



**MIAMI-DADE COUNTY REGULATORY AND ECONOMIC
RESOURCES DEPARTMENT**
Building Support Section
 11805 S.W. 26 Street (Coral Way), Room 230
 Miami, FL 33175-2474
 Phone: (786) 315-2424
 Fax: (786) 315-2548

Date: 2/25/2016

COC OFFICIAL USE ONLY

**NOTICE OF HEARING DECISION
AND ORDER OF MIAMI-DADE COUNTY
UNSAFE STRUCTURES APPEAL PANEL**

PLEASE NOTE: FOR FULL INFORMATION CONCERNING THE DECISION PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

A G LAKE TERR INC
2965 SW 28TH LN

MIAMI FL 33133-3794

Re: **13742 SW 145 ST**

Legal Description: **WEITZER COUNTRY HOMES PB 141-95 T-17723 LOT 6 BLK 3 LOT SIZE 4842 SQ FT & INT IN COMMON AREAS FAU 30-5922-043-0420 THRU 0460 &**

USP No.: **DCG20150175385UG**

The Unsafe Structures Appeal Panel action on **(A) CBS DWELLING (B) 6FT WOOD FENCE** located at the above address is as follows:

At its meeting on **2/25/2016**, the Unsafe Structures Appeal Panel ordered that:

The following structure(s) must be secured using the specified securing method within the number of days indicated as noted below:

| STRUCTURE | APPROVED SECURING METHOD | ORDER TO SECURE NUMBER OF DAYS TO COMPLY |
|-----------|---|---|
| A | STORM SHUTTERS (1/2 plywood, bolts and lumber as specs) | 5 |

The structure(s) is/are to be maintained secure, clean and sanitary. The premises must be maintained free of debris, overgrown grass or weeds and free of discoloration or graffiti.

Miami-Dade County Regulatory and Economic Resources Department Unsafe Structure Case Number = G20150175385, Total Structures = -1

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In addition, the following order(s) of the Unsafe Structures Appeal Panel must be adhered to:

| STRUCTURE | ORDER | NUMBER OF DAYS TO COMPLY |
|-----------|--|--------------------------|
| A | REPAIRED OR COMPLETED WITH PLANS PREPARED BY AN ARCHITECT/ENGINEER OR A QUALIFIED INDIVIDUAL | SEE BELOW |
| B | REPAIRED OR COMPLETED WITH PLANS PREPARED BY AN ARCHITECT/ENGINEER OR A QUALIFIED INDIVIDUAL | SEE BELOW |

A building permit must be obtained for the following structure(s) for all repairs or items to be completed. All permit documents including the Architect's/Engineer's sealed plans , when required, shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5 of the Miami-Dade County Code within the number of days as specified below:

| STRUCTURE | ORDER TO OBTAIN PERMIT NUMBER OF DAYS TO COMPLY |
|-----------|--|
| A | 90 DAYS |
| B | 90 DAYS |

The completion or repair(s) of the following structure(s) shall be completed within the days as specified below after obtaining the permit. Completion shall be evidenced by a final inspection approval on the building permit(s) obtained.

| STRUCTURE | ORDER TO COMPLETE REPAIRS - NUMBER OF DAYS TO COMPLY |
|-----------|--|
| A | 120 DAYS |
| B | 120 DAYS |

For structures which must be repaired or completed under this order, the property owners must have an electrical inspection and a plumbing inspection performed by a Florida registered professional engineer or architect, an inspection by a certified mold inspector and an inspection by a Florida registered structural engineer. Upon completion of the inspections, the property owner must submit inspection reports signed and sealed by the architect or engineer and the mold inspector, to the Unsafe Structures Unit for approval. Each inspection report shall certify that there is currently no unsafe or hazardous conditions currently existing in the structure(s), all Florida Building Code violations have been corrected and the structure is safe for occupancy. In addition, the property owners are required to obtain all final inspection approvals and apply for and obtain a new Certificate of Occupancy prior to re-occupying the structure which must be repaired or completed under this order.

Except as otherwise specified above, the timeframes to comply will commence from the date of the Hearing at which the Appeal Panel issued this Order. Please also note that all time frames mentioned are in calendar days.

IF ANY OF THE ABOVE ORDER(S) ARE NOT COMPLIED WITH, SAID STRUCTURE(S) SHALL BE DEMOLISHED BY THE ENFORCING MUNICIPALITY AS SOON AS POSSIBLE.

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In accordance with Section 8-5(n) of the Code of Miami-Dade County, any owner or authorized representative may seek an extension of the timeframes set forth in an Order of the Unsafe Structures Appeal Panel. Such request for a hearing to seek an extension must be in writing, directed to the Secretary of the Unsafe Structures Appeal Panel. The written request for extension must be received by the Secretary of the Appeal Panel prior to the deadline specified in the order. For example, in the event the Appeal Panel Order states that a permit must be obtained within a specified period, the request for extension of the deadline to obtain the permit must be received prior to the expiration of that specified period. If the same order provides a deadline for completion of the structure, the request for the extension for the deadline of completion must be received prior to the deadline for completion, provide that the applicant has complied with the permit deadline. In no event may the Appeal Panel grant more than one extension of time for each initial order.

To obtain an extension, the owner or applicant must demonstrate to the reasonable satisfaction of the Appeal Panel that the structure that is the subject of the Order is secure at the time the extension is sought and that the owner or applicant has made a good faith attempt to comply with the Order which has been impeded by changed circumstances or other circumstances outside of the owner or applicant's control. As a further condition of the extension, the owner or applicant must submit in writing, together with the petition for an extension, a written timetable for compliance with the substantive provisions of the Order and for completion of all necessary repairs. The Appeal Panel will limit its consideration of the petition to deciding whether the grounds for an extension have been satisfied.

The Unsafe Structures Appeal Panel also ordered that, if compliance is not obtained within the time periods stipulated above, then the Building Official is further instructed to proceed in accordance with Section 8-5 of the Code of Miami-Dade County. There will be no further notices or communication from the Unsafe Structures Appeal Panel regarding this case. **This document is recorded by the Building Official with the Clerk of the Circuit Court. This recording will constitute constructive notice to all concerned, as well as any subsequent purchasers, that a decision has been rendered by the Unsafe Structures Appeal Panel on the above referenced property.**

Repair or demolition permits, for property located at the above address must be obtained from the **Unincorporated Miami-Dade County Regulatory and Economic Resources Department, UNSAFE STRUCTURES UNIT, 11805 S.W. 26 Street, Miami, FL. 33175, (786) 315-2424. Please call this office before coming in for a permit or for further information on this matter.**

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The Unsafe Structures Appeal Panel is Quasi-Judicial. The decision and specified compliance date(s) are final and binding. Any person aggrieved by a decision of the Unsafe Structures Appeal Panel may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure as indicated in Section 8-5 of the Code of Miami-Dade County.

Respectfully,

JAVIER BEJARANO, Chairperson
Unsafe Structures Appeal Panel

Motion Made by:

RAFAEL A. RODRIGUEZ, Panel Member

Seconded by:

ERNESTO POLO, Panel Member

cc: Known Interested Parties: See Attached Exhibit A

Seal



This instrument was prepared by:
JENNER MALCOLM
Miami-Dade County
Regulatory & Economic Resources Dept.
11685 S.W. 26 St, Room 218
Miami, Florida 33175-3474

INTERESTED PARTIES2/25/2016
 A G LAKE TERR INC
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EXHIBIT A

Interested Parties Attachment

Known Interested Parties for Case Number: G20150175385 as of 1/22/2016

| ITEM | NAME | CARE OF | ADDRESS |
|------|--|---|---|
| 1 | IVAN LINTON, JR | | 13741 SW 146TH ST MIAMI, FL 33186-0000 USA |
| 2 | DEUTSCHE BANK NATIONAL TRUST COMPANY | C/O LAW OFFICES OF MARSHALL C. WATSON, P.A | 1800 NW 49TH ST STE 120 FORT LAUDERDALE, FL 33309-0000 USA |
| 3 | COUNTRY WALK MASTER ASSOCIATION, INC AND STONEYBROOK AT COUNTRY WALK ASSOCIATION, INC | C/O JOYCE GOODMAN-GUENTHER | 10723 SW 104TH ST MIAMI, FL 33176-0000 USA |
| 4 | AMI KENDALL REGIONAL MEDICAL CENTER | C/O JACOBSON, SOBO, & MOSELLE | PO BOX 19359 PLANTATION, FL 33318-0000 USA |
| 5 | CACV OF COLORADO, LLC | | 4340 S MONACO 2ND FLOOR DENVER, CO 80237-0000 USA |
| 6 | AG LAKE TERRACE, INC | C/O ANGEL GARCIA (RA) | 2966 SW 27TH LN MIAMI, FL 33133-0000 USA |
| 7 | AG LAKE TERRACE, INC | C/O ANGEL GARCIA (PSD) | 1200 BRICKELL BAY DR UNIT 3208 MIAMI, FL 33131-0000 USA |

Miami-Dade County Regulatory and Economic Resources Department Unsafe Structure Case Number = G20150175385, Total Structures = -1