



**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

**COC OFFICIAL USE ONLY**

Date: 5/11/2016

**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**

FELIX A MONTERO  
IRAIDA MONTERO  
2660 NW 18TH TER

MIAMI FL 33125

Re: **5415 SW 92 AVE**

Legal Description: **TROPICAL GARDENS ESTATES PB 58-74 LOT 7 BLK 4 LOT SIZE 75.000 X 104 OR 17360-2908 1093 4 OR 29615-1016 0515 11**

USP No.: **DCG20150174093UG**

At its meeting on **5/11/2016**, the Unsafe Structures Appeal Panel considered your request for an extension of the compliance date(s) either to obtain required building permits, complete all work and/or meet another time deadline for compliance as specified in its initial order. After hearing the testimony of the owner, authorized representative, interested parties and County staff and considering the evidence of record, the Unsafe Structures Appeal Panel ruled that the request(s) for extension(s) of time be approved as indicated below.

STRUCTURE	ORDER	DATE TO COMPLY
<b>A</b>	Secure Structure	January 3, 2016- <b>No Change</b>
<b>A</b>	Submit Engineer's Report	March 28, 2016- <b>No Change</b>
<b>A</b>	Complete All Work and Obtain Final Inspection Approval	November 7, 2016
<b>A</b>	Obtain Permit	July 10, 2016
<b>BC</b>	Obtain Permit	July 10, 2016
<b>BC</b>	Complete All Work and Obtain Final Inspection Approval	November 7, 2016
<b>D</b>	Submit Engineer's Report	March 28, 2016- <b>No Change</b>
<b>D</b>	Obtain Permit	July 10, 2016
<b>D</b>	Complete All Work and Obtain Final Inspection Approval	November 7, 2016

If **No Change** is indicated in the box above, then the number of days as indicated in the Unsafe Structures Appeal Panel's most recent previous order applies. Otherwise, the new deadline to comply as indicated in the box above applies.

Miami-Dade County Department of Regulatory and Economic Resources Unsafe Structure Case Number = G20150174093

5/11/2016  
FELIX A MONTERO  
Case No.: **DCG20150174093UG**  
Re: **5415 SW 92 AVE**



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**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.**

The Unsafe Structures Appeal Panel is Quasi-Judicial. The decision and specified compliance date(s) are final and binding. The Appeal Panel will not consider an additional request for extensions of time or a rehearing of this case. 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.

For further information, please contact the Miami-Dade County Department of Regulatory and Economic Resources, Unsafe Structures Unit, at (786) 315-2424.

Respectfully,

RAFAEL V. LICEA, Chairperson  
Unsafe Structures Appeal Panel

Motion Made by:

ROBERTO SUAREZ, Panel Member



Seal

This instrument was prepared by  
**JENNIFER MALCOLM, M.**  
Miami-Dade County  
Regulatory & Economic Resources Dept.  
1300 S.W. 25th Street, 3rd  
Miami, Florida 33135

Seconded by:

JOSEPH T. STILWELL, Panel Member

INTERESTED PARTIES: 5/11/2016  
 FELIX A MONTERO  
 Case No.: **DCG20150174093UG**  
 Re: **5415 SW 92 AVE**

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### Interested Parties Attachment

Known Interested Parties for Case Number: G20150174093 as of 4/11/2016

ITEM	NAME	CARE OF	ADDRESS
1	THE BANK OF NEW YORK MELLON, TRUSTEE		101 BARCLAY ST #4W NEW YORK, NY 10007-0000 USA
2	THE BANK OF NEW YORK MELLON, TRUSTEE		101 BARCLAY ST #4W NEW YORK, NY 10007-0000 USA
3	BANK OF AMERICA (082)		1 CORELOGIC DR WEST LAKE, TX 76262-0000 USA
4	FELIX MONTERO		5415 SW 92ND AVE MIAMI, FL 33165-0000 USA
5	CHUNILAL RAMKISSOON		3900 NW 79TH AVE MIAMI, FL 33166-0000 USA