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Heard Cases # 3, #4, #5, and #6

Mr. Goolsby then called forth the third, fourth, fifth, and sixth case to be heard by the Board from the City of Opa Locka.

City of Opa Locka:

OPA2011-001	14255 NW 22 Avenue
OPA2011-002	14265 NW 22 Avenue
OPA2011-008	14315 NW 22 Avenue
OPA2011-010	14355 NW 22 Avenue

Opa Locka City Attorney Mr. Joseph Geller, for the Building Official who was also present, indicated that they have some concerns regarding the safety of these structures and the potential fire hazard. He advised the Board that another apartment building with the same design had a major fire in a unit in November. Mr. Geller indicated that the Fire Department identified the cause as electrical malfunction. He further informed the members that the Building Official conducted follow-up inspection the structures presented on February 7th and found that no work was done to and that existing condition also posed fire hazard due to the wiring. Mr. Geller also state that a follow-up inspection was done and there appeared to be some work done but without a permit. He explained that the property owners have stated that they did not receive the initial notice in February. They have advised him that the have agreed to the forty-five (45) days to pull the necessary permits and forty-five (45) days to complete the work, however the owners were not in agreement with the recommendation that the property be vacated in ten (10) days.

The property owner, Mr. Daniel Jaranell and his Attorney, Mr. Mark Blaya, informed that the members that they take this situation very seriously. Mr. Jaranell indicated that they were prepared to move quickly and ensure that the necessary permits were obtained and the work completed in the forty-five day timelines presented. However, they did not believe that the structure should be vacated. Mr. Blaya indicated that the first time that they actually became aware of the issues cited as a part of the February inspection and the underlying violation was today.

Mr. Loader inquired with the Building Official on the safety of the building and the specific concerns.

Mr. Esin Daniel Abia, Building Official, gave an account of the structures and stated that his major concern was that these structures appear to be in the same condition as the Building and unit where the fire occurred. He indicated that they were in fact all constructed by the same developer at the same time and the electrical issues are also to be present. Mr. Abia indicated that staff was unable to get access to all the areas of the unit so photographs were taken to cite issues.

Mr. Naumann left the meeting at 3:00 pm.

Mr. Sweeney indicated that it was difficult to identify all of the outstanding items based on general the information in the case file.

Mr. Cueva asked about putting in place a fire watch and asked whether the units were equipped with fire extinguisher and the appropriate fire alarms or detectors.

After some discussion, Mr. Loader made a motion that an inspection report by a Florida registered Professional Electrical Engineer, selected by the owner with approval by the City of Opa Locka be conducted; (b) The structure must have smoke detectors installed and operational as verified by an Engineer. (c) All affected units must have fire extinguishers in each unit. (d) The building permit must be obtained by a licensed contractor pursuant to Section 10-5(2) of the Miami Dade County code within forty-five (45) days and work to be completed forty-five (45) days from obtaining the permit. (e) The property may continue to be occupied unless; the Electrical Engineer inspection report indicates that the structure cannot be continued to occupied safely, then the structure shall be vacated. (e) The Unsafe Structures Board shall continue the case with jurisdiction and a report shall be provided at the next Unsafe Structures Board hearing with the attendance of the Owner, Engineer and the City of Opa Locka personnel.” Mr. Essien seconded the motion.

Mr. Goolsby proceeded to call the roll for vote.

Motion passed 4 to 3. (Mr. Starkweather, Mr. Kevin Deeb and Mr. Robert Sweeney opposed)
(For a verbatim version, please refer to the transcripts)

Heard Case # 7

Mr. Goolsby then called forth the seventh case to be heard by the Board from the City of North Miami Beach, Unsafe Structures Unit.

City of North Miami Beach:

NMB2010-003

1509 NE 153 Terrace

Mr. Gil Rosenkoff, City of North Miami Beach Chief Building Inspector, gave a brief account of the structure and indicated that they are seeking the demolition of the structure. He advised that the structure has been secured and an interested party is present on the property who is seeking additional time.

Mr. John Williams addressed the Board and indicated that his father owned this property at some point and he wanted additional time to research whether his father still had some ownership of the property. He advised that his father has passed away but he does have some documents that he found which he wanted to have an attorney review the issue to determine if he had any claims.

The Board took a few minutes to research the current property appraiser and tax listing to see if additional information was available on prior and current owners. City of North Miami Staff was able to confirm from the property and tax listing showed other owners having held the property since Mr. Williams.

After some discussion, Mr. Sweeney made a motion that the structure to be demolished thirty (30) days from today. Mr. Essien seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Heard Case # 11

Mr. Goolsby announced that the following City of Miami Beach case was to be heard as Item # 11, however, no one was present so it is being submitted as a **No Contest/No Show with the Building Official recommendation.**

City of Miami Beach:

BV11000387

318 20 Street

The case file and photographs were submitted to the Board for review. Mr. Starkweather moved to accept the City of Miami Beach uncontested case. Mr. Sweeney seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Heard Cases # 9, #10, and #12

Mr. Goolsby then called forth the ninth, tenth and twelfth case to be heard by the City of Miami Beach, Unsafe Structures Unit.

City of Miami Beach:

BV11000390

2000 Park Avenue

BV11000389

435 20 Street

BV11000385

430 21 Street

Ms. Montoya-Hassan, First Assistant Attorney for the City Of Miami Beach, appeared representing the Building Official and gave a little background information on the properties. She indicated that the structures were historical in nature and had been damaged as a result of the recent arson spree that the City experienced a few months ago. Ms. Montoya-Hassan proceeded to provide copies of additional photos that depict the structural damage that occurred. She indicated that the Building Official recommendation was that the structures may be repaired but must be cleared, and have the bracing and shoring completed within ninety (90) days. Ms. Montoya-Hassan also requested that the Board retain jurisdiction on the case for further action and compliance.

Mr. Loader inquired whether the properties were currently secured.

Ms. Montoya- Hassan indicated that they were secure. The City did want to safeguard adjacent structures through these provisions.

Mr. Ed Shafer, Miami-Dade Assistant County Attorney, first clarified some of the conditions in the Code for historical properties and their preservation and then that the Board can hear the matter on limited jurisdiction for requests of extension of timeframes. He indicated that the City would have to bring any other compliance issues under subsequent separate action.

Mr. Paul Fig, Representative of G-2 Development, indicated that they were in agreement with the ninety (90) timeline for the shoring and bracing of the structures.

Mr. Starkweather moved to up hold the Building Official recommendation as presented. Mr. Essien moved to second the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts).

Heard Cases #8

Mr. Goolsby then called forth the eighth case to be heard by the Board from the City of Miami Beach, Unsafe Structures Unit.

City of Miami Beach:

BV11000398

1817 James Avenue

Ms. Montoya-Hassan indicated that the Building Official recommendation is also the same in this case; that the structures may be repaired but must be cleared, and have the bracing and shoring completed within ninety (90) days. She indicated that structure was partially demolished for rehabilitation already.

Mr. Adam Christionsen, Attorney representing the property owners, stated that the Hotel is classified by the Historic Preservation Board as a contributing structure in Miami Beach historic landscape. He further advised that the property was constructed in 1940 and the structure was badly damaged by the fire. Mr. indicated however that it was the owner’s intent to put forth the effort to retain and restore the property and it currently secured.

Mr. Starkweather moved to up hold the Building Official recommendation as presented. Mr. Essien moved to second the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts).

Unsafe Structures Board Chairperson and Vice Chairperson Elections

The floor was opened to nomination for the position of Chairperson of the Unsafe Structures Board.

Mr. Deeb nominated **Mr. James Cueva** as **Chairperson** of the Unsafe structures Board for the next year term. Mr. Cueva accepted the nomination. Mr. Deeb move to elect Mr. Cueva and Mr. Essien seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts).

Mr. Essien nominated **Mr. Gordon Loader** as **Vice-Chairperson** of the Unsafe structures Board for the next year term. Mr. Loader accepted the nomination. Mr. Essien move to elect Mr. Loader and Mr. Deeb seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts).

There being no further business, a motion was made by Mr. Starkweather to adjourn the meeting at 3:50 P.M. and seconded by Sweeney.

Prepared by: _____
Recording Secretary

Chairperson

Date: _____

UNSAFE STRUCTURES BOARD HEARING MINUTES OF May 18th, 2011

Members Present: James Cueva, CH Gordon Loader, VC James Starkweather
Robert Sweeney Jose Escandell Carlos Naumann
Benjamin Essien Kevin Deeb Abel Ramirez

Excused: Emile Amedee Amy Riley

Staff: Michael Goolsby, Acting Clerk of the Board
Latisha Byrd, Board Recording Secretary
Edward Shafer, Asst. County Attorney

Court Reporter: Fernando Subirats, APEX Reporting Group

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:20 P.M. on Wednesday, May 18th, 2011, on the 2nd Floor, Conference Room I & J, of the Herbert Saffir Permitting & Inspection Center, Building and Neighborhood Compliance Office located at 11805 SW 26th Street, Miami, Florida, 33175.

Mr. James Cueva requested a motion to approve and accept the minutes of the April 20th, 2011 Unsafe Structures Board meeting. Mr. Starkweather moved to accept the minutes of the board meeting. Mr. Sweeney seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Michael Goolsby then announced the following Building & Neighborhood Compliance Department and City of North Miami Beach cases that were **agreements with the Building Inspector/Official:**

Building & Neighborhood Compliance Office:

DC20090126182U	13300 SW 128 Street
DC20100135581U	8950 SW 137 Avenue
DC20110140425U	11240 SW 196 Street, B-114, B214, B-314
DC20100140634U	5810 SW 133 Place, #6-2
DC20110141393U	14651 SW 182 Avenue
G20100139832U	13230 SW 132 Avenue, #B-2

City of North Miami Beach:

NMB-BV11-46	16166 NE 9 Avenue
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Mr. Goolsby announced that the following Building & Neighborhood Compliance Department and City of North Miami Beach cases were **No Contest/No Show with the Building Official:**

Building & Neighborhood Compliance Department:

DCF2008108411U	14090 SW 127 Street, #7
DCF2008108412U	14090 SW 127 Street, #8
DCF2008108459U	1541 NW 81 Street

City of North Miami Beach:

NMB-BV10-290	1650 NE 170 Street
NMB-BV11-189	15591 NE 9 Avenue

Mr. Goolsby then announced that the following Building & Neighborhood Compliance Department, City of North Miami Beach, City of Coral Gables and City of Opa Locka cases were **Withdrawn/Deferred:**

Building & Neighborhood Compliance Department:

DCF2008108410U 14090 SW 127 Street, #5

City of North Miami Beach:

NMB2010-001 3222 NE 166 Street

NMB-BV11-12 13581 NE 20 Place

City of Coral Gables:

CG2011-02 2422 Ponce de Leon Blvd.

CG2011-03 2418 Ponce de Leon Blvd.

City of Opa Locka:

OPA2011-004 3530 NW 135 Street

The cases and photographs were submitted to the Board for review and were called by Mr. Goolsby.

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, agreed and uncontested cases and uphold the decisions of the Building Official. Mr. Starkweather moved to accept the withdrawals, agreed and uncontested cases as called by Mr. Goolsby. Mr. Escandell seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva then informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

Heard Cases

The Building Officials and Appellants being heard by the Unsafe Structures Board were sworn in at 1:45 P.M. by the court reporter.

Mr. Goolsby then called forth the first case to be heard by the Building & Neighborhood Compliance Department, Unsafe Structures Unit.

Building & Neighborhood Compliance Department:

DC20100137092U 17200 NW 122 Avenue

Mr. Monte Lee, Building Inspector, gave an account of the structure and informed the Board that the owner's representative is present because they requested an extension of time before the expiration date of the Board Order.

Mr. Jose Gonzalez, Authorized Agent, gave a description of the property and informed the Board that they have submitted the plans to the Building Department on April 19, 2011. He then informed the Board that they are waiting for approval. Mr. Gonzalez requested additional time to bring the property up to code.

Mr. Lee advised the Board that the plans are in review status.

After some discussion, Mr. Starkweather made a motion that, "The Board's prior ruling is modified to allow for extension of time until November 18th, 2011 to obtain permits and complete the work by January 18th, 2012 on all items outlined in the November 10th, 2010 Board Order." Mr. Essien seconded the motion.

Mr. Goolsby administered a roll call vote as requested by Mr. Cueva.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Goolsby then called forth the second case to be heard by the Building & Neighborhood Compliance Department, Unsafe Structures Unit.

Building & Neighborhood Compliance Department:

DC20100137228U

18300 NW 122 Avenue

Mr. Monte Lee, Building Inspector, gave an account of the structure and informed the Board that the owner is present because they requested an extension of time before the expiration date of the Board Order.

Mr. Jose Gonzalez, Authorized Agent, gave a description of the property and stated that they have gone through a transition with the property. He informed the Board that the structures were built with permits, but the permits have expired. Mr. Gonzalez also informed the Board that they have gone to microfilm to do research on the property, but was not successful in finding the permit. He then stated that an Architect was hired in the past year to move forward on the electrical lights and they would like to bring these matters to a constructive resolution. Mr. Gonzalez further informed the Board that the property owner does take this situation very seriously. He then explained to the Board their matter as to why it had been a delay and requested additional time to bring the property up to code.

Mr. Starkweather, Member, explained to Mr. Gonzalez that the permits can't be pulled one by one. He then informed him that permits must be pulled all at one time.

Mr. Lee informed the Board about the timeframes that the owners initially had to obtain a permit to do the necessary repairs to the structures of the Board Order from November's hearing. He then stated that a master plan report needed to be submitted indicating exactly what needed to be done on the property.

Mr. Loader made a motion that property owner come back to the Board with the master plans with a timeline of all the structures. ***(Motion failed for lack of second)***

Mr. Ramirez, Member, suggested that the Board move forward on this matter and rule on this case today.

Mr. Gonzalez mentioned that he was under the impression that a timeframe was in place until they go to microfilm.

After some discussion, Mr. Sweeney made a motion that, "The Board's prior ruling is modified to allow for extension of time until May 18th, 2012 to obtain permits and plans and to complete the work by November 18th, 2012 on all items outlined in the November 10th, 2010 Board Order." Mr. Starkweather seconded the motion.

Mr. Goolsby administered a roll call vote as requested by Mr. Cueva.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Goolsby then called forth the third, fourth, and fifth case to be heard by the Building & Neighborhood Compliance, Unsafe Structures Unit.

Building & Neighborhood Compliance:

DC20100135850U	14949 NW 117 Avenue, South East
DC20100135853U	14949 NW 117 Avenue, North East
DC20100135855U	14949 NW 117 Avenue

Mr. Monte Lee, Building Inspector, gave an account of the structures and stated that this case has some zoning issues that are affecting how the owners will be proceeding with compliance. Mr. Lee further explained to the Board that the owner's representative is present, as they requested an extension of time before the expiration date of the Board Order.

Mr. Robert Julia, Attorney, stated that some Zoning issues occurred that were beyond his client's control. He informed the Board that the structures are under a ZIP permit application. Mr. Julia informed the Board that the owner received a letter from the Zoning Department indicating that the County Commission will be considering the item as it moves forward to the hearing date of July 1, 2011. He then requested additional time to bring the property up to code.

Mr. Lee informed the Board that an application was submitted and processed addressing structures (L), (M), (N), (O), (P) and (Q). Mr. Lee then enlightened the Board that an inspection was performed on May 13th, 2011 and the inspector found that the structures are still in non compliance. He also informed the Board of a possible amendment to the Zoning Master Plan and the Zoning hearing that will be take place in July, at which time they hoped to have the appropriate Zoning approved.

Mr. Julia then informed the Board that if the Planning & Zoning Ordinance passes at the upcoming hearing, then it will allow his client to do the necessary repairs to bring the property in compliance.

After some discussion, Mr. Escandell made a motion that, "The Board's prior ruling is modified to allow an extension of time as follows: the property owner shall obtain permits and plans no later than May 18, 2012, and complete repairs not later than August 18, 2012; or the property owner shall obtain permits and plans within 90 days of the passage of the attached zoning ordinance by the Miami-Dade Board of Commissioners and complete repairs within 90 days of obtaining a permit." Mr. Starkweather seconded the motion.

Mr. Goolsby administered a roll call vote as requested by Mr. Cueva.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Deeb left the meeting at 2:30 pm.

Mr. Goolsby then called forth the sixth case to be heard by the Building & Neighborhood Compliance, Unsafe Structures Unit.

Building & Neighborhood Compliance:

DC20100138407U	17801 NW 137 Avenue
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Mr. Lee gave an account of the structures and stated that this case also has some zoning issues that affect the owners to proceed with compliance of the structures. Mr. Lee further explained to the Board that the owner's representative is present, as they requested an extension of time before the expiration date of the Board Order.

Mr. Robert Julia, Attorney, informed the Board that circumstances occurred to prevent his client from bringing the property up to code. He explained to the Board that the owner would like to bring the property up to code, but he will need more time to do so. Mr. Julia then requested additional time to comply with the Board Order.

Mr. Cueva asked what are the circumstances that caused the delay.

Mr. Julia replied that the owner has been having some issues with Zoning. He explained that the license has been issued, but additional time is needed to comply because of the work that is needed to be done on each structure.

Mr. Starkweather asked how much time is needed.

Mr. Julia responded that he needed a year to obtain the permit and 180 days to complete the work.

After some discussion, Mr. Escandell made a motion that, "The Board's prior ruling is modified to allow for extension of time until May 18th, 2012 to obtain permits and complete the work by November 18th, 2011 on all items outlined in the December 8th, 2010 Board Order." Mr. Starkweather seconded the motion.

Mr. Goolsby administered a roll call vote as requested by Mr. Cueva.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Goolsby then called forth the seventh case to be heard by the Building & Neighborhood Compliance, Unsafe Structures Unit.

Building & Neighborhood Compliance:

DC20090130389U

3220 NW 45 Street

Mr. Lee gave an account of the structures and stated that this case also has come before the Unsafe Structures Board back in 2009. He also informed the Board that no work has been done up to this date and the County's recommendation is to demolish the structure within 30 days. Mr. Lee further explained to the Board that the owner is present and the Board retained jurisdiction in this matter.

Mr. Henry Crespo, Owner, informed the Board that unordinary circumstances occurred to prevent him to bring the property up to code. He explained to the Board that he would like to bring the property up to code, but he will need more time to do so. Mr. Crespo further explained that he is having some issue with the lender and they have filed bankruptcy. Mr. Crespo further explained that he lost nearly \$70,000 from this matter. He then requested additional time.

Mr. Loader asked how much time is needed.

Mr. Crespo responded that he needed at a year to complete the work.

After some discussion, Mr. Loader made a motion that, "The Board's prior ruling is modified to allow for extension of time until May 18th, 2012 to obtain permits and complete the work on all items outlined in the December 16th, 2009 Board Order." Mr. Essien seconded the motion.

Mr. Goolsby administered a roll call vote as requested by Mr. Cueva.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

The City of Opa Locka Building Officials and Appellants being heard by the Unsafe Structures Board were sworn in at 2:45 P.M. by the court reporter.

Status Report

City of Opa Locka:

OPA2011-001	14255 NW 22 Avenue
OPA2011-002	14265 NW 22 Avenue
OPA2011-008	14315 NW 22 Avenue
OPA2011-010	14355 NW 22 Avenue

The Board then heard a status report from Mr. Martin Blaya, Attorney, who informed the Board that his client has addressed the issues of the property. He further informed the Board that an Engineer was hired as instructed at the last hearing. Mr. Blaya also informed the Board that the Engineer performed an inspection on the property and found that the property is safe. Mr. Blaya then explained to the Board that the property owner would like to bring the building up to code, but the City is making it difficult for them to do so. He further explained that they have not obtained any permits up to this date and requested additional time to show progress to obtain the necessary permits to bring the property up to code.

Mr. Joseph Geller, City Attorney, City of Opa Locka, who informed the Board the status of the property. He stated that the case went before the Board on April 20th, 2011, where the Board made a decision and the property owner did not comply with the Board Order as of yet. Mr. Geller further informed the Board that it has been a substantial amount years that the City had been dealing with this case and no activity has been performed on this property. He also informed the Board that the City had received an electrical report, which was approved because the smoked detector was mentioned in the report. Mr. Geller then enlightened the Board that no permit had been obtained, but they still have 15 days to obtain the permits to comply with the Board Order.

Mr. Daniel Jarmillo, Owner, stated that he would like for the issue to be resolved and he informed the Board that he received threats from the City stating that the power will be terminated and the building will be demolished. Mr. Jarmillo then showed the Board proof of documents that shows he's making efforts to comply and to bring the property up to code.

Mr. Starkweather, Member, asked the City why was the property owner was charged \$11,000 for permits and was not able to obtain them.

Mr. Geller replied that the charges were for the municipal inspection performed by the City. He then stated that the documents that are submitted to the Board were never given to the City and the status report is misperceived.

Mr. Loader, Member, informed everyone that the Board will not rehear the case. He further informed them that they are only hearing the status report of this case.

Mr. Geller informed the Board that an inspection had been performed and the smoke detectors were not installed nor have the owner obtained the permits.

Mr. Blaya stated that the smoke detectors were in the units from the time they purchased property 5 years ago.

Mr. Deeb left the meeting at 2:30 pm.

Mr. Essin Daniel Abia, Building Official, stated that an electrical inspection had been performed by an Engineer and the City sent out their inspector and found that work had been done without permits.

Mr. Jarmillo informed the Board that work was done without permits because the City will not allow them to obtain the necessary permits to comply with the Board Order.

Mr. Greg Batista, Engineer, informed the Board that he inspected the property and found errors that needed to be fixed. He then stated that he asked the owner to correct the problems in order for him to compose a letter. Mr. Batista enlightened the Board that he is willing to meet with the City to comply.

Mr. Starkweather explained the electrical code for clarification.

Mr. Cueva asked Mr. Batista if the property was safe for the tenants to live in.

Mr. Batista, replied “Yes”. He further stated that there wasn’t anything inspected that he saw would be a hazard to the tenants.

Mr. Geller informed the Board that the City was not aware of any work being done to the property because no permits had been issued.

Mr. Blaya stated that they were not able to obtain any permits because the City denied everything.

Mr. Abia informed the Board that the owner needs to submit the local business tax before they could obtain any permits.

Mr. Geller stated that the building had been occupied for 3 years without a local business tax being submitted to the City.

Mr. Blaya informed the Board that his client paid \$11,000, but the permits can’t be pulled. He then requested that the fire watch be uplifted, the Board accepts their status report, and to defer the case.

Mr. Geller stated that the City will not approve the electrical plans if the plans are submitted to the City without a local business tax.

After some discussion, Mr. Starkweather moved that “The Unsafe Structures Board accept the status report from the property owner as required by the prior Board Order issued at the April 20th, 2011 meeting.” Mr. Sweeney seconded the motion.

Mr. Goolsby administered a roll call vote as requested by Mr. Cueva.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

There being no further business, a motion was made by Mr. Starkweather to adjourn the meeting at 3:35 P.M. and seconded by Mr. Essien.

Prepared by: _____
Recording Secretary

Chairperson

Date: _____

UNSAFE STRUCTURES BOARD HEARING MINUTES OF June 15th, 2011

Members Present: James Cueva, CH James Starkweather Jose Escandell
Carlos Naumann Kevin Deeb Emile Amedee
Amy Riley

Excused: Gordon Loader, VC Robert Sweeney Benjamin Essien
Abel Ramirez

Staff: Kathy Charles, Acting Clerk of the Board
Latisha Byrd, Board Recording Secretary
Edward Shafer, Asst. County Attorney

Court Reporter: Tanya Settel, APEX Reporting Group

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 2:15 P.M. on Wednesday, June 15th, 2011, on the 2nd Floor, Conference Room I & J, of the Herbert Saffir Permitting & Inspection Center, Building and Neighborhood Compliance Office located at 11805 SW 26th Street, Miami, Florida, 33175.

Mr. James Cueva requested a motion to approve and accept the minutes of the May 18th, 2011 Unsafe Structures Board meeting. Mr. Starkweather moved to accept the minutes of the board meeting. Mr. Deeb seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Ms. Kathy Charles then announced the following Unincorporated Miami Dade County and City of Miami cases that were **agreements with the Building Inspector/Official:**

Unincorporated Miami Dade County:

DC20110139974U	11311 SW 200 Street, #108-D
DCF2010109654U	20600 NW 47 Avenue, #2
DCF2010109656U	20600 NW 47 Avenue, #4
DCF2010109658U	20600 NW 47 Avenue, #6
DCF2010109661U	20600 NW 47 Avenue, #9
DCF2010109662U	20600 NW 47 Avenue, #10
DCF2010109664U	20600 NW 47 Avenue, #13
DCF2010109665U	20600 NW 47 Avenue, #14
DCF2010109666U	20600 NW 47 Avenue, #15
DCF2010109681U	20600 NW 47 Avenue, #30
DCF2010109682U	20600 NW 47 Avenue, #31
DCF2010109683U	20600 NW 47 Avenue, #32
DCF2010109684U	20600 NW 47 Avenue, #33
DCF2010109685U	20600 NW 47 Avenue, #34
DCF2010109686U	20600 NW 47 Avenue, #35
DCF2010109687U	20600 NW 47 Avenue, #36
DCF2010109688U	20600 NW 47 Avenue, #37
DCF2010109689U	20600 NW 47 Avenue, #38
DCF2010109690U	20600 NW 47 Avenue, #39
DCF2010109691U	20600 NW 47 Avenue, #40
DCF2010109692U	20600 NW 47 Avenue, #41
DCF2010109693U	20600 NW 47 Avenue, #42

DCF2010109694U	20600 NW 47 Avenue, #43
DCF2010109695U	20600 NW 47 Avenue, #44
DCF2010109696U	20600 NW 47 Avenue, #45
DCF2010109697U	20600 NW 47 Avenue, #46
DCF2010109698U	20600 NW 47 Avenue, #47
DCF2010109699U	20600 NW 47 Avenue, #48
DCF2010109700U	20600 NW 47 Avenue, #49
DCF2010109701U	20600 NW 47 Avenue, #50
DCF2010109702U	20600 NW 47 Avenue, #51
DCF2010109703U	20600 NW 47 Avenue, #52
DCF2010109704U	20600 NW 47 Avenue, #53
DCF2010109705U	20600 NW 47 Avenue, #54
DCF2010109706U	20600 NW 47 Avenue, #55
DCF2010109707U	20600 NW 47 Avenue, #58
DCF2010110297U	20600 NW 47 Avenue, #56
DCF2010110298U	20600 NW 47 Avenue, #57
DCF2010110331U	11300 NW 7 Avenue, #1

City of Miami:

M11-004	1736 SW 11 Street
M11-011	1010 N. Venetian Drive
M11-012	3606 Thomas Avenue

Ms. Charles announced that the following Unincorporated Miami Dade County, City of Miami and City of Opa Locka cases were **No Contest/No Show with the Building Official:**

Unincorporated Miami Dade County:

DC20110140862U	1910 NW 72 Street
DC20110141495U	19930 SW 136 Street
DC20110142337U	14349 NW 7 Avenue
DC20110142736U	7525 NW 37 Avenue
DCF2010109954U	7200 NW 22 Avenue, #1
DCF2010109955U	7200 NW 22 Avenue, #2
DCF2010109956U	7200 NW 22 Avenue, #3

City of Miami:

M11-002	500 SW 56 Avenue
M11-005	2283 SW 25 Street
M11-006	2649 SW 23 Avenue
M11-008	3770 Kumquat Avenue
M11-010	3229 Day Avenue A/K/A 01-4121-001-1611
M11-014	3624 Charles Avenue
M11-015	3640 Charles Avenue
M11-016	3432 Grand Avenue

City of Opa Locka:

OPA2011-013	1700 Service Road
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Ms. Charles then announced that the following Unincorporated Miami Dade County and City of Miami cases were **Withdrawn/Deferred**:

Unincorporated Miami Dade County:

DCF2010110423U 10207 NW Avenue, #1

City of Miami:

M11-003 1727 SW 10 Street
M11-007 1110 NE 84 Street
M11-009 3463 Day Avenue

The cases and photographs were submitted to the Board for review and were called by Ms. Charles.

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, agreed and uncontested cases and uphold the decisions of the Building Official. Mr. Starkweather moved to accept the withdrawals, agreed and uncontested cases as called by Ms. Charles. Mr. Escandell seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva then informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

Ms. Charles then called forth the cases to provide a status report by the City of Opa Locka, Unsafe Structures Unit.

Status Report

City of Opa Locka:

OPA2011-001 14255 NW 22 Avenue
OPA2011-002 14265 NW 22 Avenue
OPA2011-003 14325 NW 22 Avenue
OPA2011-007 14345 NW 22 Avenue
OPA2011-008 14315 NW 22 Avenue
OPA2011-009 14305 NW 22 Avenue
OPA2011-010 14355 NW 22 Avenue
OPA2011-011 14335 NW 22 Avenue

Mr. Joseph Geller, City of Opa Locka Attorney, informed the Board that they have consolidated the regular cases with the status report cases given that they are all the same property owner with the same issue. He stated that the property owner hired a contractor to the City's satisfaction. Mr. Geller then informed the Board that the City and the property owner were able to come into an agreement prior to the hearing. He further informed the Board that the property owner agreed to obtain the permits within 30 days and to complete the work within 45 days.

Mr. James Cueva explained to the property owner that is the one time only request for extension of time that can considered by the Board.

After some discussion, Mr. Starkweather made a motion that, "Said structure(s) shall be secured within five (5) working days. The following securing method is approved: Storm Shutters (1/2 plywood, bolts and lumber as specs) and Fencing. The structures are to be maintained secure, clean and sanitary, free of debris, overgrown grass or weeds and free of discoloration of graffiti. Said structure must be repaired or completed with Engineer's Certification and Architect/Engineer's sealed plans. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted first to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor pursuant to section 10-5(2)

of the Miami Dade County code within ninety (90) days from today. The completion or repair of said structure shall conform to the Florida Building Code unless application is made pursuant to the provisions of section 8-11(g) of the code of Miami Dade County and shall be completed within one hundred eighty (180) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible.” Mr. Naumann seconded the motion.

Mr. Geller stated the City of Opa Locka felt that the 45 days were sufficient for the appellant to obtain compliance. Therefore the additional time being proposed was considered excessive to address outstanding issues.

Ms. Charles administered a roll call vote as requested by Mr. Cueva.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Heard Cases

The Building Officials and Appellants being heard by the Unsafe Structures Board were sworn in at 2:40 P.M. by the court reporter.

Ms. Charles then called forth the first case to be heard by the Unincorporated Miami Dade County, Unsafe Structures Unit.

Unincorporated Miami Dade County:

DC20100137966U 16250 NW 127 Avenue A/K/A 16200 NW 127 Avenue, North

Mr. Monte Lee, Building Inspector, gave an account of the structure and informed the Board that the owner’s representative is present because they requested an extension of time before the expiration date of the Board Order.

Mr. Javier Vasquez, Property Owner’s Attorney, gave a description of the property and informed the Board that the property owner bought the property with the Zoning & Unsafe Structures issues. He then informed the Board that a Zoning hearing will be taking place in approximately 2 weeks. Mr. Vasquez requested additional time to bring the property up to code.

Mr. Cueva asked how much time is needed to bring property up to code.

Mr. Vasquez responded that he needed at least 9 months to obtain the permit and 6 months to complete the work.

Mr. Starkweather enlightened Mr. Vasquez that the Building Department does not grant any permits on the C9 area.

Mr. Lee confirmed that the C9 area such as nursery is granted. He then informed the Board that Planning & Zoning Department are working on making revision to allow permitting.

After some discussion, Mr. Escandell made a motion that, “The prior Board Order of November 10th, 2010 is modified to allow extension of time to obtain permits for said structures (A), (B), (F) & (G) by March 15th, 2012 (9 months) and one hundred eighty (180) days to complete the repairs. No further action are required on said structures (C), (D), (E) & (H), therefore no extension of time requests was requested or considered.” Mr. Deeb seconded the motion.

Ms. Charles administered a roll call vote as requested by Mr. Cueva.

Motion passed 6 to 1. (Ms. Riley was opposed.) Page 4 of 6

(For a verbatim version, please refer to the transcripts)

Ms. Charles then called forth the second case to be heard by the Unincorporated Miami Dade County, Unsafe Structures Unit.

Unincorporated Miami Dade County:

DC20100135148U 12166 NW 157 Street

Mr. Monte Lee, Building Inspector, gave an account of the structure and informed the Board that the owner's representative is present because they requested an extension of time before the expiration date of the Board Order.

Mr. Jose Diaz, Property Owner's Attorney, gave a description of the property and stated that they have gone through a transition with the property, similar to the previous heard case. He informed the Board that the property owner has applied for the demolition permit, but was not approved as of today. Mr. Diaz further informed the Board that the property falls in the C9 area category and his client can not proceed until the pending Ordinance is revised at the upcoming hearing. He then informed the Board of a possible amendment to the Zoning Master Plan and the Zoning hearing that will be take place in July, at which time they hoped to have the appropriate Zoning approved. Mr. Diaz requested additional time due to the Zoning issue.

Mr. Starkweathe asked Mr. Lee about the status of the demolition permit.

Mr. Lee responded that he does not have the answer to that question.

After some discussion, Mr. Naumann made a motion that, "The Board's prior ruling is modified to allow for extension of time until June 15th, 2012 to obtain permits and a year from the obtaining the permit to complete the work on all items outlined in the July 14th, 2010 Board Order." Mr. Starkweather seconded the motion.

Ms. Charles administered a roll call vote as requested by Mr. Cueva.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Ms. Charles then called forth the third case to be heard by the City of Miami, Building Department.

City of Miami:

M11-013 3620 Thomas Avenue

Mr. Cedric Mar, Building Inspector, gave an account of the structures and stated that this case has some ownership issues, but a perspective buyer whom has Power of Attorney is present. He further explained to the Board that the perspective buyer requested for additional time that the City will not allow. Mr. Mar also informed the Board that the owner of records of the property is in probate.

Mr. Euraclio Pons, Perspective Buyer, stated that the property owner of the property is deceased. He informed the Board that the representative of the deceased owner resides in Pensacola, Florida. Mr. Pons further informed the Board that he must sign a contract with the Attorney to purchase the property. He then enlightened the Board that the representative of the deceased owner has never been notified of this hearing. Mr. Pons then requested additional time to bring the property up to code.

Mr. Deeb asked if the property was worth fixing.

Mr. Ray Bentinez, City of Miami Property Inspector, responded that the property may be worth fixing, but he recommended that the roof be demolish due to hazard to the public prior to the hurricane season.

Mr. Starkweather asked how much time will it take to secure the property.

Mr. Pons responded that he can secure the exterior of the property within 48 hours until he become the property owner in 90 days.

Mr. Starkweather suggested to secure the property and defer the case until the next Board hearing.

Mr. Pons responded that he can not agree to that because it takes the attorney 30 to 45 days to complete the process.

Ms. Riley then suggested that the case be deferred, but provide timeframes to complete the necessary repairs.

Mr. Pons enlightened the Board that he can secure the exterior of the property, but will need to be the property owner to gain access/right to the property.

After some discussion, Ms. Riley made a motion that, "Said structure(s) shall be secured within five (5) working days. The following securing method is approved: Storm Shutters (1/2 plywood, bolts and lumber as specs). The structures are to be maintained secure, clean and sanitary, free of debris, overgrown grass or weeds and free of discoloration of graffiti. Said structures must be repaired or completed with Engineer's Certification and Architect/Engineer's sealed plans. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted first to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor pursuant to section 10-5(2) of the Miami Dade County code within sixty (60) days from today. The completion or repair of said structure shall conform to the Florida Building Code unless application is made pursuant to the provisions of section 8-11(g) of the code of Miami Dade County and shall be completed within ninety (90) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible." Mr. Naumann seconded the motion.

Ms. Charles administered a roll call vote as requested by Mr. Cueva.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

There being no further business, a motion was made by Mr. Starkweather to adjourn the meeting at 3:30 P.M. and seconded by Mr. Naumann.

Prepared by: _____
Recording Secretary



Chairperson

Date: 20 July 2011

UNSAFE STRUCTURES BOARD HEARING MINUTES OF July 20th, 2011

Members Present: James Cueva, CH Gordon Loader, VC James Starkweather
Jose Escandell Carlos Naumann Robert Sweeney
Benjamin Essien Amy Riley

Excused: Emile Amedee Kevin Deeb Abel Ramirez

Staff: Michael Goolsby, Acting Clerk of the Board
Latisha Byrd, Board Recording Secretary
Edward Shafer, Asst. County Attorney

Court Reporter: Janice Aguirre, Metro Dade Court Reporting Service

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:20 P.M. on Wednesday, July 20th, 2011, on the 2nd Floor, Conference Room I & J, of the Herbert Saffir Permitting & Inspection Center, Building and Neighborhood Compliance Office located at 11805 SW 26th Street, Miami, Florida, 33175.

Mr. James Cueva requested a motion to approve and accept the minutes of the June 15th, 2011 Unsafe Structures Board meeting. Mr. Starkweather moved to accept the minutes of the board meeting. Mr. Sweeney seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Michael Goolsby then announced the following Unincorporated Miami Dade County and City of Miami cases that were **agreements with the Building Inspector/Official:**

Unincorporated Miami Dade County:

DC20070109690U	12699 SW 285 Street (Visiting Officers Quarters Hotel Bldg. #951)
DC20070109695U	12699 SW 285 Street (Officers Club Bldg. #935)
DC20070109708U	12699 SW 285 Street (Bowling Alley Bldg. #923)
DC20070109735U	12699 SW 285 Street (Dormitory Bldg. #640)
DC20070109738U	12699 SW 285 Street (Dormitory Bldg. #639)
DC20070109744U	12699 SW 285 Street (Dormitory Bldg. #638)
DC20070109747U	12699 SW 285 Street (Dormitory Bldg. #637)
DC20070109752U	12699 SW 285 Street (Maintenance Shop Bldg. #750)
DC20070109762U	12699 SW 285 Street (Liquid Oxygen Storage Bldg. #615)
DC20070109953U	12699 SW 285 Street (Flight Simulator Bldg. #775)
DC20070109965U	12699 SW 285 Street (Concession Stand Bldg. #611)
DC20070110087U	12699 SW 285 Street (Outdoor Pavilion Bldg. #1843)
DC20070110091U	12699 SW 285 Street (Dental Clinic Bldg. #686)
DC20070110093U	12699 SW 285 Street (Data Automation Bldg. #683)
DC20090132415U	5921 NW 176 Street
DC20100136181U	12101 SW 213 Terrace
DCF2009108856U	2450 NW 76 Street, #1
DCF2009109390U	1778 NW 69 Street, #2
DCF2009109570U	6700 Brookline Drive, #1
DCF2009109586U	1251 NE 108 Street, #1
DCF2009109595U	11201 SW 88 Street, #1
DCF2010109655U	20600 NW 47 Avenue, #3
DCF2010109657U	20600 NW 47 Avenue, #5

Unincorporated Miami Dade County:

DCF2010109659U	20600 NW 47 Avenue, #7
DCF2010109660U	20600 NW 47 Avenue, #8
DCF2010109663U	20600 NW 47 Avenue, #12
DCF2010109667U	20600 NW 47 Avenue, #16
DCF2010109668U	20600 NW 47 Avenue, #17
DCF2010109669U	20600 NW 47 Avenue, #18
DCF2010109670U	20600 NW 47 Avenue, #19
DCF2010109671U	20600 NW 47 Avenue, #20
DCF2010109672U	20600 NW 47 Avenue, #21
DCF2010109673U	20600 NW 47 Avenue, #22
DCF2010109674U	20600 NW 47 Avenue, #23
DCF2010109675U	20600 NW 47 Avenue, #24
DCF2010109676U	20600 NW 47 Avenue, #25
DCF2010109677U	20600 NW 47 Avenue, #26
DCF2010109678U	20600 NW 47 Avenue, #27
DCF2010109679U	20600 NW 47 Avenue, #28
DCF2010109680U	20600 NW 47 Avenue, #29
DCF2010110069U	7350 SW 8 Street, #1

City of Miami:

M11-1004	101 NE 79 Street
M11-1008	254 NW 46 Street
M11-2001	65 NE 14 Street
M11-2008	737 NE 83 Street
M11-2017	3427 Frow Avenue
M11-2018	3520 Grand Avenue
M11-2024	8425 NE 12 Avenue
M11-3003	2342 SW 25 Terrace
M11-3009	2820 SW 22 Terrace
M11-3012	1028 SW 28 Avenue

Mr. Goolsby announced that the following Unincorporated Miami Dade County, City of Miami and City of Opa Locka cases were **No Contest/No Show with the Building Official:**

Unincorporated Miami Dade County:

DCF2008108008U	18770 NE 6 Avenue, #1
DCF2009108739U	521-33 NW 103 Street, #1
DCF2009109578U	1351 NE 191 Street, #1
DCF2009109601U	8305 SW 72 Avenue, #1

City of Miami:

M11-1000	40 NW 71 Street
M11-1001	541 NW 33 Street
M11-1002	62 NW 53 Street
M11-1003	77 NE 64 Street
M11-1006	170 NW 57 Street
M11-1007	231 NW 74 Street
M11-1009	277 NE 82 Street
M11-1010	409 NW 48 Street
M11-1011	529 NW 56 Street

M11-1012	1466 NW 70 Street
M11-1013	1493 NW 55 Street
M11-1014	4301 NW 11 Court
M11-1015	5633 NW 6 Avenue
M11-1016	6065 NW 1 Avenue
M11-1017	6814 NW 6 Avenue
M11-1018	6837 NW 3 Avenue
M11-2000	47 NE 14 Street
M11-2002	160 NW 28 Street
M11-2003	178 NW 28 Street
M11-2004	418 NE 25 Street
M11-2005	454 NE 38 Street
M11-2006	480 NE 79 Street
M11-2009	740 NE 86 Street
M11-2010	820 NE 80 Street
M11-2011	2793 SW 31 Avenue
M11-2015	3190 Oak Ave. A/K/A 3188 Oak Avenue
M11-2016	3200 Thomas Avenue
M11-2019	3556 Oak Ave. A/K/A 3565 Frow Avenue
M11-2021	3722 Oak Avenue
M11-2022	5215 Biscayne Blvd.
M11-2023	8020 N. Bayshore Drive
M11-3000	1320 SW 12 Avenue
M11-3001	2293 SW 17 Terrace
M11-3002	2321 SW 19 Street
M11-3004	2601 SW 15 Street
M11-3005	1058 NW 29 Terrace
M11-3006	1610 NW 15 Street
M11-3007	1800 NW 36 Avenue
M11-3010	30 Tamiami Canal Road
M11-3011	2364 SW 11 Terrace

City of Opa Locka:

OPA2011-004	3530 NW 135 Street
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Mr. Goolsby then announced that the following City of Miami cases were **Withdrawn/Deferred:**

City of Miami:

M11-1005	116 NE 60 Street
M11-2012	2812 SW 37 Ave. A/K/A 2810 SW 37 Ave.
M11-2013	2850 SW 32 Court
M11-2020	3561 Loquat Avenue

The cases and photographs were submitted to the Board for review and were called by Mr. Goolsby.

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, agreed and uncontested cases and uphold the decisions of the Building Official. Mr. Starkweather moved to accept the withdrawals, agreed and uncontested cases as called by Mr. Goolsby. Mr. Sweeney seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

UNSAFE STRUCTURES BOARD HEARING MINUTES OF August 17th, 2011

Members Present: James Cueva, CH Gordon Loader, VC James Starkweather
Jose Escandell Robert Sweeney Kevin Deeb
Benjamin Essien Amy Riley

Excused: Emile Amedee Carlos Naumann Abel Ramirez

Staff: Kathy Charles, Acting Clerk of the Board
Latisha Byrd, Board Recording Secretary
Edward Shafer, Asst. County Attorney

Court Reporter: Fernando Subirats, APEX Reporting Group

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:20 P.M. on Wednesday, August 17th, 2011, on the 2nd Floor, Conference Room I & J, of the Herbert Saffir Permitting & Inspection Center, Building and Neighborhood Compliance Office located at 11805 SW 26th Street, Miami, Florida, 33175.

Ms. Kathy Charles indicated a change to the minutes of July 20th, 2011 to correct the Heading on page 4 of 6 that should reflect *City of Miami* instead of Unincorporated Miami Dade County.

Mr. James Cueva requested a motion to approve and accept the minutes of the July 20th, 2011 Unsafe Structures Board meeting. Mr. Starkweather moved to accept the minutes of the board meeting with the change. Mr. Essien seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Ms. Kathy Charles then announced the following Unincorporated Miami Dade County cases that were **agreements with the Building Inspector/Official:**

Unincorporated Miami Dade County:

DC20090126580U	13210-70 SW 131 Street
DC20100139557U	3320 NW 54 Street
DC20110141724U	686 NW 112 Street
DC20110141883U	2001 NW 62 Street, #204
DC20110142160U	6454 NW 77 Court
DC20110142587U	6701 SW 81 Street
DC20110142946U	26001 S. Dixie Highway
DCF2009108719U	50 NW 176 Street, #2
DCF2009108871U	755 NW 79 Street, #1
DCF2009109007U	3460 NW N. River Drive
DCF2009109080U	4146-48 SW 70 Court, #1
DCF2009109531U	17740 Homestead Avenue, #1
DCF2009109583U	800 NE 195 Street, #1
DCF2010109789U	12001 NW 27 Avenue, #1
DCF2010109826U	18350 NE 18 Road, #1
DCF2010109839U	300 NE 167 Street, #1
DCF2010109895U	2855 NW 75 Avenue, #1
DCF2010109907U	1600 NW 95 Street, #1
G20110140726U	13230 SW 132 Avenue, #B-1

Ms. Charles announced that the following Unincorporated Miami Dade County and City of South Miami cases were **No Contest/No Show with the Building Official:**

Unincorporated Miami Dade County:

DC20110141504U	13754 N. Kendall Drive
DC20110141812U	8300 N. Miami Avenue, #209
DC20110144614U	10190 NW 7 Avenue
DCF2010109833U	452 NE 167 Street, #1
DCF2010109905U	684 NW 100 Street, #1

City of South Miami:

SM2011-001	6620 SW 62 Court
SM2011-002	6721 SW 62 Court

Ms. Charles then announced that the following Unincorporated Miami Dade County cases were **Withdrawn/Deferred:**

Unincorporated Miami Dade County:

DCF2010109838U	354 NE 167 Street, #1
DCF2010109921U	9600 NW 27 Avenue, #1

The cases and photographs were submitted to the Board for review and were called by Ms. Charles.

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, agreed and uncontested cases and uphold the decisions of the Building Official. Mr. Starkweather moved to accept the withdrawals, agreed and uncontested cases as called by Ms. Charles. Mr. Escandell seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva then informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

SM2011-001 6620 SW 62 Court

Mr. Kevin Deeb informed the representative of City of South Miami that an agreement can not be made on this case because it doesn't show ownership. He then made a motion to move the case as a No Show/No Contest. Mr. Essien seconded the motion.

Heard Cases

The Building Officials and Appellants being heard by the Unsafe Structures Board were sworn in at 2:07 P.M. by the court reporter.

Ms. Charles then called forth the first case to be heard by the Unincorporated Miami Dade County, Unsafe Structures Unit.

Unincorporated Miami Dade County:

DC20110142946	26001 South Dixie Highway
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Mr. Monte Lee, Building Inspector, gave an account of the structure and recommended that "The structures are to be maintained secure, clean and sanitary, free of debris, overgrown grass or weeds and free of discoloration of graffiti. Said structures must be repaired or completed. A building permit must be obtained

for all repairs or items to be completed. The permit documents shall be submitted first to the Unsafe Structures Unit for approval. The building permit must be obtained by a qualified homeowner or a licensed contractor pursuant to section 10-5(2) of the Miami-Dade County Code within thirty (30) days from today. The completion or repair of said structures shall conform to the Florida Building Code unless application is made pursuant to the provisions of section 8-11(g) of the code of Miami-Dade County and shall be completed within one hundred twenty (120) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible.”

Ms. Jessica Proano, Property Owner’s Attorney, gave a description of the property and informed the Board that her client acknowledges that the property needs to be repaired, but can not afford to correct the problem at this time due to lack of funds. She further informed the Board that the property owner filed a lawsuit against the insurance company. Ms. Proano then informed the Board that a meeting has been scheduled on August 31st, 2011 to complete the process. She then stated that the property has been maintained secured and there is no present danger to the community. Ms. Proano requested additional time to bring the property up to code.

Mr. Loader asked what were the property owner’s plans if the insurance company does not pay.

Ms. Proano replied that the owner will lose everything and would have very limited options.

Mr. Loader asked when was the lawsuit filed by the owner.

Ms. Proano indicated that her client filed the lawsuit in July.

After some discussion, Mr. Essien made a motion that, “The structure is to be maintained secure, clean and sanitary, free of debris, overgrown grass or weeds and free of discoloration of graffiti. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted first to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor pursuant to section 10-5(2) of the Miami Dade County code within ninety (90) days from today. The completion or repair of said structure(s) shall conform to the Florida Building Code unless application is made pursuant to the provisions of section 8-11(g) of the code of Miami Dade County and shall be completed within one hundred twenty (120) days after obtaining the permit. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.” Mr. Sweeney seconded the motion.

Ms. Charles administered a roll call vote as requested by Mr. Cueva.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

DCF2010109833U 452 NE 167 Street, #1

Guillermo Mancebo, Representative of Mortgagee, informed the Board that the Bank will have title of the property and anticipates sale of the property within 60 to 90 days. He then requested additional time for them go through this process.

Mr. Lee informed the Board that the 40 year recertification report is needed to stay the demolition. He then informed the Board that the County would propose revision on the days to submit the report to 60 days instead of 30 days.

After some discussion, Mr. Escandell made a motion that, "A 40-year recertification report in the format required by the Miami Dade Building and Neighborhood Compliance Department prepared by a Florida registered professional engineer or architect must be submitted to the Building Department's Unsafe Structures Unit within ninety (90) days from today's date certifying each building or structure is structurally and electronically safe for the specific use for continued occupancy. " Ms. Riley seconded the motion.

Ms. Charles administered a roll call vote as requested by Mr. Cueva.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

There being no further business, a motion was made by Mr. Starkweather to adjourn the meeting at 2:25 P.M. and seconded by Mr. Deeb.

Prepared by: _____
Recording Secretary

Chairperson

Date: _____

UNSAFE STRUCTURES BOARD HEARING MINUTES Of September 21st, 2011

Members Present: James Cueva, CH Gordon Loader, VC James Starkweather
Jose Escandell Carlos Naumann Kevin Deeb
Benjamin Essien Amy Riley

Excused: Emile Amedee Robert Sweeney Abel Ramirez

Staff: Kathy Charles, Acting Clerk of the Board
Latisha Byrd, Board Recording Secretary
Michael Valdes, Asst. County Attorney
Annery Alfonso, Asst. County Attorney

Court Reporter: Tanya Settel, APEX Reporting Group

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:25 P.M. on Wednesday, September 21st, 2011, on the 2nd Floor, Conference Room I & J, of the Herbert Saffir Permitting & Inspection Center, Building and Neighborhood Compliance Office located at 11805 SW 26th Street, Miami, Florida, 33175.

Mr. James Cueva, Chairman requested a motion to approve and accept the minutes of the August 17th, 2011 Unsafe Structures Board meeting. Mr. Essien moved to accept the minutes of the board meeting. Mr. Starkweather seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Ms. Kathy Charles then announced the following Unincorporated Miami Dade County and City of Miami cases that were **agreements with the Building Inspector/Official:**

Unincorporated Miami Dade County:

DC20110141839U	12961 SW 132 Court
DC20110141885U	13066 SW 132 Court
DC20110141915U	13131 SW 122 Ave.
DC20110142004U	12240 SW 130 Street
DC20110142036U	12800 SW 122 Avenue
DCF2009109617U	7300 SW 82 Street, #1
DCF2009109618U	7304 SW 82 Street, #1
DCF2009109619U	7308 SW 82 Street, #1
DCF2009109620U	7310 SW 82 Street, #1
DCF2009109621U	7320 SW 82 Street, #1
DCF2009109622U	7324 SW 82 Street, #1
DCF2009109623U	7328 SW 82 Street, #1
DCF2009109625U	7330 SW 82 Street, #1
DCF2009109626U	7340 SW 82 Street, #1
DCF2009109627U	7344 SW 82 Street, #1
DCF2009109628U	7348 SW 82 Street, #1
DCF2009109629U	7350 SW 82 Street, #1
DCF2009109630U	7360 SW 82 Street, #1
DCF2009109631U	7364 SW 82 Street, #1
DCF2009109633U	7368 SW 82 Street, #1
DCF2009109634U	7370 SW 82 Street, #1
DCF2009109635U	7440 SW 82 Street, #1 AKA 7400 NW 82 Street
DCF2009109636U	7410 SW 82 Street, #1

Unincorporated Miami Dade County:

DCF2009109637U	7420 SW 82 Street, #1
DCF2009109638U	7424 SW 82 Street, #1
DCF2009109639U	7426 SW 82 Street, #1
DCF2009109640U	7430 SW 82 Street, #1
DCF2009109641U	7500 SW 82 Street, #1
DCF2009109642U	7520 SW 82 Street, #1
DCF2009109643U	7530 SW 82 Street, #1
DCF2009109644U	7550 SW 82 Street, #1
DCF2009109645U	7560 SW 82 Street, #1
DCF2009109646U	7570 SW 82 Street, #1
DCF2009109647U	7580 SW 82 Street, #1
DCF2009109648U	7590 SW 82 Street, #1
DCF2009109649U	7600 SW 82 Street, #1
DCF2009109650U	7610 SW 82 Street, #1
DCF2009109651U	7620 SW 82 Street, #1
DCF2009109652U	7650 SW 82 Street, #1
DCF2009109653U	7660 SW 82 Street, #1
DCF2009109654U	7670 SW 82 Street, #1
DCF2009109655U	7680 SW 82 Street, #1
DCF2010109930U	8440 NW 27 Avenue, #1
DCF2010109961U	880 NW 79 Street, #1
DCF2010110094U	8020 Coral Way, #1

City of Miami:

M11-2026	187 NW 28 Street
M11-2027	276 NE 27 Street
M11-2028	428 NE 73 Street
M11-2029	931 NE 82 Street
M11-3014	2336 NW 32 Street
M11-3024	1868 NW 33 Street

Ms. Charles announced that the following Unincorporated Miami Dade County, City of Miami and City of Florida City cases were **No Contest/No Show with the Building Official:**

Unincorporated Miami Dade County:

DCF2010109778U	15343 NW 2 Avenue, #1
DCF2010109946U	1772 NW 79 Street, #1
DCF2010109952U	8001 NW 27 Avenue, #1
DCF2010109989U	3475 NW 60 Street, #1
DCF2010110012U	4101 NW 27 Avenue, #1
DCF2010110067U	7900 SW 8 Street, #1

City of Miami:

M11-1019	116 NW 60 Street
M11-1020	1024 NW 60 Street
M11-1021	1185 NW 61 Street
M11-1022	1370 NW 58 Terrace
M11-1024	7015 NW 14 Avenue
M11-1025	1546 NW 66 Street
M11-1026	1590 NW 57 Street
M11-1027	1720 NW 55 Street
M11-1028	1785 NW 50 Street
M11-2007	703 NE 63 Street

City of Miami:

M11-2033	2900 NE 2 Avenue
M11-2038	3300 Plaza Street
M11-2039	3510 S. Dixie Highway
M11-3013	1531 NW 16 Avenue
M11-3015	2330 NW 32 Street
M11-3016	1807 NW 33 Street
M11-3017	1842 NW 33 Street
M11-3018	2630 NW 22 Court
M11-3020	2600 NW 23 Avenue
M11-3021	2437 NW 31 Street
M11-3022	2616 NW 22 Court
M11-3023	2136 NW 18 Terrace

City of Florida City:

FC10-431	988 NW 12 Street
FC11-480	1511 NW 7 Court
FC11-481	1515 NW 7 Court

Ms. Charles then announced that the following Unincorporated Miami Dade County cases were **Withdrawn/Deferred:**

Unincorporated Miami Dade County:

DCF2010109838U	354 NE 167 Street, #1
DCF2010109921U	9600 NW 27 Avenue, #1

City of Miami:

M11-1023	1330 NW 68 Terrace
M11-2025	169 NE 29 Street
M11-2030	2101 NW Miami Court
M11-2031	2800 N. Miami Avenue
M11-2032	2808 N. Miami Avenue
M11-2034	2932 NE 2 Avenue
M11-2035	3030 NE 2 Avenue
M11-2036	3165 Plaza Street
M11-2037	3175 Plaza Street

The cases and photographs were submitted to the Board for review and were called by Ms. Charles.

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, agreed and uncontested cases and uphold the decisions of the Building Official. Mr. Starkweather moved to accept the withdrawals, agreed and uncontested cases as called by Ms. Charles. Mr. Escandell seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva then informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

Heard Cases

The Building Officials and Appellants being heard by the Unsafe Structures Board were sworn in at 2:25 P.M. by the court reporter.

Ms. Charles then called forth the first case to be heard by the Unincorporated Miami Dade County, Unsafe Structures Unit.

Unincorporated Miami Dade County:

DC20110141864U

12900 SW 132 Court

Mr. James Ferguson, Building Inspector, gave an account of the structure and informed the Board that the owner's representative is present because they requested an extension of time before the expiration date of the Board Order.

Mr. Gustavo A. Marti, Register Agent, gave a description of the property and informed the Board that they acknowledge that the property needs to be repaired. He further informed the Board that they have a meeting with the Fire Department next Friday in reference to the permit barrier. Mr. Marti then informed the Board that they should resolve the issue at the meeting with the Fire Department. He then stated that the property has been maintained secured and there is no present danger to the community. Mr. Marti requested additional time to bring the property up to code.

Mr. Starkweather asked how much time is needed to bring property up to code.

Mr. Marti responded that he needed at least 3 months to obtain the permit and 6 months to complete the work.

After some discussion, Mr. Starkweather made a motion that, "The prior Board Order of April 20th, 2011 is modified to allow extension of time to obtain permits for said structures by December 21st, 2011 and to complete the repairs within one hundred eighty (180) days after obtaining the permit. Said structures (B) & (C) must be maintained secured. Mr. Naumann seconded the motion.

Ms. Charles administered a roll call vote as requested by Mr. Cueva.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Ms. Charles then called forth the second case to be heard by the City of Miami, Unsafe Structures Unit.

City of Miami:

M11-2040

7310 Biscayne Blvd.

Mr. Ray Benitez, Building Inspector, gave an account of the structure and recommended that "Said structure shall be demolished by an individual qualified to obtain a demolition permit within thirty (30) days from today from the unsafe structures unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible."

Mr. Jorge Gonzalez, Property Owner's Attorney, gave a description of the historic property and stated that his client has gone through a transition with the property, but is in the process of selling the property. He informed the Board that his client has ran into a financial problem that prevented him to complete the work on the property. Mr. Gonzalez also informed the Board that the property is maintained secured. He then stated that they have a potential buyer for the property and would like to bring the property up to code. Mr. Gonzalez then requested a 9 month deferral to determine what can be done to the property at the Preservation Board.

Mr. Cueva asked if the Board heard this case before.

Mr. Benitez answered “No” not to his knowledge.

After some discussion, Mr. Loader made a motion that, “The Board ordered that the property shall be secured within seven (7) days per the satisfaction of the Building Official. The Building Official shall also refer this matter to the City of Miami Historic Preservation Board. The case will be reconsidered for action by the Unsafe Structures Board with the Historic Preservation Board’s report and an updated Building Official’s report. The Board shall retain jurisdiction on this matter until the requested reports have been submitted at the scheduled hearing. Mr. Starkweather seconded the motion.

Ms. Charles administered a roll call vote as requested by Mr. Cueva.

Motion passed. (Ms. Amy Riley opposed)

(For a verbatim version, please refer to the transcripts)

Ms. Charles then called forth the third case to be heard by the City of Miami, Unsafe Structures Unit.

City of Miami:

M11-3019

1864 NW 35 Street

Mr. Rene Diaz, Building Inspector, gave an account of the structure and recommended that “Said structure shall be demolished by an individual qualified to obtain a demolition permit within thirty (30) days from today from the unsafe structures unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.”

Mr. Ray Benitez, Building Inspector, advised the Board that the property is a rooming house.

Ms. Sandra Veiga, Representative, gave a description of the property and informed the Board that they are aware that the property needs to be brought up to code. She then informed the Board that the owner bought the property with the unsafe issues without knowledge of the illegal structures. Ms. Veiga stated that the property is maintained secured and the plans had been obtained to bring the property up to code. She then requested for additional time.

Mr. Loader asked how much time is needed to bring property up to code.

Ms. Veiga replied that they will need at least 5 months.

After some discussion, Mr. Loader made a motion that, “The structures are to be maintained secure, clean and sanitary, free of debris, overgrown grass or weeds and free of discoloration of graffiti. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted first to the Unsafe Structures Unit of the City of Miami for approval. The building permit must be obtained by a licensed contractor pursuant to section 10-5(2) of the Miami Dade County code within ninety (90) days from today. The repairs shall be completed within one hundred eighty (180) days from today.” Mr. Essien seconded the motion.

Ms. Charles administered a roll call vote as requested by Mr. Cueva.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Ms. Charles then called forth the fourth case to be heard by the City of Miami, Unsafe Structures Unit.

City of Miami:

M11-3025

2275 NW 33 Street

Mr. Rene Diaz, Building Inspector, gave an account of the structure and recommended that “Said structure shall be demolished by an individual qualified to obtain a demolition permit within thirty (30) days from today from the unsafe structures unit. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.”

Mr. Alex Rios, Owner, gave a description of the property and informed the Board that he recently bought the property. Mr. Rios informed the Board that the property is maintained secured and promise to bring the property up to code. He then requested for additional time.

Mr. Benitez, Building Inspector, advised the property owner that he needed to obtain the plans to submit to the City because work was done without permits.

After some discussion, Mr. Essien made a motion that, “The structures are to be maintained secure, clean and sanitary, free of debris, overgrown grass or weeds and free of discoloration of graffiti. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted first to the Unsafe Structures Unit of the City of Miami for approval. The building permit must be obtained by a licensed contractor pursuant to section 10-5(2) of the Miami Dade County code within one hundred twenty (120) days from today. The repairs shall be completed within one hundred eighty (180) days from today.” Mr. Naumann seconded the motion.

Ms. Charles administered a roll call vote as requested by Mr. Cueva.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Going on Record:

M11-3017

1842 NW 33 Street

Mr. Jamie Epstein, Bank Representative, informed the Board that he objected to the agreement made between the City and Owner of property address 1842 NW 33 Street. He informed the Board that the property is in foreclosure. Mr. Epstein further informed the Board that the Bank is in process of purchasing the property. He stated that the bank intends to demolish the property once they obtain ownership. Mr. Epstein then stated that he only wanted to go on record that he is not in agreement.

After some discussion, Mr. Starkweather made a motion that, “Said structure shall be demolished by an individual qualified to obtain a demolition permit within thirty (30) days from today. The demolition permit shall be obtained from the Unsafe Structure Unit or the applicable equivalent in the enforcing municipality. All debris resulting from the demolition shall be promptly removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible.” Ms. Riley seconded the motion.

Ms. Charles administered a roll call vote as requested by Mr. Cueva.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Going on Record:

DCF2010109925U

2979 NW 88 Street, #1

Mr. Jamie Epstein, Bank Representative, informed the Board that he objected to the agreement made between the Unincorporated Miami Dade and the Owner of property address 2979 NW 88 Street, #1. He informed the Board that the property is in foreclosure. Mr. Epstein further informed the Board that the Bank is in process of purchasing the property. He stated that the bank intends to bring the property up to code once they obtain ownership. Mr. Epsom then stated that he only wanted to go on record that he is not in agreement with the demolition.

Mr. Loader informed the representative that the property is not recommended to be demolished. He then explained the requirements of the 40 year recertification to Mr. Epstein.

After some discussion, Mr. Loader made a motion that, "A 40 year recertification report in the format required by the Miami Dade Building & Neighborhood Compliance Department prepared by a Florida registered professional engineer or architect must be submitted to the Miami Dade Building & Neighborhood Unsafe Structures Unit within one hundred twenty (120) days from today's date certifying each building or structure is structurally and electrically safe for the specific use for continued occupancy. Any repairs required by the Building Official as a prerequisite for the 40-year recertification of the structure(s) shall be subject to the following: An application for building and/or electrical permit must be submitted to the Miami Dade Building & Neighborhood Compliance Department within forty-five (45) days from today's date. The department's Unsafe Structures Unit must first review the application for permit. The application for permit must include, as part of the permit documents copies of the engineer's or architect's 40 year recertification report. The permit must be obtained within 120 days from today's date and the required repairs must be completed inclusive of a final inspection approval on the permit within one hundred eighty (180) days from today's date. Upon completion of all required repairs, a revised engineer's or architect's 40 year recertification report shall be submitted to the Building & Neighborhood Compliance Department indicating that the structure, as repaired, can be recertified. Upon the property owner's failure to comply with any of the requirements of this Agreement the Building Official shall cancel the Certificate of Occupancy, order the power to the building(s) or structure(s) disconnected and order the building(s) or structure(s) vacated and secured in a manner provided for under the Building Code. If you property owner fails to secure the building(s) or structure(s), then Building Official shall hire a private contractor to secure such building(s) or structure(s). If the property owner fails to obtain a new Certificate of Occupancy for the building(s) or structure(s) within one hundred twenty (120) days of the date of cancellation of the original Certificate of Occupancy, then the Building Official shall demolish such building(s) or structure(s)." Mr. Starkweather seconded the motion.

Ms. Charles administered a roll call vote as requested by Mr. Cueva.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

DCF2009109531U

17740 Homestead Avenue

Mr. Cueva advised the Board that the case was pulled and went before the Board a few months ago. He further explained the significance of the case.

Mr. Carlos Murillo, Tenant, gave a description of the property and informed the Board that at this present moment he doesn't have any funds to hire an Engineer, Contractor nor to obtain the blue prints on the property. He then informed the Board that the property is maintained secured. Mr. Murillo then requested for additional time.

Mr. Kevin Deeb, Member, asked Mr. Murillo what kind of business is performed on the property.

Mr. Murillo replied that he used the property as a seafood take out restaurant. He then explained the work that needs to be done to bring up to code.

Mr. Naumann stated that the work that needs to be done is patch work and doesn't need a lot of time complete.

Mr. Loader confirmed how time is needed with Mr. Murillo.

Mr. Murillo replied that he will need at least a year to obtain funds and to complete the work.

After some discussion, Mr. Naumann made a motion that, "The prior Board Order of March 16th, 2011 is modified to allow extension of time to obtain permits for said structure within one hundred eighty (180) days and to complete the repairs within two hundred seventy (270) days from today." Mr. Essien seconded the motion.

Ms. Charles administered a roll call vote as requested by Mr. Cueva.

Motion passed unanimously.

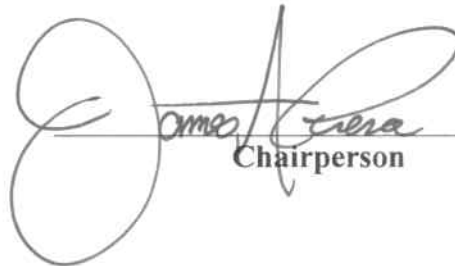
(For a verbatim version, please refer to the transcripts)

There being no further business, a motion was made by Mr. Starkweather to adjourn the meeting at 3:20 P.M. and seconded by Mr. Naumann.

Prepared by:



Recording Secretary



Chairperson

Date:

19 October 2011

UNSAFE STRUCTURES BOARD HEARING MINUTES OF October 19th, 2011

Members Present: James Cueva, CH Gordon Loader, VC James Starkweather
Abel Ramirez Carlos Naumann Kevin Deeb
Benjamin Essien Amy Riley

Excused: Emile Amedee Robert Sweeney Jose Escandell

Staff: Kathy Charles, Acting Clerk of the Board
Latisha Byrd, Board Recording Secretary
Michael Valdes, Asst. County Attorney
Annery Alfonso, Asst. County Attorney

Court Reporter: Fernando Subirats, APEX Reporting Group

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:25 P.M. on Wednesday, October 19th, 2011, on the 2nd Floor, Conference Room I & J, of the Herbert Saffir Permitting & Inspection Center, Department of Permitting, Environment & Regulatory Affairs located at 11805 SW 26th Street, Miami, Florida, 33175.

Mr. James Cueva, Chairman, requested a motion to approve and accept the minutes of the September 21st, 2011 Unsafe Structures Board meeting. Mr. Starkweather moved to accept the minutes of the board meeting. Mr. Essien seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Ms. Kathy Charles then announced the following Unincorporated Miami Dade County and City of Miami cases that were **agreements with the Building Inspector/Official:**

Unincorporated Miami Dade County:

DC20100135015U	15852 NW 122 Avenue
DC20110143260U	6175 NW 167 Street, #G20
DCF2008108007U	18701 NE 6 Avenue, #1
DCF2009109573U	1770 NE 191 Street, #1
DCF2010110347U	10995 NW 7 Avenue, #1
DCF2010110406U	4700 NW 72 Avenue, #1
DCF2010110460U	8820 NW 22 Avenue, #1
DCF2010110480U	1905 NW 79 Street, #1
DCF2010110481U	7512 NW 17 Avenue, #1
DCF2010110514U	1961 NW 62 Street, #1
DCF2010110533U	3023 NW 62 Street, #1
DCF2010110565U	3533 NW 49 Street, #1
DCF2010110571U	4619 NW 22 Avenue, #1
DCF2010110815U	14511 SW Moody Drive, #1

City of Miami:

M11-2042	1537 NE Miami Court
M11-2051	49 NE 27 Street
M11-2052	5969 NE 4 Court
M11-2054	749 NE 81 Street
M11-2025	169 NE 29 Street
M11-2034	2932 NE 2 Avenue
M11-2035	3030 NE 2 Avenue

Ms. Charles announced that the following Unincorporated Miami Dade County and City of Miami cases were **No Contest/No Show with the Building Official:**

Unincorporated Miami Dade County:

DCF2010110128U	7425 SW 42 Street, #2
DCF2010110161U	6601 S. Dixie Hwy., #1
DCF2010110227U	17630 S. Federal Hwy., #1
DCF2010110248U	22200 SW 115 Court, #1
DCF2010110372U	11900 NE 16 Avenue, #12
DCF2010110388U	1364 NE 110 Terrace, #1

City of Miami:

M11-2041	1071 NE 82 Terrace
M11-2043	3034 SW 26 Street
M11-2045	3340 SW 27 Street
M11-2046	3344 Thomas Avenue
M11-2048	3761 Frow Avenue
M11-2049	421 NE 69 Street
M11-2050	468 NE 72 Street
M11-2053	597 NE 55 Terrace
M11-2055	8251 NE 9 Avenue

Ms. Charles then announced that the following Unincorporated Miami Dade County and City of Miami cases were **Withdrawn/Deferred:**

Unincorporated Miami Dade County:

DC20100138080U	11800 SW 18 Street
DCF2009109344U	9330 NW 17 Avenue, #1
DCF2010109980U	6890 NW 35 Avenue, #1
DCF2010110558U	4628 NW 27 Avenue, #1

City of Miami:

M11-2044	3158 Day Avenue
M11-2047	3471 Florida Avenue

The cases and photographs were submitted to the Board for review and were called by Ms. Charles.

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, agreed and uncontested cases and uphold the decisions of the Building Official. Mr. Starkweather moved to accept the withdrawals, agreed and uncontested cases as called by Ms. Charles. Mr. Essien seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. James Cueva left the room.

Ms. Kathy Charles then announced the following Unincorporated Miami Dade County case that was **agreement with the Building Inspector/Official.**

Unincorporated Miami Dade County:

DCF2009108841U	7900 NW 27 Avenue, #2
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After the case file was reviewed, Mr. Loader requested a motion to uphold the decisions of the Building Official. Mr. Starkweather moved to accept the agreed case as called by Ms. Charles. Mr. Essien seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva returned to the Board meeting.

Mr. Cueva then informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

Heard Cases

The Building Officials and Appellants being heard by the Unsafe Structures Board were sworn in at 2:10 P.M. by the court reporter.

Ms. Charles then called forth the first case to be heard by the Unincorporated Miami Dade County, Unsafe Structures Unit.

Unincorporated Miami Dade County:

DCF2010110643U

8120 Coral Way, #1

Mr. Loader left the meeting.

Mr. Monte Lee, Building Inspector, gave an account of the structure and recommended that "A 40 year recertification report in the format required by the Miami Dade Department of Permitting, Environment and Regulatory Affairs prepared by a Florida registered professional engineer or architect must be submitted to the Miami Dade Department of Permitting, Environment and Regulatory Affairs Unsafe Structures Unit within thirty (30) days from today's date certifying each building or structure is structurally and electrically safe for the specific use for continued occupancy. Any repairs required by the Building Official as a prerequisite for the 40-year recertification of the structure(s) shall be subject to the following: An application for building and/or electrical permit must be submitted to the Miami Dade Department of Permitting, Environment and Regulatory Affairs within forty-five (45) days from today's date. The department's Unsafe Structures Unit must first review the application for permit. The application for permit must include, as part of the permit documents copies of the engineer's or architect's 40 year recertification report. The permit must be obtained within one hundred twenty (120) days from today's date and the required repairs must be completed inclusive of a final inspection approval on the permit within one hundred eighty (180) days from today's date. Upon completion of all required repairs, a revised engineer's or architect's 40 year recertification report shall be submitted to the Department of Permitting, Environment and Regulatory Affairs indicating that the structure, as repaired, can be recertified. Upon the property owner's failure to comply with any of the requirements of this Agreement the Building Official shall cancel the Certificate of Occupancy, order the power to the building(s) or structure(s) disconnected and order the building(s) or structure(s) vacated and secured in a manner provided for under the Building Code. If you property owner fails to secure the building(s) or structure(s), then Building Official shall hire a private contractor to secure such building(s) or structure(s). If the property owner fails to obtain a new Certificate of Occupancy for the building(s) or structure(s) within one hundred twenty (120) days of the date of cancellation of the original Certificate of Occupancy, then the Building Official shall demolish such building(s) or structure(s).

He further informed the Board that the owner's representative is present to request additional time.

Ms. Laurie Riemer, Owner's Guardian, gave a description of the property and informed the Board that she acknowledges that the property needs to be repaired. She asked the Board for clarification as to what needs to be done to bring the property up to code. Ms. Riemer then requested additional time to bring the property into compliance.

Mr. Cueva asked how much time is needed to bring property up to code or to get started with the repairs.

Ms. Riemer responded that she needed at least three (3) months to obtain the permit, but she had hired a professional to assist her with the process.

After some discussion, Mr. Starkweather made a motion that, "A 40 year recertification report in the format required by the Miami Dade Department of Permitting, Environment and Regulatory Affairs prepared by a Florida registered professional engineer or architect must be submitted to the Miami Dade Department of Permitting, Environment and Regulatory Affairs Unsafe Structures Unit within ninety (90) days from today's date certifying each building or structure is structurally and electrically safe for the specific use for continued occupancy. An application for building and/or electrical permit must be submitted to the Miami Dade Department of Permitting, Environment and Regulatory Affairs within forty-five (45) days from today's date. The permit must be obtained within one hundred eighty (180) days from today's date and the required repairs must be completed inclusive of a final inspection approval on the permit within three hundred sixty (360) days from today's date. If the property owner fails to obtain a new Certificate of Occupancy for the building(s) or structure(s) within one hundred twenty (120) days of the date of cancellation of the original Certificate of Occupancy, then the Building Official shall demolish such building(s) or structure(s). Mr. Deeb seconded the motion.


Ms. Charles administered a roll call vote as requested by Mr. Cueva.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

There being no further business, a motion was made by Mr. Starkweather to adjourn the meeting at 2:20 P.M. and seconded by Mr. Deeb.

Prepared by: 
Recording Secretary


Chairperson

Date: 9 November 2011

UNSAFE STRUCTURES BOARD HEARING MINUTES OF November 9th, 2011

Members Present: James Cueva, Chairman Benjamin S. Essien Robert Sweeney
James Starkweather Carlos Naumann Jose Escandell
Emile Amedee Aymara D. Riley Abel Ramirez

Excused Absent: Gordon Loader, VC Kevin Deeb

Staff: Kathy Charles, Acting Clerk of the Board
Latisha Byrd, Board Recording Secretary
Michael Valdes, Asst. County Attorney
Annery Alfonso, Asst. County Attorney
Albert Lichy, Asst. County Attorney

Court Reporter: Fernando Subirats, APEX Reporting Group

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:25 P.M. on Wednesday, November 9th, 2011, on the 2nd Floor, Conference Room I & J, of the Herbert Saffir Permitting & Inspection Center, Department of Permitting, Environment & Regulatory Affairs located at 11805 SW 26th Street, Miami, Florida, 33175.

Mr. James Cueva requested a motion to approve and accept the minutes of the October 19th, 2011 Unsafe Structures Board Meeting. Mr. Starkweather moved to accept the minutes of the board meeting. Mr. Essien seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Ms. Kathy Charles then announced the following Unincorporated Miami Dade County cases that were **agreements with the Building Inspector/Official:**

Unincorporated Miami Dade County:

DC20110144614U	10190 NW 7 Avenue
DCF2009108774U	1750 NE 149 Street, #1
DCF2009109260U	1340 SW 57 Avenue, #1
DCF2010109645U	901 SW 62 Avenue, #2
DCF2010109648U	5830 SW 8 Street, #1
DCF2010109966U	2445 NW 62 Street, #1
DCF2010110047U	3990 NW 26 Street, #2
DCF2010110289U	901 SW 62 Avenue, #1
DCF2010110342U	1136 NW 119 Street, #1
DCF2010110502U	1477 NW 79 Street, #2
DCF2010110602U	3990 NW 26 Street, #2
DC20100138080U	11800 SW 18 Street

Ms. Charles announced that the following Unincorporated Miami Dade County cases were **No Contest/No Show with the Building Official:**

Unincorporated Miami Dade County:

DCF2009109249U	28700 SW 217 Avenue, #6
DCF2010109992U	4715 NW 36 Avenue, #1
DCF2010110073U	7160 SW 8 Street, #1
DCF2010110085U	6801 SW 40 Street, #1

DCF2010110107U 10723 SW 56 Street, #1
DCF2010110548U 2701 NW 54 Street, #1

Ms. Charles then announced that the following Unincorporated Miami Dade County cases were **Withdrawn/Deferred:**

Unincorporated Miami Dade County:

DCF2010109679U 20600 NW 47 Avenue, #28
DCF2010110022U 3225 NW 27 Street, #1

The cases and photographs were submitted to the Board for review and were called by Ms. Charles.

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, agreed and uncontested cases and uphold the decisions of the Building Official. Mr. Starkweather moved to accept the withdrawals, agreed and uncontested cases as called by Ms. Charles. Mr. Sweeney seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

Mr. Cueva then informed those appellants who were able to come to an amicable agreement with the Building Official that the Board had ratified the agreements and they were free to leave.

Heard Cases

The Building Officials and Appellants being heard by the Unsafe Structures Board were sworn in at 1:40 P.M. by the court reporter.

Ms. Charles then called forth the first case to be heard by the Unincorporated Miami Dade County, Unsafe Structures Unit.

Unincorporated Miami Dade County:

DCF2010109654U 20600 NW 47 Avenue, #2
DCF2010109655U 20600 NW 47 Avenue, #3
DCF2010109656U 20600 NW 47 Avenue, #4
DCF2010109657U 20600 NW 47 Avenue, #5
DCF2010109658U 20600 NW 47 Avenue, #6
DCF2010109659U 20600 NW 47 Avenue, #7
DCF2010109660U 20600 NW 47 Avenue, #8
DCF2010109661U 20600 NW 47 Avenue, #9
DCF2010109662U 20600 NW 47 Avenue, #10
DCF2010109663U 20600 NW 47 Avenue, #12
DCF2010109664U 20600 NW 47 Avenue, #13
DCF2010109665U 20600 NW 47 Avenue, #14
DCF2010109666U 20600 NW 47 Avenue, #15
DCF2010109667U 20600 NW 47 Avenue, #16
DCF2010109668U 20600 NW 47 Avenue, #17
DCF2010109669U 20600 NW 47 Avenue, #18
DCF2010109670U 20600 NW 47 Avenue, #19
DCF2010109671U 20600 NW 47 Avenue, #20
DCF2010109672U 20600 NW 47 Avenue, #21
DCF2010109673U 20600 NW 47 Avenue, #22
DCF2010109674U 20600 NW 47 Avenue, #23
DCF2010109675U 20600 NW 47 Avenue, #24

DCF2010109676U	20600 NW 47 Avenue, #25
DCF2010109677U	20600 NW 47 Avenue, #26
DCF2010109678U	20600 NW 47 Avenue, #27
DCF2010109680U	20600 NW 47 Avenue, #29
DCF2010109681U	20600 NW 47 Avenue, #30
DCF2010109682U	20600 NW 47 Avenue, #31
DCF2010109683U	20600 NW 47 Avenue, #32
DCF2010109684U	20600 NW 47 Avenue, #33
DCF2010109685U	20600 NW 47 Avenue, #34
DCF2010109686U	20600 NW 47 Avenue, #35
DCF2010109687U	20600 NW 47 Avenue, #36
DCF2010109688U	20600 NW 47 Avenue, #37
DCF2010109689U	20600 NW 47 Avenue, #38
DCF2010109690U	20600 NW 47 Avenue, #39
DCF2010109691U	20600 NW 47 Avenue, #40
DCF2010109692U	20600 NW 47 Avenue, #41
DCF2010109693U	20600 NW 47 Avenue, #42
DCF2010109694U	20600 NW 47 Avenue, #43
DCF2010109695U	20600 NW 47 Avenue, #44
DCF2010109696U	20600 NW 47 Avenue, #45
DCF2010109697U	20600 NW 47 Avenue, #46
DCF2010109698U	20600 NW 47 Avenue, #47
DCF2010109699U	20600 NW 47 Avenue, #48
DCF2010109700U	20600 NW 47 Avenue, #49
DCF2010109701U	20600 NW 47 Avenue, #50
DCF2010109702U	20600 NW 47 Avenue, #51
DCF2010109703U	20600 NW 47 Avenue, #52
DCF2010109704U	20600 NW 47 Avenue, #53
DCF2010109705U	20600 NW 47 Avenue, #54
DCF2010109706U	20600 NW 47 Avenue, #55
DCF2010109707U	20600 NW 47 Avenue, #58
DCF2010110297U	20600 NW 47 Avenue, #56
DCF2010110298U	20600 NW 47 Avenue, #57

Mr. Monte Lee, Building Inspector, gave an account of the structures and informed the Board that the representative is present because they requested an extension of time before the expiration date of the Board Order.

Ms. Ana Navarro, Representative, gave a description of the property and informed the Board that she acknowledges that the property needs to be repaired to bring the property up to code. She explained to the Board the use of the property. Ms. Navarro then requested additional time to bring the property into compliance.

Mr. Cueva asked how much time is needed to bring property up to code or to get started with the repairs.

Ms. Navarro responded that she needed up to a year to obtain the permit due to complexity of the property for the funding to assist her with the process because everything is done as a whole.

Mr. James Startkweather, Member, suggested grouping the buildings instead of hearing them all at once.

Mr. Lee explained the reason as to why the buildings are heard at the same time. He then enlightened the Board that Ms. Navarro needed additional time because of funding.

Mr. Starkweather left the meeting.

Mr. Essien asked Ms. Navarro when will the repairs be performed on the property.

Ms. Navarro replied that work will be done as they obtain approval.

After some discussion, Mr. Essien made a motion that, "The prior Board Order of June 15th, 2011 is modified to allow extension of time to obtain the permit by September 30th, 2012 and to complete the repairs by December 31st, 2012. Mr. Naumann seconded the motion.

Ms. Charles administered a roll call vote as requested by Mr. Cueva.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

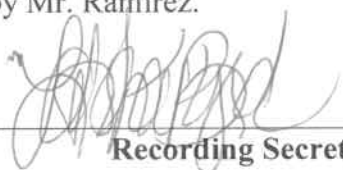
Sunset Review Report

Mr. Cueva requested a motion to approve and accept the 2010-2011 Sunset Review of the Miami Dade County Unsafe Structures Board with the additional budget information to be added to the Sunset Review Report as indicated by the Chair in reference to question #7. Mr. Essien moved to approve the Sunset Review Report with the inclusion of the budget. Ms. Riley seconded the motion.

Motion passed unanimously.

(For a verbatim version, please refer to the transcripts)

There being no further business, a motion was made by Mr. Sweeney to adjourn the meeting at 2:00 P.M. and seconded by Mr. Ramirez.

Prepared by:  _____
Recording Secretary

 _____
Chairperson

Date: 14 December 2011

Ms. Barbara Heberd, Property Owner, gave a description of the property and stated that she has gone through a transition with the property. She stated that the property is not considered unsafe in her opinion, but the City has issued a Notice of Violation on her property. Ms. Heberd then informed the Board that the property has gone through numerous hurricanes and nothing has happened to the property. She then requested additional time to correct the unsafe structure issue.

Mr. Benitez advised the Board that if a hurricane hit, the property will be a hazard to the neighborhood.

Mr. Loader raised some concerns given historic nature on the property. He indicated that the property in light of the year that it was originally built, represents one of the early examples of historic Miami homes still remaining. Mr. Loader asked Ms. Heberd what her intention were for the property.

Ms. Heberd informed the Board that it became too expensive for her to maintain. She then explained to the Board that the contractor that was hired to correct the problem disappeared and she hasn't been able to hire another because of limited funds. Ms. Heberd also informed the Board that she intends to sell property, but hasn't obtain a potential buyer at this time.

Mr. Cueva asked the property owner what she would request from the Board. He then explained to Ms. Heberd what the Board can provide her additional time to bring the property up to code.

Mr. Benitez informed the Board that the building was reconstructed without a permit.

Mr. Cueva asked Ms. Heberd if she wanted to repair or demolish the property.

Ms. Heberd replied that she would like to repair the property, but doesn't have the necessary funds to repair. She then informed the Board that her attorney filed an injunction to stop the demolition on the property. Ms. Heberd also stated that she would like to sale the property as is.

Mr. Essien asked property owner if she paid the taxes on the property.

Ms. Heberd indicated that she had not paid them.

Mr. Loader suggested to defer this case until the next hearing. He then asked the City to provide the Board with a report indicating that the property is designated historic.

After some discussion, Mr. Loader made a motion that, "The City provide the Board with a preliminary statement on significance of the property and the property shall be maintained secure" Mr. Starkweather seconded the motion.

Mr. Goolsby administered a roll call vote as requested by Mr. Cueva.

Motion failed.

(For a verbatim version, please refer to the transcripts)

After some discussion, Ms. Riley made a motion that, "Owner shall obtain a repair permit within one-hundred and fifty days (150) days from today and three-hundred and sixty (360) days to complete construction or said structure shall be demolished by an individual qualified to obtain a demolition permit within one-hundred and fifty (150) days from today. The demolition permit shall be obtained from the Unsafe Structure Unit or the applicable equivalent in the enforcing municipality. All debris resulting from the demolition shall be promptly removed from the premises. If any of the above conditions are not complied with, said structure shall be demolished by the enforcing municipality as soon as possible." Mr. Essien seconded the motion.

Mr. Goolsby administered a roll call vote as requested by Mr. Cueva.

Motion passed. (Mr. Naumann and Mr. Sweeney opposed)

(For a verbatim version, please refer to the transcripts)

Going on Record:

M11-2024

8425 NW 12 Avenue

Mr. Jamie Epsom, Bank Representative, informed the Board that he objected to the agreement made between the City and Representative of Mortgagee. He informed the Board that the property is in foreclosure. Mr. Epsom further informed the Board that the Bank is in process of purchasing the property. He stated that the bank intends to bring the property up to code once they obtain ownership. Mr. Epsom then stated that he only wanted to go on record that he is not in agreement with the demolition.

August Meeting:

James Cueva informed the Unsafe Structures Board Members about the August hearing. He indicated that the Board normally recessed during the month of August. Mr. Cueva then inquired in general if there will be problems with members attending the meeting.

Discussion:

Mr. Loader requested that Staff develop language for an Extension of Time Request Form for appellants who are entering into an agreement for requests of additional time frames. He indicated that this would ensure that they are aware of the one time extension requirement if they enter their case as agreement.

There being no further business, a motion was made by Mr. Starkweather to adjourn the meeting at 3:15 P.M. and seconded by Mr. Naumann.

Prepared by: _____
Recording Secretary

Chairperson

Date: _____