

**UNSAFE STRUCTURES BOARD HEARING MINUTES OF JANUARY 17<sup>TH</sup> , 2001**

**Members Present:** Gordon Loader, Chairman      Harry Childs      Orange Hayes  
Walter Williams      Laurence Michelson      Jose Vera  
Enrique Crooks

**Excused:** Kathy Babl-Loy      Abel Ramirez      James Cueva, VC

**Staff:** Theodore Berman, Clerk of the Board  
Augusto Maxwell, Asst. County Attorney  
Yvonne Bell, Recording Secretary

**Court Reporter:** Bill Rhodes, Official Court Reporting Services, Inc.

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:28 P.M. on Wednesday, January 17<sup>th</sup>, 2001 on the 16<sup>th</sup> Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Loader requested a motion to approve and accept the minutes of the December 20<sup>th</sup>, 2000 Unsafe Structures Board Meeting. A motion was made by Mr. Michelson to approve the minutes and seconded by Mr. Childs.

**Motion passed unanimously.**

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

Mr. Loader from Mr. Berman the cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Berman informed the members that the following Unincorporated Miami-Dade County case was **withdrawn due to litigation:**

**Unincorporated Miami-Dade County Case:**

DC200003634U      23095 S. Dixie Hwy.

Mr. Berman then informed the members that the following City of Homestead case was **deferred to the February 14<sup>th</sup> USSB:**

**City of Homestead Case:**

20-0635MH      1360 Kia Drive

Mr. Berman announced the following cases from Unincorporated Miami-Dade County where **agreements** had been made with the Building Official:

**Unincorporated Miami-Dade County Cases:**

DC199900600U      17711 N.W. 12 Court  
DC200001064U      15965 S.W. 153 Court  
DC200002915U      1935 N.W. 71 Street  
DC200002766U      10975 S.W. 36 Street  
DC200004908U      425 N.E. 162 Street  
DC200005016U      1960 N.W. 53 Street

Mr. Berman then announced the following City of Homestead cases where **agreements** had been made with the Building Official:

**City of Homestead Cases:**

97-0022MH	213 S.W. 3 Court
20-0632MH	656 S.W. 5 Street

Mr. Berman announced the following Unincorporated Miami-Dade County cases that were **uncontested/no show**:

**Unincorporated Miami-Dade County Cases:**

DC99-423U	1825 N.W. 112 Terrace
DC199900823U	14340 S.W. 285 Court
DC200001234U	17821 S. Dixie Hwy.

Mr. Berman announced the following City of Homestead cases that were **uncontested/no show**:

**City of Homestead Cases:**

00-2802MH	1271 S.E. 9 Place
97-0042MH	656 S.W. 5 Street

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

After the Board reviewed each case file, Mr. Loader requested a motion to consolidate the withdrawals, deferral, agreed and uncontested cases and uphold the decisions of the Building Official. The motion was made by Mr. Michelson and seconded by Mr. Childs.

**Motion passed unanimously.**

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

Mr. Loader 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.

The Building Officials and Appellants being heard by the Unsafe Structures Board were sworn in at 1:44 P.M. by the court reporter.

Mr. Berman called forth the first case to be presented by Unincorporated Miami-Dade County where **the owner and the mortgagee** disagreed with the Building Official's recommendation for demolition:

**Unincorporated Miami-Dade County Case:**

DC99-173UT	1974 N.W. 47 Terrace
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Building Official Jose Sadin introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Sadin gave an account of the structure and recommended that “said structures (A) and (B) be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5 (2) of the Miami-Dade County Code with a demolition permit obtained 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 Unincorporated Miami-Dade County as soon as possible.”

Mr. B.G. Gross, the mortgagee, stated that they repaired the building and never saw structure (B). He disagreed with the amount of deterioration to the structure and would like the opportunity to bring the house up to Code.

Mr. Walter Williams expressed his concern about the repairing of the structure without permits.

After some discussion, Mr. Loader requested a motion of the Board. Mr. Michelson made a motion that the “structure must be maintained secure, clean and sanitary, free of debris, overgrown grass or weeds and free of discoloration or graffiti. The 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 and items to be completed. The permit documents shall first be submitted 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 (2) of the Miami-Dade County Code within ninety (90) days from today. The complete building or structure shall be made to conform to all the requirements for a new building or structure 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 Miami-Dade County as soon as possible.” The motion was seconded by Mr. Williams.

**Motion passed unanimously.**

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

Mr. Berman then called forth the second case to be heard from Unincorporated Miami-Dade County where **the owner** disagreed with the Building Official’s recommendation:

**Unincorporated Miami-Dade**

DC200004019UT                      1918 N.W. 53 Street

Building Official Jose Sadin introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Sadin gave an account of the structure and recommended that “said structures (A) and (B) be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5 (2) of the Miami-Dade County Code with a demolition permit obtained 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 Unincorporated Miami-Dade County as soon as possible.”

Derrick Wilson, property owner, stated that he bought the house a year ago from his uncle and would like six months to rebuild. He further informed the members that he took the floors and windows with the intend to rehab the house and he has taken out a loan to finalize the repairs.

Mr. Sadin commented that the amount of deterioration is 67% which means the whole house has to be brought up to the current code.

Upon some discussion, Mr. Childs made a motion that “said structure be secured within five (5) working days. The following securing method is approved: storm shutters (1/2 plywood, bolts and lumber as per specs. The structure must be maintained secure, clean and sanitary, free of debris, overgrown grass or weeds and free of discoloration or graffiti. The 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 and items to be completed. The permit documents shall first be submitted 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 (2) of the Miami-Dade County Code within ninety (90) days from today. The complete building or structure shall be made to conform to all the requirements for a new building or structure 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 structure shall be demolished by Miami-Dade County as soon as possible”. The motion was seconded by Mr. Michelson.

**Motion passed unanimously.**

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

Mr. Berman then called forth the third case to be heard from Unincorporated Miami-Dade County where **the representative for the owner** disagreed with the Building Official’s recommendation to demolish the structure:

**Unincorporated Miami-Dade**

DC200004402U

1274 N.E. 110 Terrace

Building Official Spencer Errickson introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Errickson Sadin gave an account of the structures and informed the members that the house has been through a fire and recommended that “said structure be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5 (2) of the Miami-Dade County Code with a demolition permit obtained 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 structures shall be demolished by the Unincorporated Miami-Dade County as soon as possible”.

Representative for the owner, Ken Jones, stated that the current owner bought the property in February 2000 and was not aware of any violations to the structure. Furthermore, they are awaiting DERM’s approval and would like some time to repair the property.

After some discussion, Mr. Childs made a motion that “said structures (C) (D) and (E) be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5 (2) of the Miami-Dade County Code with a demolition permit obtained 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 structures shall be demolished by the Unincorporated Miami-Dade County as soon as possible”.

He further added that “said structures (A) and (B) be secured within five (5) working days. The following securing method is approved: storm shutters (1/2 plywood, bolts and lumber as per specs. The structure must be maintained secure, clean and sanitary, free of debris, overgrown grass or weeds and free of discoloration or graffiti. The 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 and items to be completed. The permit documents shall first be submitted 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 (2) of the Miami-Dade County Code within ninety (90) days from today. The complete building or structure shall be made to conform to all the requirements for a new building or structure 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 Miami-Dade County as soon as possible.” These motions were seconded by Mr. Williams.

**Motion passed unanimously.**

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

Mr. Berman then called the last case to be heard from Unincorporated Miami-Dade County where **the owner** disagreed with the Building Official’s recommendation.

### **Unincorporated Miami-Dade**

DC200004519U

4131-33 N.W. 23 Court

Building Official Jose Sadin introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Sadin gave an account of structures (A) and (B) and recommended that “said structure be secured within five (5) working days. The following securing method is approved: storm shutters (1/2 plywood, bolts and lumber as per specs). The structure is to be maintained secure, clean and sanitary, free of debris, overgrown grass or weeds and free of discoloration or graffiti. The structure must be repaired. A building permit must be obtained for all repairs and items to be completed. The permit documents shall first be submitted 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 (2) of the Miami-Dade County Code within ninety (90) days from today. The complete building or structure shall be made to conform to all the requirements for a new building or structure 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 structure shall be demolished by Miami-Dade County as soon as possible.”

Property owner, Mr. Neal Adams stated that he would like to repair the structure, but needed a year for the permits because he needed to refinance the house to pay for the repairs.

After some discussion, Mr. Williams made a motion that “structure must be maintained secure, clean and sanitary, free of debris, overgrown grass or weeds and free of discoloration or graffiti. The structures must be repaired or completed with Architect/Engineer’s sealed plans.

A building permit must be obtained for all repairs and items to be completed. The permit documents shall first be submitted 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 (2) of the Miami-Dade County Code within one hundred eighty (180) days from today. The complete building or structure shall be made to conform to all the requirements for a new building or structure 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 structure shall be demolished by Miami-Dade County as soon as possible.” The motion was seconded by Mr. Vera.

**Motion passed unanimously.**

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

There being no further cases to be presented the Board addressed the annual nomination of Chairperson and Vice-Chairperson.

Mr. Williams nominated Mr. Loader for Chairperson of the Board. Mr. Crooks seconded the motion.

**Motion passed unanimously.**

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

Mr. Williams then nominated Mr. Cueva for Vice-Chairperson of the Board. Mr. Vera seconded the motion.

**Motion passed unanimously.**

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

There being no further business, the meeting was adjourned at 3:15 P.M.

**Prepared by:** \_\_\_\_\_  
**Recording Secretary**

\_\_\_\_\_  
**Chairperson**

**Date:** \_\_\_\_\_

**UNSAFE STRUCTURES BOARD HEARING MINUTES OF FEBRUARY 14<sup>TH</sup>, 2001**

**Members Present:** James Cueva, VC      Harry Childs      Orange Hayes  
Walter Williams      Laurence Michelson      Jose Vera  
Abel Ramirez

**Excused:** Gordon Loader, Chairman      Kathy Babl-Loy      Enrique Crooks

**Staff:** Theodore Berman, Clerk of the Board  
Rashmi Airan, Asst. County Attorney  
Yvonne Bell, Recording Secretary

**Court Reporter:** Ronny Oporta, Official Court Reporting Services, Inc.

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:22 P.M. on Wednesday, February 14<sup>th</sup>, 2001 on the 16<sup>th</sup> Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Cueva requested a motion to approve and accept the minutes of the January 17<sup>th</sup>, 2001 Unsafe Structures Board Meeting. A motion was made by Mr. Michelson to approve the minutes and seconded by Mr. Vera.

**Motion passed unanimously.**

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

Mr. Cueva requested from Mr. Berman the cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Berman informed the members that the following Unincorporated Miami-Dade County cases were **withdrawn per the Unsafe Structures Unit:**

**Unincorporated Miami-Dade County Cases:**

DC200005079U      4 N.E. 158 Street  
DC200005096U      16300 N.E. 6 Avenue

Mr. Berman informed the members that the following City of Miami case was **withdrawn per the Building Inspector:**

**City of Miami Case:**

M01-010      1775 N.W. 17 Street

Mr. Berman then informed the members that the following City of Homestead case was **deferred to the March 21<sup>st</sup> USSB per the Building Official:**

**City of Homestead Case:**

20-0635MH      1360 Kia Drive

Mr. Berman announced the following cases from Unincorporated Miami-Dade County where **agreements** had been made with the Building Official:

**Unincorporated Miami-Dade County Cases:**

DC99-184UT	1730 N.W. 110 Terrace
DC199900596U	1684 N.W. 73 Street
DC199900833UT	372 N.W. 81 Street
DC199900896UT	2793 N.W. 26 Street
DC200001425UT	13617 S.W. 287 Lane
DC200002751U	5800 S.W. 177 Avenue
DC200003829UT	3804 N.W. 209 Street
DC200004409U	22700 S.W. 212 Avenue
DC200004568U	3776 N.W. 205 Street
DC200004605U	125 N.W. 122 Avenue
DC200005389U	3010 S.W. 115 Avenue

Mr. Berman then announced the following City of Miami cases where **agreements** had been made with the Building Official:

**City of Miami Cases:**

M01-002	184 N.W. 28 Street
M01-003	1000 S.W. 12 Court
M01-006	1542 N.W. 70 Street
M01-007	1559 N.W. 62 Terrace
M01-009	1639 N.W. 1 Court
M01-011	3350 S.W. 1 Avenue

Mr. Berman announced the following Unincorporated Miami-Dade Count cases that were **uncontested/no show**:

**Unincorporated Miami-Dade County Cases:**

DC98-70U	20039 N.W. 62 Avenue
DC200001440UT	3030 N.W. 171 Street
DC200002769U	8350 N.W. 8 Street
DC200003538UT	2257 N.W. 95 Terrace
DC200004355U	1170 N.W. 79 Street
DC200004416U	14721 Monroe Street
DC200004639UT	1762 N.W. 64 Street
DC200004667U	536 N.W. 98 Street
DC200005091U	1231 N.W. 115 Street

Mr. Berman announced the following City of Miami cases that were **uncontested/no show**:

**City of Miami Cases:**

M01-001	156 N.E. 77 Street
M01-004	1270 N.W. 60 Street
M01-005	1501 N.W. 59 Street

M01-008	1624-34 N.W. 1 Court A/K/A 1634 N.W. 1 Court
M01-012	6745 N.W. 4 Court
M01-013	6834 N.W. 5 Avenue

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

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, deferral, agreed and uncontested cases and uphold the decisions of the Building Official. The motion was made by Mr. Childs and seconded by Mr. Vera.

**Motion passed unanimously.**

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

Mr. Loader 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.

The Building Officials and Appellants being heard by the Unsafe Structures Board were sworn in at 1:55 P.M. by the court reporter.

Mr. Berman called forth the first case to be presented by Unincorporated Miami-Dade County where **an amendment to the prior agreement** had been prepared.

**Unincorporated Miami-Dade County Cases:**

DC199900928U	6500 N.W. 24 Street, Bldg. #2120
DC99-75U	“ “
DC99-275U	“ “
DC99-276U	“ “
DC99-278U	“ “
DC99-279U	“ “
DC 199901191U	1 Miad, Bldg. #871

Mr. Ricardo Roig, Compliance and Coordinating Manager for the Building Department, gave an account of the status of the structures under violation at the MIA and stated that since 1999 twenty buildings have been demolished. He added that for this particular building the permits were obtained past the deadline and now they needed additional completion time.

Mr. Roig then proceed to read the amended agreement into the record as follows:

A building permit must be obtained for all repairs or items to be completed. The permit documents shall first be submitted 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 one hundred twenty (120) days from the date of the Board Order.

Within two hundred forty (240) days after obtaining the permit(s), the owner shall submit to the Building Official a report signed and sealed by a Florida registered professional engineer in accordance with Section 104.9 of the South Florida Building Code re-certifying the structural and electrical components of the buildings. In the event the 40-year Re-Certification report is not submitted to the Building Official, the building shall be demolished.

If any of the above conditions are not complied with, the Unsafe Structures Board shall retain jurisdiction to consider in its discretion any petition relating to the enforcement of this order. Any person aggrieved by a decision of the Unsafe Structures Board may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure. The Board's retention of jurisdiction for this limited purpose shall also be without prejudice to Miami-Dade County's ability to pursue an alternate remedy in the Eleventh Judicial Circuit Court in and for Miami-Dade County, Florida.

IF AT ANY TIME, INCLUDING WITHOUT LIMITATION ANY TIME DURING THE PENDENCY OF THE ABOVE PERIODS, A HURRICANE WARNING IS POSTED FOR MIAMI-DADE COUNTY, ANY AND ALL OCCUPANTS ARE HEREBY ORDERED TO IMMEDIATELY VACATE AND SECURE THE BUILDINGS. THE BUILDING OFFICIAL IS HEREBY EMPOWERED, IN HIS DISCRETION AND OR TO THE EXTENT ALLOWED BY LAW, TO FORCIBLY EVACUATE OR CAUSE THE FORCIBLE EVACUATION OF ALL OCCUPANTS, IN SUCH EVENT.

After some discussion, a motion was made by Mr. Childs to accept the agreement as amended. Mr. Williams seconded the motion.

**Motion passed unanimously.**

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

Mr. Berman then called forth the second case to be presented by Unincorporated Miami-Dade County where **an amendment to the prior agreement** had been prepared.

**Unincorporated Miami-Dade County Case:**

DC199901195U

1 Miad, Bldg. #860

Mr. Ricardo Roig, Compliance and Coordinating Manager for the Building Department, explained to the members this building is secured and maintained, but the tenants have not complied with the permitting process and is requesting an additional 90 days to complete the process.

Mr. Roig then read into the amendment into the record as follows:

Said structure(s) may remain occupied while repairs are completed provided all preventive measures as to the safety and safeguard of the occupants while the repairs are addressed. In the event the condition of the structures deteriorates or an unsafe condition develops which may jeopardize the welfare of the occupants, the Building Official may order the building to be vacated and secured. The structure(s) are not occupied must be maintained secure, clean and sanitary.

The Structure(s) must be repaired or completed within two hundred forty (240) days. A building permit must be obtained for all repairs or items to be completed. The permit documents shall first be submitted 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 the date of the Board Order.

Within two hundred forty (240) days after obtaining the permit(s), the owner shall submit to the Building Official a report signed and sealed by a Florida registered professional engineer in accordance with Section 104.9 of the South Florida Building Code re-certifying the structural and electrical components of the buildings. In the event the 40-year Re-Certification report is not submitted to the Building Official, the building shall be demolished.

If any of the above conditions are not complied with, the Unsafe Structures Board shall retain jurisdiction to consider in its discretion any petition relating to the enforcement of this order. Any person aggrieved by a decision of the Unsafe Structures Board may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure. The Board's retention of jurisdiction for this limited purpose shall also be without prejudice to Miami-Dade County's ability to pursue an alternate remedy in the Eleventh Judicial Circuit Court in and for Miami-Dade County, Florida.

IF AT ANY TIME, INCLUDING WITHOUT LIMITATION ANY TIME DURING THE PENDENCY OF THE ABOVE PERIODS, A HURRICANE WARNING IS POSTED FOR MIAMI-DADE COUNTY, ANY AND ALL OCCUPANTS ARE HEREBY ORDERED TO IMMEDIATELY VACATE AND SECURE THE BUILDINGS. THE BUILDING OFFICIAL IS HEREBY EMPOWERED, IN HIS DISCRETION AND OR TO THE EXTENT ALLOWED BY LAW, TO FORCIBLY EVACUATE OR CAUSE THE FORCIBLE EVACUATION OF ALL OCCUPANTS, IN SUCH EVENT.

After some discussion, a motion was made by Mr. Williams to accept the agreement as amended. Mr. Hayes seconded the motion.

**Motion passed unanimously.**

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

Mr. Berman then called forth the third case to be presented by Unincorporated Miami-Dade County where **an amendment to the prior agreement** had been prepared.

**Unincorporated Miami-Dade Case:**

DC199900777U

1 Miad, Bldg. #705 (2129)

Mr. Ricardo Roig, Compliance and Coordinating Manager for the Building Department, stated that the last board order allowed the building to be repaired, but the after meeting with Aviation they would to have the buildings vacated and demolished.

Mr. Roig further informed the board that United Airlines is requesting 60 days to vacate the premises. He then read the agreement into the records as follows:

Said property must be vacated and secured within sixty (60) days from date of Board Order and maintained secured.

A license contractor pursuant to Section 10-5(2) of the Miami-Dade County Code must obtain the demolition permit within ninety (90) days from the date of the Board Order.

Said structure shall be demolished by a licensed contractor pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained through the Unsafe Structures Unit within one hundred twenty (120) days from the date the demolition permit is obtained. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, the Unsafe Structures Board may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure. The Board's retention of jurisdiction for this limited purpose shall also be with prejudice to Miami-Dade County's ability to pursue an alternate remedy in the Eleventh Judicial Circuit Court in and for Miami-Dade County, Florida.

IF AT ANY TIME, INCLUDING WITHOUT LIMITATION ANY TIME DURING THE PENDENCY OF THE ABOVE PERIODS, A HURRICANE WARNING IS POSTED FOR MIAMI-DADE COUNTY, ANY AND ALL OCCUPANTS ARE HEREBY ORDERED TO IMMEDIATELY VACATE AND SECURE THE BUILDINGS. THE BUILDING OFFICIAL IS HEREBY EMPOWERED, IN HIS DISCRETION AND OR TO THE EXTENT ALLOWED BY LAW, TO FORCIBLY EVACUATE OR CAUSE THE FORCIBLE EVACUATION OF ALL OCCUPANTS, IN SUCH EVENT.

Upon some discussion, Mr. Cueva requested a motion. A motion was made by Mr. Childs to uphold the agreement as read into the records by Mr. Roig.

**Motion passed. (Mr. Ramirez abstained).**

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

Mr. Berman then called the fourth case to be presented by Unincorporated Miami-Dade County where **the Building Department and the Aviation Department of the Miami International Airport** could not come to an agreement for this building.

**Unincorporated Miami-Dade Case:**

DC199901186U

1 Miad, Bldg. #906

Mr. Ricardo Roig, Compliance and Coordinating Manager for the Building Department, stated that the Building Official wanted the demolition order to remain on this building. Mr. Roig informed the members that permits have not been pulled, so therefore they are in non-compliance.

Mrs. Carol Ann Klein commented that there is a project ongoing next door that will bring about three hundred jobs and consequently there is no lease for this tenant.

Mr. Juan Mayol, the tenant stated that the building permit was applied for within thirty days of the board order, but the Aviation Department directed the Building Department to revoke their permit and the plans have every signoff needed. Mr. Mayol added that the lease goes back to 1992 and it was a long-term 25-year lease and he has paid rent on a yearly basis. He stated that the new lease was not submitted for Commissioner approval and they received an order to vacate notice for February 28, 2001. Further, he commented that this about the elimination of 50 jobs over 150 parking spaces and he would the opportunity to rehabilitate and remain in the building.

Mr. Max Fajardo stated that a letter of concurrence must be submitted and it was not. He explained to the Board that the tenant has known that this property was in jeopardy before it was presented to the Unsafe Structures Board and they must comply with what they were told to do.

Mr. Fajardo added that they would allow the tenants to remain in the building until this issue is worked out.

Mrs. Elizabeth Ogen stated that the permit was revoked in January and they could not do anything until everything was properly reviewed.

Mrs. Carol Ann Klein stated that the meetings with Wings were over a 6-month period and if the building were empty now it would be demolished. Mr. Klein added that they were advised by the Asst. County Attorney to send a revocation letter. She further added that there are 300 spaces to put up and the Board of County Commissioners have approved this project.

Mr. James Cueva suggested that this is a landlord-tenant issue and they have to find middle ground to resolve this issue.

Mr. Williams expressed his concerns with two entities working out the agreement and made a motion to defer this case for 60 days. Mr. Vera seconded the motion.

Mr. Cueva requested a roll call vote, Mr. Berman then called the members as follows with their vote status:

Childs	-	<b>No</b>
Cueva	-	<b>No</b>
Hayes	-	<b>Yes</b>
Michelson	-	<b>Yes</b>
Vera	-	<b>Yes</b>
Williams	-	<b>Yes</b>

Mr. Berman informed the Board that the motion carried **4 to 2**.

**Motion passed.**

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

Throughout further discussion, Mr. Max Fajardo wanted the board to know that there are life safety issues at this building.

Mr. Berman then called the last case to be presented by Unincorporated Miami-Dade County where **an agreement with the Building Department and the Aviation Department of the Opa Locka Airport** had been prepared.

**Unincorporated Miami-Dade Case:**

DC200004395U      14200 N.W. 42 Avenue – Bldg. Nos. 105, 406, 407, 408, 409, 410 and 411

Mr. Ricardo Roig, Compliance and Coordinating Manager for the Building Department, informed the members that this case was heard at a previous board hearing and seven cases were deferred until they were able to meet and come to an agreement.

Mr. Roig further addressed the Board and added that the recommendation is to demolish these structures as follows:

Said property must be vacated and secured\_7\_within ninety (90) days from date of Board Order.

A license contractor pursuant to Section 10-5(2) of the Miami-Dade County Code must obtain the demolition permit within ninety (90) days from the date of the historic preservation approval.

Said structure shall be demolished by a licensed contractor pursuant to Section 10-5(2) of the Miami-Dade County Code with a demolition permit obtained through the Unsafe Structures Unit within one hundred twenty (120) days from the date the demolition permit is obtained. All debris resulting from the demolition shall be removed from the premises. If any of the above conditions are not complied with, the Unsafe Structures Board may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure. The Board's retention of jurisdiction for this limited purpose shall also be with prejudice to Miami-Dade County's ability to pursue an alternate remedy in the Eleventh Judicial Circuit Court in and for Miami-Dade County, Florida.

IF AT ANY TIME, INCLUDING WITHOUT LIMITATION ANY TIME DURING THE PENDENCY OF THE ABOVE PERIODS, A HURRICANE WARNING IS POSTED FOR MIAMI-DADE COUNTY, ANY AND ALL OCCUPANTS ARE HEREBY ORDERED TO IMMEDIATELY VACATE AND SECURE THE BUILDINGS. THE BUILDING OFFICIAL IS HEREBY EMPOWERED, IN HIS DISCRETION AND OR TO THE EXTENT ALLOWED BY LAW, TO FORCIBLY EVACUATE OR CAUSE THE FORCIBLE EVACUATION OF ALL OCCUPANTS, IN SUCH EVENT.

After some discussion, Mr. Loader requested a motion of the Board. Mr. Childs made a motion to uphold the agreement as read into the records by Mr. Roig. Motion seconded by Mr. Williams.

**Motion passed unanimously.**

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

There being no further business, the meeting was adjourned at 4:15 P.M.

**Prepared by:** \_\_\_\_\_

**Recording Secretary**

\_\_\_\_\_

**Chairperson**

**Date:** \_\_\_\_\_

## UNSAFE STRUCTURES BOARD HEARING MINUTES OF MARCH 21<sup>ST</sup>, 2001

**Members Present:** Gordon Loader, Chairman    James Cueva, VC    Harry Childs  
Walter Williams    Laurence Michelson    Jose Vera  
Abel Ramirez    Enrique Crooks

**Excused:** Kathy Babl-Loy    Orange Hayes

**Staff:** Theodore Berman, Clerk of the Board  
Augusto Maxwell, Asst. County Attorney  
Yvonne Bell, Recording Secretary

**Court Reporter:** Isabel Seralnick, Official Court Reporting Services, Inc.

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:10 P.M. on Wednesday, March 21<sup>st</sup>, 2001 on the 16<sup>th</sup> Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Prior to the meeting taking place, Cristina Prkic with the Code of Ethics Commission addressed the members regarding

Mr. Loader then requested a motion to approve and accept the minutes of the February 14<sup>th</sup>, 2001 Unsafe Structures Board Meeting. A motion was made by Mr. Childs to approve the minutes and seconded by Mr. Cueva.

**Motion passed unanimously.**

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

Mr. Loader requested from Mr. Berman the cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Berman informed the members that the following Unincorporated Miami-Dade County cases were **withdrawn per the Unsafe Structures Unit:**

### **Unincorporated Miami-Dade County Cases:**

DC199901188U	1 Miad, Bldg. #888
DC199901189U	1 Miad, Bldg. #887
DC199901190U	1 Miad, Bldg. #886

Mr. Berman informed the members that the following Unincorporated Miami-Dade County case **deferred until further notice per the Unsafe Structures Unit:**

### **Unincorporated Miami-Dade County Case:**

DC99-301UT	3130 N.W. 161 Terrace
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Mr. Berman then informed the members that the following City of Homestead case was **deferred to the April 18<sup>th</sup> USSB per the Building Official:**

### **City of Homestead Case:**

20-0635MH	1360 Kia Drive
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Mr. Berman announced the following cases from Unincorporated Miami-Dade County where **agreements** had been made with the Building Official:

**Unincorporated Miami-Dade County Cases:**

DC199900695UT	20723 S.W. 122 Avenue
DC199900816U	5245 N.W. 26 Avenue
DC200004518U	19998 S.W. 280 Street
DC200004607U	12605 S.W. 199 Avenue

Mr. Berman then announced the following North Miami Beach case where an **agreement** had been made with the Building Official:

**City of North Miami Beach Case:**

NMB2000-02	1780 South Glades Drive
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Mr. Berman announced the following Unincorporated Miami-Dade County cases that were **uncontested/no show**:

**Unincorporated Miami-Dade County Cases:**

DC200002628U	3057 N.W. 95 Street
DC200002953U	6340 N.W. 21 Avenue
DC200003576U	14400 Polk Street
DC200005022U	14515 S.W. 272 Street
DC200005086U	7928 N.W. 14 Court
DC200005088U	8211 N.W. 13 Avenue
DC200005148U	4901 S.W. 87 Avenue
DC200005168U	1920 N.W. 69 Street
DC200005441U	760 N.W. 23 Avenue

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

After the Board reviewed each case file, Mr. Loader requested a motion to consolidate the withdrawals, deferral, agreed and uncontested cases and uphold the decisions of the Building Official. The motion was made by Mr. Michelson and seconded by Mr. Cueva.

**Motion passed unanimously.**

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

Mr. Loader 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.

The Building Officials and Appellants being heard by the Unsafe Structures Board were sworn in at 1:30 P.M. by the court reporter.

Mr. Berman called forth the first case to be presented by Unincorporated Miami-Dade County where **the sister of the deceased owner** wished to speak to the Board.

**Unincorporated Miami-Dade County Case:**

DC200004670U

2336 N.W. 67 Street

Building Official Jose Sadin introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Sadin gave an account of the structure and recommended that “said structures (A) and (B) be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5 (2) of the Miami-Dade County Code with a demolition permit obtained 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 Unincorporated Miami-Dade County as soon as possible.”

Mrs. Clara Gilbert, sister of the deceased owner, stated that when the owner died the person living in the house did all of the repairs without obtaining a permit. She informed the members that her other sibling has the resources to rehabilitate the house and would the Board to give her 30 days to evaluate on whether to repair or demolish the structure.

After some discussion, a motion was made by Mr. Childs made a motion to Said structure must be secured within five (5) working days. The following securing method is approved: fencing. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. The 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 or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within ninety (90) days from today. The complete building or structure shall be made to conform to all the requirements for a new building or structure 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(s) shall be demolished by Unincorporated Miami-Dade County, Unsafe Structures Unit as soon as possible. Motion seconded by Mr. Williams.

**Motion passed unanimously.**

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

Mr. Berman then called forth the second case to be presented by Unincorporated Miami-Dade County where **the attorney for the owner** disagreed with the demolition order of the Building Official.

**Unincorporated Miami-Dade County Case:**

DC200004850U

24601 Day Avenue

Building Official Robert Fatora introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Fatora gave an account of the structure and recommended that “said structure be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5 (2) of the Miami-Dade County Code with a demolition permit obtained 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 Unincorporated Miami-Dade County as soon as possible.”

Mr. Matt Weinstein, Attorney for the owner, presented letter from the engineer citing the structural integrity of the structure. Mr. Weinstein explained to the members that the owner’s needed more time to rebuild.

Property owner, Sadie McMillan informed the Board that she purchased the house after Hurricane Andrew and needs a year and half to fully repair the house. Mrs. McMillian commented that she is requesting this amount of time so that she can take out another loan to finish the repairs.

After some discussion, a motion was made by Mr. Michelson made a motion that “said structure must be secured within five (5) working days. The following securing method is approved: fencing. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. The 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 or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within one hundred eighty (180) days from today. The complete building or structure shall be made to conform to all the requirements for a new building or structure and shall be completed within three hundred sixty-five (365) 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(s) shall be demolished by Unincorporated Miami-Dade County, Unsafe Structures Unit as soon as possible. Mr. Williams seconded the motion.

**Motion passed unanimously.**

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

Mr. Berman then called forth the last case to be presented by Unincorporated Miami-Dade County where **an amendment to the prior agreement** had been prepared.

**Unincorporated Miami-Dade Case:**

DC200006293U

18251 N.W. 23 Avenue

Building Official Spencer Eriksson introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Eriksson gave an account of the structure and recommended that “said structures must be secured within five (5) working days. The following securing method is approved: storm shutters (1/2” plywood, bolts and lumber as per specs). The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti.

The structures must be repaired or completed with 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 or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within ninety (90) days from today. The completion or repair of said structures shall conform to the latest South Florida Building Code and shall be completed within ninety (30) 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(s) shall be demolished by Unincorporated Miami-Dade County, Unsafe Structures Unit as soon as possible."

Mr. Larry Schneider, representative for the bank, stated that they are in the process of foreclosing on the property, but does not know how much time it will take to resolve the issue with the courts, therefore, he is asking the members to give an extension to receive possession of the property. He added that he can not do anything to the property until he obtained ownership and hopes that everything will be finalized within 180 days.

Mr. Eriksson commented that the property is not secured and vagrants are living in this building without the payment of rent.

Asst. County Attorney, Augusto Maxwell reminded the members that the orders run with the land and Mr. Schneider can go to the courts to gain access to the property.

Mr. Eriksson then amended his recommendation to read that "said structures must be secured within five (5) working days. The following securing method is approved: storm shutters (1/2" plywood, bolts and lumber as per specs). The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. The structures must be repaired or completed with 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 or a qualified homeowner 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 shall conform to the latest South Florida Building Code 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 structure(s) shall be demolished by Unincorporated Miami-Dade County, Unsafe Structures Unit as soon as possible.

After some discussion, Mr. Loader requested a motion of the Board. Mr. Childs made a motion to uphold the amended recommendation as read by Mr. Eriksson. Motion seconded by Mr. Williams.

**Motion passed unanimously.**

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





Mr. Berman announced the following cases from Unincorporated Miami-Dade County where **agreements** had been made with the Building Official:

**Unincorporated Miami-Dade County Cases:**

DC99-74U	15535 N.W. 22 Avenue
DC99-301UT	3130 N.W. 161 Terrace
DC199900904UT	3611 N.W. 209 Terrace
DC200001423U	2921 N.W. 52 Street
DC200002474UT	1894 N.W. 81 Terrace
DC200005304U	3871 N.W. 187 Street
DC200005340U	2735 N.W. 58 Street
DC2100005703U	2400 N.W. 64 Street

Mr. Berman then announced the following City of Miami cases where **agreements** had been made with the Building Official:

**City of Miami Cases:**

M01-015	215 N.W. 16 Terrace
M01-016	223 N.W. 16 Terrace
M01-018	270 N.W. 53 Street
M01-019	296 N.W. 51 Street
M01-020	344 N.W. 53 Street
M01-031	3099 S.W. 17 Street A/K/A 1661 S.W. 31 Avenue
M01-033	3630 Justison Road
M01-034	5441 N.W. Miami Court
M01-038	6802 N.W. 3 Avenue

Mr. Berman then announced the following City of Homestead cases where **agreements** had been made with the Building Official:

**City of Homestead Cases:**

20-0631MH	1320 Kia Drive
20-0635MH	1360 Kia Drive
20-0637MH	1340 Kia Drive
20-0638MH	1350 Kia Drive
20-0639MH	1370 Kia Drive

Mr. Berman announced the following Unincorporated Miami-Dade County cases that were **uncontested/no show**:

**Unincorporated Miami-Dade County Cases:**

DC99-549U	9535 N.W. 5 Court
DC199900612U	2334 N.W. 78 Street
DC199900945U	765 N.W. 72 Street
DC200001241UT	46 N.E. 162- 2 -Street

DC200003174U	29920 S.W. 146 Avenue
DC200004020UT	1780 N.W. 69 Terrace
DC200004679UT	1620 N.W. 176 Terrace
DC200005112UT	5801 N.W. 22 Avenue
DC200005343U	3148 N.W. 57 Street
DC200005746U	3305 N.W. 32 Avenue
DC200005858U	2225 N.W. 64 Street

Mr. Berman then announced the following City of Miami cases that were **uncontested/no show**:

**City of Miami Cases:**

M01-014	80 N.E. 68 Street
M01-017	255 N.W. 57 Street
M01-021	852 N.W. 70 Street
M01-022	924 N.W. 70 Street
M01-024	1220 N.W. 69 Street
M01-025	7526-28 N.E. 1 Court
M01-026	1466 N.W. 61 Street
M01-027	1520 N.W. 1 Court A/K/A 1530 N.W. 1 Court
M01-028	1530 N.W. 1 Court A/K/A 1520 N.W. 1 Court
M01-032	3353 Thomas Avenue
M01-035	5527 N.W. Miami Court
M01-036	6201 N.W. 17 Avenue
M01-037	6293 N.W. 17 Avenue

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

After the Board reviewed each case file, Mr. Loader requested a motion to consolidate the withdrawals, deferral, agreed and uncontested cases and uphold the decisions of the Building Official. The motion was made by Mr. Crooks and seconded by Mr. Michelson.

**Motion passed unanimously.**

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

Mr. Loader 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.

The Building Officials and Appellants being heard by the Unsafe Structures Board were sworn in at 2:00 P.M. by the court reporter.

Mr. Berman called forth the first case to be presented by Unincorporated Miami-Dade County, where the **Compliance and Coordinating Manager for the Building Department** wished to speak to the Board.

**Unincorporated Miami-Dade County Case:**

DC199901186U/906	1 Miad, Bldg. #906
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Mr. Ricardo Roig, Compliance and Coordinating Manager for the Building Department, gave an account of the status of the structure and informed the members that this case was started due to lack of 40-year re-certification. He reminded the Board that the permit was revoked on behalf of the Aviation Department and in February a deferral of sixty days was given and at the moment the owner and tenant could not reach an agreement, but if the Board decided to order repair he would like the wording "*the board will hold jurisdiction*" to be removed from the order.

Mr. Max Fajardo, Aviation Department, commented that Building #3 was issued a permit without concurrency from the owner and this is the reason the permit was revoked. He informed the Board that an agreement between them and the tenant was unable to be made. The new director has instructed staff to vacate the building in thirty days, due to life safety issues.

Mr. Walter Williams expressed his concerns and stated that the tenant is being given the run around and feels that the Building Department and the Aviation Department never intended to give the permit.

Mr. Fred Webb, with Miami-Dade Fire Rescue, stated that this building is extremely dangerous and they were under the impression that the building was going to be demolished, since more importantly there are no fire alarms and the stairwells are not in good condition. He advised the board that if a repair order is rendered that the workers should be vacated until they are completed.

Mr. Childs questioned Mr. Webb about fire reports on Building #3.

Mr. Webb stated that the reports go to the owner and tenant and he did have a copy submit to the members, but stressed that his main concern and responsibility is the safety of the people around and in this building.

Mr. Cueva expressed his concerns and inquired about deadly gases in the building.

Asst. County Attorney, Rashmi Airan, explained to the Board that Section 104.9 of the South Florida Building Code addresses the structural integrity of the building and not the fire issues. She requested that the members keep this in mind when rendering the order.

Mr. Richard Ray, Fire Inspector for Miami-Dade Fire Rescue, stated that the nature of work inside this building is very hazardous. He informed the Board that there are chemicals being used and are classified as a Category 4.

Mr. Loader once again reiterated that the Board is only concerned with the structure.

Mr. Juan Mayol, Attorney for the tenant, stated that they wanted to comply with the order that was implemented, but the permit was revoked. Mr. Mayol informed the members that they are fully licensed by DERM, FAA and OSHA and extra chemicals were removed from the area. He added that Mr. Moshe Weitz and Mr. Velazquez have prepared the 40-year re-certification and essentially they are requesting 60 days to pull permits and 240 days to complete the repairs.

Mr. Fajardo informed the Board that a fire alarm does not exist in this building.

Mr. Roig maintained that the chemical issue is for another board to address.

After much discussion, a motion was made by Mr. Cueva to amend the last order as follows: "Said structure(s) may remain occupied while repairs are completed provided all preventive measures as to the safety and safeguard of the occupants while the repairs are addressed. In the event the condition of the structures deteriorates or an unsafe condition develops which may jeopardize the welfare of the occupants, the Building Official may order the building to be vacated and secured. The structure(s) are not occupied must be maintained secure, clean and sanitary. The Structure(s) must be repaired or completed. A building permit must be obtained for all repairs or items to be completed. The permit documents shall first be submitted 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 the date of the Board Order. Within two hundred forty (240) days after obtaining the permit(s), the owner shall submit to the Building Official a report signed and sealed by a Florida registered professional engineer in accordance with Section 104.9 of the South Florida Building Code re-certifying the structural and electrical components of the buildings. In the event the 40-year Re-Certification report is not submitted to the Building Official, the building shall be demolished. If at any time, including without limitation any time during the pendency of the above periods, a hurricane warning is posted for Miami-Dade County, any and all occupants are hereby ordered to immediately vacate and secure the buildings. The building official is hereby empowered, in his discretion and or to the extent allowed by law, to forcibly evacuate or cause the forcible evacuation of all occupants, in such event." The motion was seconded by Mr. Childs.

**Motion passed unanimously.**

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

**Discussion on the motion:**

Mr. Bruce Drum, Assistant Aviation Director, stated that the tenant is not in concurrence on the lease and they really would like to have the building demolished.

Mr. Ricardo Roig stated that there is due process in Circuit Court.

Mr. Berman then called forth the second case to be presented by the City of Miami Beach where **the owner** disagreed with the order of the Building Official.

**City of Miami Beach:**

BV01000101

430 S. Shore Drive

Building Inspector Jeri Dee Goodkin introduced photographs and a case resume into evidence to be reviewed by the Board.

Mrs. Goodkin gave an account of structure (A) and (B) and informed the Board that this case was opened in December of 2000 and the owner did not comply with part II of the Notice of Violation. She stressed that there is deterioration to the plumbing and electrical and also the building is not habitable. Therefore, she is requesting 30 days to obtain permits and 120 days to substantially complete the structure.

Property owner, Edward Stern stated that there are over 1 million dollars in liens, which prompted him to file a lawsuit against the City of Miami Beach. He informed the Board that he kept the property clean, but would need 60 to 90 days to get a permit, essentially a non-structural demolition permit.

After some discussion, a motion was made by Mrs. Loy made a motion that “said structure must be secured within five (5) working days. The following securing method is approved: fencing. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. The structure must be repaired or completed with Laboratory Tests, Engineer’s Certification and Architect/Engineer’s sealed plans. The Engineer’s Certification or Laboratory Tests must be submitted within thirty (30) days. 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 or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within ninety (90) days from today. The complete building or structure shall be made to conform to all the requirements for a new building or structure 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(s) shall be demolished by the enforcing municipality as soon as possible.” Mr. Childs seconded the motion.

**Motion passed. (Mr. Michelson abstained).**

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

Mr. Berman then called forth the last case to be presented by Unincorporated Miami-Dade County where **the individual with power of attorney** on the property disagreed with the Building Official’s recommendation:

**Unincorporated Miami-Dade Case:**

DC200005825U                      2471 N.W. 152 Street

Building Official Spencer Eriksson introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Eriksson gave an account of the structures and recommended that “said structures be demolished by a licensed contractor or a qualified homeowner pursuant to Section 10-5 (2) of the Miami-Dade County Code with a demolition permit obtained 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 structures shall be demolished by the enforcing municipality as soon as possible.”

Mrs. Yokasta Martinez, Power of Attorney, stated that the title showed no defects to the structure, which is owned by her sister, who out of the country on medical leave for one of her children. Mrs. Martinez informed the Board that structure (B) is in the process of receiving a variance, but this takes time to go through the entire process.

After some discussion, Mr. Loader requested a motion of the Board. Mr. Childs made a motion to that “the structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti.

The structures must be repaired or completed with Laboratory Tests, Engineer's Certification and Architect/Engineer's sealed plans. The Engineer's Certification and Engineer's Certification or Laboratory Tests must be submitted within two hundred seventy (270) days. 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 and variance must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within three hundred sixty (360) days from today. The completion or repair of said structures shall conform to the latest South Florida Building Code and shall be completed within three hundred sixty (360) 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(s) shall be demolished by the enforcing agency as soon as possible." Motion seconded by Mr. Williams.

**Motion passed unanimously.**

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

There being no further business, the meeting was adjourned at 3:40 P.M.

**Prepared by:** \_\_\_\_\_

**Recording Secretary**

\_\_\_\_\_

**Chairperson**

**Date:** \_\_\_\_\_

## UNSAFE STRUCTURES BOARD HEARING MINUTES OF MAY 16<sup>th</sup>, 2001

**Members Present:** Gordon Loader, Chairman    James Cueva, VC    Harry Childs  
Walter Williams    Laurence Michelson    Jose Vera  
Abel Ramirez    Orange Hayes

**Excused:** Kathy Babl-Loy    Enrique Crooks

**Staff:** Theodore Berman, Clerk of the Board  
Rashmi Airan, Asst. County Attorney  
Yvonne Bell, Recording Secretary

**Court Reporter:** Isabel Seralnick, Official Court Reporting Services, Inc.

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:20 P.M. on Wednesday, May 16<sup>th</sup>, 2001 on the 16<sup>th</sup> Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Loader then requested a motion to approve and accept the minutes of the April 18<sup>th</sup>, 2001 Unsafe Structures Board Meeting.

Mr. Michelson addressed the Board with a change to the minutes on a City of Miami Beach case where it was noted that he took part in the voting process, when in fact he abstained from voting on the case. Having addressed the correction Mr. Michelson made a motion to accept the minutes with the amendment. Mr. Childs seconded the motion.

**Motion passed unanimously.**

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

Mr. Loader requested from Mr. Berman the cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Berman informed the members that the following City of Miami cases were **withdrawn per the Building Official:**

### **City of Miami Cases:**

M01-039	295 N.E. 95 Street
M01-044	3372 Charles Avenue

Mr. Berman announced the following cases from Unincorporated Miami-Dade County where **agreements** had been made with the Building Official:

### **Unincorporated Miami-Dade County Cases:**

DC199900678U	7301 N.W. 61 Street
DC200003688U	10924 S.W. 137 Court
DC200004519U	11930 S.W. 177 Terrace
DC200005270U	2970 N.W. 215 Street
DC200005423U	12000 S.W. 216 Street
DC200005767U	1805 N.W. 175 Street
DC200006016U	9871 Martinique Drive



After the Board reviewed each case file, Mr. Loader requested a motion to consolidate the withdrawals, deferral, agreed and uncontested cases and uphold the decisions of the Building Official. The motion was made by Mr. Michelson and seconded by Mr. Vera.

**Motion passed. (Mr. Childs abstained from voting.)**

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

Mr. Loader 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.

The Building Officials and Appellants being heard by the Unsafe Structures Board were sworn in at 2:00 P.M. by the court reporter.

Mr. Berman called forth the first case to be presented by Unincorporated Miami-Dade County, where the **representative for the owner** wished to speak to the Board regarding the circumstances with this property.

**Unincorporated Miami-Dade County Case:**

DC200005426U

6601 N.W. 25 Avenue

Building Inspector Jose Sadin introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Sadin gave an account of structures (A), (B), (C), (D) and (E) and recommended, “said structures must be secured within five (5) working days. The following securing method is approved: storm shutters and fencing. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. The 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 or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within one hundred fifty (150) days from today. The completion or repair of said structure(s) shall conform to the latest South Florida Building Code 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 structure(s) shall be demolished by the enforcing municipality as soon as possible.

Mr. Albert Perdigon, with Miami-Dade Housing Agency stated that they wouldn’t be capable of fully rehabilitating this building within 180 days due to circumstances and approvals from the County Commission. He informed the members that this building has been owned by Dade-County for 28 years and they are willing to invest one million dollars to rehab the property. Mr. Perdigon stated that every precaution to keep the building secured will be taken, but reminded the members to consider the amount of time to complete this project.

After some discussion, Mr. Michelson made a motion that “said structures must be secured within five (5) working days. The following securing method is approved: fencing and storm shutters with all openings to be boarded. The structure(s) are to be maintained secure, clean and sanitary.



**Prepared by:** \_\_\_\_\_  
**Recording Secretary**

\_\_\_\_\_  
**Chairperson**

**Date:** \_\_\_\_\_

## UNSAFE STRUCTURES BOARD HEARING MINUTES OF JUNE 20<sup>th</sup>, 2001

**Members Present:** James Cueva, VC      Harry Childs      Walter Williams  
                                 Laurence Michelson      Jose Vera      Abel Ramirez  
                                 Enrique Crooks

**Excused:**                      Kathy Babl-Loy      Orange Hayes

**Absent:**                      Gordon Loader

**Staff:**                      Herminio Gonzalez, Clerk of the Board  
                                 Rashmi Airan, Asst. County Attorney  
                                 Yvonne Bell, Recording Secretary

**Court Reporter:**      Lester Margolis, Official Court Reporting Services, Inc.

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:15 P.M. on Wednesday, May 16<sup>th</sup>, 2001 on the 16<sup>th</sup> Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Cueva requested a motion to approve and accept the minutes of the May 16<sup>th</sup>, 2001 Unsafe Structures Board Meeting. A motion was by Mr. Michelson to accept the minutes of the last board meeting. Mr. Crooks seconded the motion.

**Motion passed unanimously.**

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

Mr. Cueva requested from Mr. Gonzalez the cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Gonzalez then informed the members that the following Unincorporated Miami-Dade County cases were **withdrawn per the Building Official:**

### **Unincorporated Miami-Dade County Cases:**

DC200004005U	1575 S.W. 87 Avenue
DC200005534U	16410 N.W. 37 Court
DC200005768U	1815 N.W. 175 Street

Mr. Gonzalez then informed the members that the following City of Miami cases was **withdrawn per the Building Official:**

### **City of Miami Cases:**

M01-052	2155 N.W. 23 Street
---------	---------------------

Mr. Gonzalez announced the following cases from Unincorporated Miami-Dade County where **agreements** had been made with the Building Official:

### **Unincorporated Miami-Dade County Cases:**

DC199900937U	16430 N.W. 17 Court
DC200002486U	19380 S.W. 344 Street

DC200002795U	8756 S.W. 154 Circle Place
DC200003224U	18420 N.W. 42 Place
DC200004013UT	6099 N.W. 25 Avenue
DC200004409U	22700 S.W. 212 Avenue
DC200005092U	588 N.E. 199 Terrace
DC200005751U	9306 N.W. 29 Avenue
DC200005867U	11180 S.W. 62 Terrace
DC200006502U	8943 S.W. 128 Street
DC200106603U	2157 N.W. 64 Street
DC200106784U	4314 N.W. 31 Place
DC200107092U	9020 Hammocks Blvd.

Mr. Gonzalez then announced the following City of Miami cases where **agreements** had been made with the Building Official:

**City of Miami Cases:**

M01-047	128 N.W. 15 Street
M01-048	413 N.W. 34 Street
M01-050	835 N.W. 66 Street
M01-051	1077 N.W. 25 Street
M01-054	5836 N.W. 5 Avenue

Mr. Gonzalez then announced the following Unincorporated Miami-Dade County cases that were **uncontested/no show**:

**Unincorporated Miami-Dade County Cases:**

DC199901002U	1150 N.W. 76 Street
DC200003568U	3150 N.W. 168 Terrace
DC200005427U	1052 N.W. 140 Terrace
DC200005792U	12100 S.W. 214 Terrace
DC200005950U	7127 N.W. 15 Court
DC200005960U	7135 N.W. 15 Court
DC200006306U	3022 N.W. 62 Street
DC200006376U	4240 N.W. 27 Avenue
DC200006401U	14601 S.W. 272 Street
DC200106995U	1921 N.W. 95 Terrace
DC200107053U	10035 S.W. 172 Street A/K/A 10035 & 37 S.W. 172 Street
DC200107085U	1319 S.W. 76 Court
DC200107633U	19800 S.W. 180 Avenue, #440

Mr. Gonzalez then announced the following City of Miami cases that were **uncontested/no show**:

**City of Miami Cases:**

M01-049	568 N.W. 50 Street
M01-053	5133 N.W. 2 Avenue

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

After the Board reviewed each case file, Mr. Cueva requested a motion to consolidate the withdrawals, deferral, agreed and uncontested cases and uphold the decisions of the Building Official. The motion was made by Mr. Michelson and seconded by Mr. Williams.

**Motion passed unanimously.**

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

Mr. Cueva 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.

The Building Officials and Appellants being heard by the Unsafe Structures Board were sworn in at 1:50 P.M. by the court reporter.

Mr. Gonzalez then called forth the first case to be presented by Unincorporated Miami-Dade County, where **an interested party** wished to speak to the Board on behalf of the property.

**Unincorporated Miami-Dade County Case:**

DC200006182U

3015 N.W. 57 Street

Building Inspector Jose Sadin introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Sadin gave an account of the structure and recommended that “said structure 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 structures shall be demolished by the enforcing municipality as soon as possible.” Mr. Sadin further added that the property is secured at the present moment.

Mr. Daniel King explained to the members that his grandmother owned the house and he would like the opportunity to legalize everything, but needed time to receive funding for the repairs.

Mr. Williams informed Mr. King that since the repairs to the house would have to be in accordance with the current code, which could be very costly to repair.

After some discussion, Mr. Michelson made a motion that “said structure must be secured within five (5) working days. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. The 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 or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within one hundred eighty (180) days from today. The complete building or structure shall be made to conform to all the requirements for a new building or structure 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.



MIAMI-DADE COUNTY, FLORIDA  
BUILDING CODE COMPLIANCE OFFICE  
CONSTRUCTION TRADES QUALIFYING BOARD  
DIVISION "B"

MINUTES OF JULY 10, 2001

The regular meeting of the CONSTRUCTION TRADES QUALIFYING BOARD - DIVISION "B" was called to order at 10:25 a.m., on Tuesday, JULY 10, 2001, on the 16th Floor Conference Room #1605 of the Metro-Dade Flagler Building located at 140 West Flagler Street, Miami, Florida 33130-1563.

**MEMBERS:**

**PRESENT:**

Michael Affronte	Benny Horowitz
Nestor Bustamante	Jack Maxwell
David Didona	Douglas Orr
Barry Jordan	Calvin Samuels
	William Thomas

**ABSENT:** Lucio Rivero

**STAFF**

Oriol T. Haage, P.E., Acting Clerk of the Board  
Evan Grob, Assistant County Attorney  
Nelly Nieves, Recording Secretary

The minutes of June 12, 2001 were approved as written.

**APPEARANCES**

**ELECTRICAL APPEARANCES**

**WALLACE DYKES (JOURNEYMAN ELECTRICIAN)**

Appeared before the Board to request late renewal of his journeyman electrician's certificate which expired September 30, 1995. The Board asked Mr. Dykes whether he had kept up with his continuing education hours. Mr. Dykes did not have the documentation to show for his continuing education hours. The Board, therefore, **DEFERRED** his request for late renewal.

**FERNANDO ORTIZ (APPLICANT - MASTER ELECTRICIAN)**

Appeared before the Board to appeal the denial of his application for the master electrician examination. Mr. Ortiz' application was again **DENIED**, however, the board approved his application for the journeyman examination.

MIAMI-DADE COUNTY, FLORIDA  
BUILDING CODE COMPLIANCE OFFICE  
CONSTRUCTION TRADES QUALIFYING BOARD  
DIVISION "B"

MINUTES OF JULY 10, 2001

**ELECTRICAL** Continues...

SALVADOR GUTIERREZ (MASTER ELECTRICIAN)

Appeared before the Board **again** to discuss derogatory credit information received. Filed to go inactive from Bahia Honda Electric Corp but was denied. Mr. Gutierrez presented to the Board a computer printout showing lien was void. The Board **APPROVED** his request for inactive status.

**PLUMBING APPEARANCES**

ANTHONY ROJAS (APPLICANT- MASTER PLUMBER)

Appeared before the Board **again** to discuss the denial of his application for the master plumber examination. Mr. Rojas admitted to doing jobs for others and paying his own taxes. The Board advised Mr. Rojas that he is operating illegally as a contractor. Mr. Rojas was unable to provide proof of two years employment as a journeyman with a certified contractor. The Board **again DENIED** Mr. Rojas' application for the master plumber examination.

TROY TERRY (MASTER PLUMBER)

Appeared before the Board to discuss the denial of his business application for lack of significant interest in the corporation. After further review of Mr. Terry's application, the Board **APPROVED** his application

**MECHANICAL APPEARANCES**

---NONE---

**OTHER APPEARANCES**

GERI GOODKIN (APPLICANT – CONTINUING EDUCATION SPONSOR)

Appeared before the Board **again** to appeal the denial of her continuing education sponsorship/course applications. Ms. Goodkin had appeared before the Board last month to appeal and at that time the Board deferred the matter until such time as a subcommittee consisting of three members; David Didona, Barry Jordan and Michael Affronte, meet to review the idea of internet continuing education course hours and report back to the Board their recommendation. In lieu of a subcommittee meeting, two members; David Didona and Barry Jordan had a hands on computer demonstration. Those members' recommended to the Board that certificate

MIAMI-DADE COUNTY, FLORIDA  
BUILDING CODE COMPLIANCE OFFICE  
CONSTRUCTION TRADES QUALIFYING BOARD  
DIVISION "B"

MINUTES OF JULY 10, 2001

**APPEARANCES** continues...

holders are limited to not more than 50% of the required continuing education hours via the internet. As to specifically those courses submitted by Ms. Goodkin, **BOARD MEMBERS TO REVIEW 18 COURSES APPROVED BY THE STATE ELECTRICAL BOARD OUTSIDE OF THE MEETING BY THE ELECTRICAL MEMBERS.** Subsequent State approved courses to be reviewed by the Board division having jurisdiction in the trade concern.

**KEITH WILSON (ROOFING CONTRACTOR)**

Appeared before the Board again to request reinstatement of revoked Contractors Roofing Certificate of Competency as a result of a formal hearing held before them on May 10, 1994. Mr. Wilson addressed the Board resubmitting for consideration the agreement that had been made with the Building Code Compliance staff. Specifically, he indicated that the reduction of the fines from \$50,000 to \$2,500 was within arms reach in terms of his ability to pay. Further, the Board's order for restitution related to three homeowners; one had been satisfied as the job was completed, the second homeowner was present to work out and accept some sort of restitution agreement and the third homeowner, could not be found. After considerable discussion and deliberation, a motion was made by Nester Bustamante to **DENY** Mr. Wilson's request for reinstatement of his revoked contractors license. The motion was seconded by David Didona and carried unanimously.

**FORMAL HEARING**

**MALIBU POOL SERVICES INC (MASTER SWIMMING POOL MAINTENANCE CONTRACTOR-LTD)**  
IVAN SUAREZ, Qualifying Agent  
(4 Counts)

Code Compliance Investigator, Toby Cline, advised the Board that an agreement had been reached by the Contractor and the homeowner. On Count 1 and Count 4, Mr. Suarez agreed to take care of the pool situation by the close of business Friday, July 13, 2001, should the weather permit. The homeowner was willing to accept the agreement but stated she does not want the weather to become another excuse to prolong this matter any further. The **BOARD ACCEPTED THE AGREEMENT** in lieu of holding a formal hearing. The motion to accept was made by Nester Bustamante, seconded by Calvin Samuels and carried unanimously.

Mr. Cline stated there were 4 Counts. Respondent pled guilty on Count 2 and 3 and it was Mr. Cline's recommendation that Mr. Suarez be **ISSUED A LETTER OF REPRIMAND.** Additionally, **PAY ADMINISTRATIVE COST OF \$690.00 WITHIN 30 DAYS** to the department. Recommendation accepted by the Board.

MIAMI-DADE COUNTY, FLORIDA  
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**FORMAL HEARING** continues...

SCM NEON LIGHTING CORP  
JOSE AMOR, Qualifying Agent  
(3 Counts)

**(NOTE: CONTINUANCE REQUESTED BY COMPANY OWNER, VICTOR VINTON)**

The **request for continuance** was **denied**.

PRESENT:

Jose Amor, Qualifying Agent  
Daniel Siro, Code Compliance Investigator  
Daniel Vuelta, Code Compliance Investigator

The formal hearing commenced at 11:51 a.m. and the court reporter, Isabel Seralnick, swore in the respondent, Jose Amor, and all those who were going to testify. Evan Grob, Assistant County Attorney, informed all in attendance of the process and procedure of the administrative hearing. Evan Grob recommended that Count 3 be dismissed inasmuch as the owner of the company could not be charged individually.

Daniel Vuelta presented the case on behalf of the department. The respondent pled "not guilty". The hearing closed at 12:45 p.m. with the following outcome: Respondent was **FOUND GUILTY** on Count One by a vote of 7-2 with Mr. Didona and Mr. Thomas opposing and guilty on Count Two by a vote of 9-0. The Board ordered as to Count One revocation of the personal and business certificates and the motion passed by a vote of 5-4 with Mr. Bustamante, Mr. Horowitz, Mr. Jordan and Mr. Thomas opposing. As to Count Two the **BOARD ORDERED REVOCATION OF THE PERSONAL AND BUSINESS CERTIFICATES** and the motion passed unanimously by a vote of 9-0. Additionally, the Board imposed the **ADMINISTRATIVE COST** in the amount of **\$830.00 TO BE PAID WITHIN 30 DAYS**.

**APPLICATION/FILE REVIEW**

**ELECTRICAL APPLICATION/FILE REVIEW**

**NEW CERTIFICATION**

The following application was reviewed by the Board and **APPROVED**:

ARMANDO FERBEYRE (MASTER LOW VOLTAGE)  
NEW HEIGHTS TEL-COM INC.

**CHANGE OF AFFILIATION**

The following applications were reviewed by the Board and **APPROVED**:

JAY MCNEILL (MASTER SIGN ELECTRICIAN)  
FR: JJ 97 INC.  
TO: MCNEILL SIGNS INC.

JOSE M. RIVERO (MASTER ELECTRICIAN)  
FR: C & O ELECTRIC INC.  
TO: CITIZEN PROTECTION INC.

The following applications were reviewed by the Board and **DENIED** as noted:

ROBERTO LAM (MASTER ELECTRICIAN)  
FR: OMAR GARCIA ELECTRIC INC.  
TO: CITY OF MIAMI  
No interest in the company. Outstanding permits.

PHILLIP MIKULEC (MASTER ELECTRICIAN)  
FR: NICOLE ELECTRIC SIGN COMPANY INC.  
TO: STANLEY INDUSTRIES INC.  
Outstanding permits.

ROBERT J. RUIZ (MASTER ELECTRICIAN)  
FR: R & H ELECTRIC INC.  
TO: FLORIDA SOL SYSTEMS INC.  
No interest in the company.

MIAMI-DADE COUNTY, FLORIDA  
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DIVISION "B"

MINUTES OF JULY 10, 2001

**ELECTRICAL** Continues...

**INACTIVE STATUS**

The following application was reviewed by the Board and **APPROVED**:

FRANK MORALES (MASTER ELECTRICIAN)  
FR: BAYVIEW ELECTRIC CORPORATION

The following application was reviewed by the Board and **DENIED** due to outstanding permits:

MITCHELL MUMMA (MASTER ELECTRICIAN)  
FR: ELECTRICAL DESIGN & SYSTEMS CORP.

**RECIPROCITY - PERSONAL AND BUSINESS CERTIFICATES (BROWARD COUNTY)**

The following applications were reviewed by the Board and **APPROVED**:

DAVID NIEVES (MASTER BURGLAR ALARM)  
GENESIS ONE INC.

SEAN WATELSKI (MASTER ELECTRICIAN)  
AMERICAN UNION ELECTRIC INC.

**APPROVED APPLICANTS FOR THE JOURNEYMAN ELECTRICAL EXAMINATION OF  
SEPTEMBER 22, 2001:**

RENE GOMEZ  
HENRY HERNANDEZ  
JAVEN MCDOWELL  
PABLO RODRIGUEZ  
IVAN VILLA

MARK LAY (MAINTENANCE)

MIAMI-DADE COUNTY, FLORIDA  
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**PLUMBING APPLICATION/FILE REVIEW**

**NEW CERTIFICATION**

The following application was reviewed by the Board and **APPROVED**:

DAVID SAFFER (MASTER SWIM POOL MAINTENANCE-UNLTD)  
POOLS BY DAVID, INC.

**CHANGE OF AFFILIATION**

The following applications were reviewed and **APPROVED** by the Board:

LEONARD MIDDLEMAN (MASTER SWIM POOL MAINTENANCE-UNLTD)  
FR: INDIVIDUAL NAME  
TO: KLEEN-RITE POOLS

CHARLES NIELSON (MASTER GAS FITTER)  
FR: PEOPLES GAS SYSTEM INC.  
TO: VOLT TELECOMMUNICATIONS GROUP INC.

The following application was reviewed and **DENIED** due to derogatory credit and outstanding permits:

CARLOS M. RODRIGUEZ (MASTER PLUMBER)  
FR: UNIVERSAL PLUMBING CORP  
TO: CARIBE PLUMBING INC.

**INACTIVE STATUS**

The following application was reviewed and **DENIED** due to derogatory credit and outstanding permits:

DONALD GRIMSLEY (MASTER LAWN SPRINKLER)  
FR: THE RAIN FOREST INC.

**RECIPROCITY-PERSONAL CERTIFICATE ONLY (BROWARD COUNTY)**

---NONE---

**RECIPROCITY – PERSONAL/BUSINESS CERTIFICATES (BROWARD COUNTY)**

---NONE---

**APPROVED APPLICANTS FOR THE MASTER PLUMBER EXAMINATION  
OF DECEMBER 8, 2001: PORFIRIO RAMIREZ (LAWN SPRINKLER)**

MIAMI-DADE COUNTY, FLORIDA  
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DIVISION "B"

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**MECHANICAL APPLICATION/FILE REVIEW**

**NEW CERTIFICATION**

---NONE---

**CHANGE OF AFFILIATION**

---NONE---

**INACTIVE STATUS**

---NONE---

**RECIPROCITY - PERSONAL CERTIFICATE ONLY (BROWARD COUNTY)**

The following application was reviewed by the Board and **APPROVED**:

RADAMES ALONSO (JOURNEYMAN SHEET METAL)

**RECIPROCITY - PERSONAL AND BUSINESS CERTIFICATES  
(BROWARD COUNTY)**

---NONE---

MIAMI-DADE COUNTY, FLORIDA  
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DIVISION "B"

MINUTES OF JULY 10, 2001

**APPROVED CONTINUING EDUCATION SPONSOR/COURSE APPLICATION REVIEW:**

**AIR CONDITIONING, REFRIGERATION and  
PIPEFITTING EDUCATION CENTER**  
13201 NW 45 AVENUE  
OPA LOCKA, FL 33054  
(305) 685-0311

**SPONSOR # D002**

**COURSE:**

MANUEL J-N (18 HRS)

**AMERICAN CONSTRUCTION SCHOOL**  
2418 SHERIDAN STREET  
HOLLYWOOD, FL 33020  
(954) 923-7597

**SPONSOR # D003**

**COURSES:**

QUICKBOOKS PRO I (8 HRS)  
QUICKBOOKS PRO II (8 HRS)

**PLUMBING INDUSTRY PROGRAM, INC.  
DBA PCA EDUCATION FUND ACCT.**  
7204 SW 48<sup>TH</sup> STREET  
MIAMI, FL 33155  
(305) 662-9671

**SPONSOR # D020**

**COURSES:**

SUMP and SEWAGE PUMP SYSTEMS (8 HRS)  
EXCAVATION and TRENCH SAFETY (8 HRS)

MIAMI-DADE COUNTY, FLORIDA  
BUILDING CODE COMPLIANCE OFFICE  
CONSTRUCTION TRADES QUALIFYING BOARD  
DIVISION "B"

MINUTES OF JULY 10, 2001

**CONTINUING EDUCATION** continues...

- WATER TREATMENT FOR PLUMBING PROFESSIONALS (2 HRS)
- SCAFFOLD USER SAFETY FOR PLUMBERS (2 HRS)
- FIRE SAFETY, PREVENTION & PROTECTION FOR PLUMBERS (2 HRS)
- HAZARDOUS MATERIALS & WASTE IN CONSTRUCTION FOR PLUMBERS (4 HRS)
- CROSS CONNECTION 1 BACKFLOW (1 HR)
- SAFETY ON THE JOB (2 HRS)
- ADA AMERICAN DISABILITIES ACT OVERVIEW (2 HRS)
- OSHA SAFETY (1 HR)
- WORKERS COMPENSATION (1 HR)

**BOARD INFORMATION**

**CITY OF HIALEAH**

At the June 12, 2001 meeting Jorge Gamoneda, Building Code Compliance Specialist, informed the Board of a situation in the City of Hialeah wherein the city is performing work on private property based on an ordinance which was passed and adopted regarding water services and re-metering. The Board requested an appearance by the Building Official of the City of Hialeah, which was scheduled for this meeting. However, a letter was received from Armando Vidal, P.E., the Director of the Department of Water & Sewer, **REQUESTING A POSTPONEMENT** due to previous commitments. The Board **GRANTED** the request for postponement and asked that this item be **SCHEDULED FOR** discussion at the next Board meeting on **SEPTEMBER 11, 2001**.

THE MEETING ADJOURNED AT 12:45 P..M.

ACCEPTED \_\_\_\_\_ DATE

ACCEPTED \_\_\_\_\_ CHAIRMAN

## UNSAFE STRUCTURES BOARD HEARING MINUTES OF SEPTEMBER 19<sup>th</sup>, 2001

**Members Present:** Gordon Loader, CH    James Cueva, VC    Harry Childs  
Walter Williams    Jose Vera    Abel Ramirez  
Enrique Crooks

**Excused:** Kathy Babl-Loy    Orange Hayes    Laurence Michelson

**Staff:** Herminio Gonzalez, Clerk of the Board  
Rashmi Airan, Asst. County Attorney  
Yvonne Bell, Recording Secretary

**Court Reporter:** Isabel Seralnick, Official Court Reporting Services, Inc.

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:20 P.M. on Wednesday, September 19<sup>th</sup>, 2001, on the 16<sup>th</sup> Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Loader requested a motion to approve and accept the minutes of the July 18<sup>th</sup>, 2001, Unsafe Structures Board Meeting. A motion was by Mr. Cueva to accept the minutes of the last board meeting. Mr. Childs seconded the motion.

**Motion passed unanimously.**

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

Mr. Loader requested from Mr. Gonzalez the cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Gonzalez then informed the members that the following Unincorporated Miami-Dade County cases were **withdrawn per the Building Official:**

### **Unincorporated Miami-Dade County Cases:**

DC200004884U                      11700 SW Bailes Road A/K/A 23050 S.W. 117 Avenue  
DC200107496U                      1135 N.W. 105 Terrace

Mr. Gonzalez then informed the members that the following City of Miami cases were also **withdrawn per the Building Official:**

### **City of Miami Cases:**

M01-074                              3190 Elizabeth Street A/K/A 3407 Day Avenue  
M01-081                              1900 N.W. 2 Court

Mr. Gonzalez informed the members that the following City of Miami case was **deferred per the Building Official:**

### **City of Miami Case:**

M01-072                              786 N.W. 14 Street

Mr. Gonzalez announced the following cases from Unincorporated Miami-Dade County where **agreements** had been made with the Building Official:

**Unincorporated Miami-Dade County Cases:**

DC200004911U	9870 Belgrade Road
DC200005342U	2759 N.W. 58 Street
DC200107372U	1137 N.W. 105 Terrace
DC200107495U	8010 N.W. 1 Place
DC200107566U	12170 N.W. 162 Street
DC200107946U	3091 N.W. 94 Street A/K/A 3089 N.W. 95 Street

Mr. Gonzalez then announced the following City of Miami cases where **agreements** had been made with the Building Official:

**City of Miami Cases:**

M01-065	130 N.E. 66 Street
M01-066	192 N.W. 68 Street
M01-067	171 N.W. 11 Street
M01-075	4795 N.W. 2 Avenue
M01-076	4810 N.W. 2 Avenue
M01-083	6420 N.W. 4 Avenue
M01-084	6425 N.E. Miami Place
M01-085	8240 N.E. 4 Place A/K/A 8250 N.E. 4 Place A/K/A 8260 N.E. 4 Place
M01-086	8250 N.E. 4 Place A/K/A 8240 N.E. 4 Place A/K/A 8260 N.E. 4 Place
M01-087	8260 N.E. 4 Place A/K/A 8240 N.E. 4 Place A/K/A 8250 N.E. 4 Place

Mr. Gonzalez announced the following Unincorporated Miami-Dade County cases that were **uncontested/no show**:

**Unincorporated Miami-Dade County Cases:**

DC97-375UT	18070 N.W. 41 Court
DC199900654UT	2239 N.W. 66 Street
DC200003574U	1731 N.W. 166 Street
DC200006923UT	584 N.W. 91 Street
DC200107282U	1757 N.W. 69 Street
DC200107509U	2492 N.W. 44 Street
DC200107582U	6300 N.W. 19 Court
DC200107630U	250 N. Biscayne River Drive
DC200107659U	1922 N.W. 60 Street
DC200107699U	9545 N.W. 36 Avenue
DC200107775U	3039 N.W. 43 Terrace
DC200107960U	2018 N.W. 95 Street
DC200108448U	2300 N.W. 57 Street

DC200108492U	1865 N.W. 73 Street
DC200108576U	1926 N.W. 83 Street
DC200108889U	1557 N.E. 116 Street A/K/A 1535 N.E. 11 Street

Mr. Gonzalez then announced the following City of Miami cases that were **uncontested/no show**:

**City of Miami Cases:**

M01-068	321 N.W. 48 Street
M01-069	348 N.W. 20 Terrace
M01-070	776 N.W. 66 Street
M01-071	784 N.W. 14 Street
M01-073	1624 N.W. 60 Street
M01-077	6414 N.W. 4 Avenue
M01-078	7611 N.W. 3 Avenue
M01-079	191 N.W. 68 Street
M01-080	255 N.W. 59 Terrace
M01-082	5729 N.W. 5 Avenue

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

After the Board reviewed each case file, Mr. Loader requested a motion to consolidate the withdrawals, deferral, agreed and uncontested cases and uphold the decisions of the Building Official. The motion was made by Mr. Williams and seconded by Mr. Cueva.

**Motion passed unanimously.**

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

Mr. Loader 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.

The Building Officials and Appellants being heard by the Unsafe Structures Board were sworn in at 2:00 P.M. by the court reporter.

Mr. Gonzalez then called forth the first case to be presented by Unincorporated Miami-Dade County, where **an attorney for the occupants** wished to speak to the Board on behalf of the property.

**Unincorporated Miami-Dade County Case:**

DC200107962U	7200 N.W. 22 Avenue
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Building Inspector Jose Sadin introduced photographs and a case resume into evidence to be reviewed by the Board and informed them that an agreement to demolish these structures within ninety days has been made with the owner of the property, but an attorney for the occupants would like to address the board to request a continuance.

Mrs. Janelle Newman, Attorney with the Florida Justice Institute, remarked that she represented the occupants of this structure. Mrs. Newman explained to the members that on September 6, 2001 a Class Action lawsuit was filed and they are now awaiting a hearing. She admitted to the members that they did have an obligation to demolish, but since there is a lawsuit pending would like for the Board not to address this issue until the court has considered their case and therefore, is requesting a 60-day stay.

Mr. Williams commented to the members that a 60-day deferral might be the best way to approach this matter.

Mr. Francisco Trujillo with Miami-Dade Housing Agency commented that this a Hope Six Project to improve living conditions in this area. Mr. Trujillo indicated that they are demolishing, due to many repairs to the structures. He added that residents would be given Section 8 vouchers and other opportunities to relocate and also some residents will be able to return to the area if they qualify.

Mr. Enrique Crooks commented that the owner has the right to demolish the structure.

Mrs. Newman remarked that they do not disagree whether there are unsafe conditions at this property, but she is just asking for some time for the court to hear the case.

Mr. Julio Navarro, Inspectors Supervisor, Unsafe Structures Unit, commented that they are abiding by the South Florida Building Code (40-year Re-certification guidelines). He advised the members that a Notice of Violation was issued deeming the structure unsafe and there are recourses that the attorney can take to address this issue.

Mrs. Rashmi Airan, Asst. County Attorney, stated that an injunction would be in the best interest of the appellant.

After much discussion, Mr. Vera made a motion to accept the recommendation of the Building Official to demolish the structure within 90 days of the board hearing. Mr. Ramirez seconded motion.

Mr. Loader requested of Mr. Gonzalez a roll call vote. Mr. Gonzalez then proceeded to call the vote as follows:

Childs	-	Yes
Crooks		Yes
Cueva	-	No
Loader		Yes
Ramirez	-	Yes
Vera	-	Yes
Williams	-	No

Motion carried 5 to 2 (Mr. Cueva and Mr. Williams were opposed)  
*(For a verbatim version, please refer to the transcripts)*

**Board Discussion:**

Mr. Loader inquired about Identification Badges for the members of the Unsafe Structures Board.

After some discussion, Mr. Cueva made a motion for staff to inquire about badges for the members of the Unsafe Structures Board. Motion seconded by Mr. Childs.

**Motion passed unanimously.**

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

Mr. Loader inquired about the case data that the members receive prior to the hearing. He explained that a lot of the time they do not review the information sent to them until they attend the hearing. He suggested that maybe they can just receive the detailed agenda.

Mrs. Airan pointed out that the municipalities are obligated to provide all materials for their review.

Mr. Cueva stated that the agenda was sufficient enough information.

Mrs. Airan commented that she would look into the legal ramification of this issue and would inform the Board at the next scheduled hearing.

Mr. Loader thanked Unincorporated Miami-Dade County on their case submittal to the Unsafe Structures Board. He expressed appreciation on the way they included recent photographs of the structures under violation.

There being no further business, the meeting was adjourned at 2:36 P.M.

**Prepared by:** \_\_\_\_\_

**Recording Secretary**

\_\_\_\_\_

**Chairperson**

**Date:** \_\_\_\_\_



## UNSAFE STRUCTURES BOARD HEARING MINUTES OF NOVEMBER 28<sup>th</sup>, 2001

**Members Present:** Gordon Loader, CH                      James Cueva, VC                      Harry Childs  
Jose Vera    Enrique Crooks                      Abel Ramirez  
Laurence Michelson

**Excused:**                      Kathy Babl-Loy                      Walter Williams

**Absent:**                      Orange Hayes

**Staff:**                      Theodore Berman, Clerk of the Board  
Yvonne Bell, Recording Secretary  
Rashmi Airan, Asst. County Attorney  
Susan Torres, Asst. County Attorney  
Cynji Lee, Asst. County Attorney

**Court Reporter:**                      Kathy Rundell, Official Court Reporting Services, Inc.

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:30 P.M. on Wednesday, November 28<sup>th</sup>, 2001, on the 16<sup>th</sup> Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Loader requested a motion to approve and accept the minutes of the September 19 and October 17<sup>th</sup>, 2001, Unsafe Structures Board Meetings. A motion was by Mr. Childs to accept the minutes of the last board meeting. Mr. Vera seconded the motion.

**Motion passed unanimously.**

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

Mr. Loader requested from Mr. Gonzalez the cases that were agreed upon, uncontested, withdrawn or deferred.

Prior to conducting the meeting, Mr. Berman informed the Board that Mr. Frank Wolland, who has a case to be presented today in the City of North Miami district. He is requesting a 60-day deferral to present the case to the Unsafe Structures Board.

Mr. Wolland explained to the members that the structure is not in danger and at this time it is unoccupied.

Mr. Jim Reeder, Building Official for the City of North Miami stated that he has been trying to resolve this issue and would like the opportunity to present the case at the meeting scheduled for today.

After some discussion, Mr. Childs made a motion to deny the deferral and have the case presented at the hearing. Motion seconded by Mr. Vera.

Mr. Loader then requested a roll call vote on the denial of the deferment:

Mr. Childs	-	Yes	Mr. Michelson	-	Yes	Mr. Loader - No
Mr. Cueva	-	Yes	Mr. Vera	-	Yes	

The motion passed 4 to 1.

**Motion passed unanimously.**

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

Mr. Berman then informed the members that the City of Miami Beach would like to request and emergency hearing

Mr. Berman informed Mrs. Goodkin that the Building Official has the opportunity to shore the building.

Mr. Richard Leefield stated that 60% of the building is completed and at the time of shoring there was no cracking observed. He remarked that they hired another contractor to finish the work, who also prepared calculations.

Mrs. Goodkin added that there is no new shoring or bracing to this property.

After much discussion, the City of Miami Beach withdrew their request for an emergency hearing and advised the Board that they would submit the proper paperwork to the Building Code Compliance Office for the December agenda.

Mr. Berman then informed the members that the following Unincorporated Miami-Dade County cases are a continuance from the October 17<sup>th</sup>, USSB where **agreements were made with the Building Official:**

**Unincorporated Miami-Dade County Cases:**

DC200002695U	7210 N.W. 15 Court
DC200004080U	4210 N.W. 191 Street
DC200004623U	19878 N.W. 2 Avenue
DC200004668U	8300 N.E. 4 Place
DC200005774U	1835 N.W. 175 Street
DC200005829U	1250 N.E. 209 Terrace
DC200107926U	7318 N.W. 17 Avenue
DC200108419U	10110 N.W. 29 Avenue
DC200108890U	15000 S.W. 105 Avenue
DC200109049U	10390 S.W. 177 Street

Mr. Berman informed the members that the following City of Miami cases are a continuance from the October 17<sup>th</sup>, USSB where **agreements were made with the Building Official:**

**City of Miami Cases:**

M01-093	737 S.W. 2 Street
M01-096	4721 N.W. 15 Court
M01-097	7936 N.E. 3 Avenue

Mr. Berman then informed the members that the following Unincorporated Miami-Dade County cases are a continuance from the October 17<sup>th</sup>, USSB that were **no contest/no show**:

**Unincorporated Miami-Dade County Cases:**

DC99-549U	9535 N.W. 5 Court
DC199900862U	965 N.W. 199 Street
DC200002645U	4701 N.W. 27 Avenue
DC200107337U	8016 N.W. 10 Avenue
DC200107375U	2347 N.W. 103 Street
DC200107635U	19800 S.W. 180 Avenue, #209
DC200107787U	427 N.W. 97 Street
DC200107832U	6904 N.W. 19 Avenue
DC200107833U	1820 N.W. 65 Street
DC200107891U	6233 N.W. 20 Avenue
DC200107978U	26720 S.W. 137 Avenue
DC200108471U	8201 N.W. 13 Avenue
DC200108608U	3143 N.W. 52 Street

Mr. Berman also informed the members that the following City of Miami cases are a continuance from the October 17<sup>th</sup>, USSB that were **no contest/no show**:

**City of Miami Cases:**

M01-090	185 N.W. 11 Terrace
M01-094	1444 N.W. 1 Avenue
M01-095	1566 N.W. 15 Court

Mr. Berman then announced that the following Unincorporated Miami-Dade County cases are regular scheduled cases for the November 28<sup>th</sup>, 2001 USSB and **agreements were made with the Building Official**:

**Unincorporated Miami-Dade County Cases:**

DCF1996100079U	8025 N.W. Miami Court
DCF1997100913U	2811 S.W. 70 Avenue
DCF1999101271U	1495 N.E.

Mr. Berman then informed the members that the following Unincorporated Miami-Dade County cases are regularly scheduled cases for the November 28<sup>th</sup>, USSB where **agreements were made with the Building Official**:

**Unincorporated Miami-Dade County Cases:**

Mr. Loader informed the Building Officials and appellants that, due to the lack of a quorum, the hearing would have to be postponed. He apologized for any inconvenience and stated that the cases that were agreed upon would be ratified at the next scheduled Unsafe Structures Board Hearing.

The meeting was adjourned at 1:40 P.M.

**Prepared by:** \_\_\_\_\_  
**Recording Secretary**

\_\_\_\_\_  
**Chairperson**

**Date:** \_\_\_\_\_

## UNSAFE STRUCTURES BOARD HEARING MINUTES OF DECEMBER 19<sup>th</sup>, 2001

**Members Present:** Gordon Loader, CH                      James Cueva, VC                      Harry Childs  
Jose Vera    Walter Williams                      Laurence Michelson

**Excused:**                      Kathy Babl-Loy                      Abel Ramirez                      Enrique Crooks

**Absent:**                      Orange Hayes

**Staff:**                      Theodore Berman, Clerk of the Board  
Yvonne Bell, Recording Secretary  
Cynji Lee, Asst. County Attorney

**Court Reporter:**                      Isabel Seralnik, Official Court Reporting Services, Inc.

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:17 P.M. on Wednesday, December 19<sup>th</sup>, 2001, on the 16<sup>th</sup> Floor, Conference Room 1605, of the Metro-Dade Flagler Building at 140 W. Flagler Street, Miami-Dade, Florida 33130.

Mr. Loader then requested from Mr. Berman the cases that were agreed upon, uncontested, withdrawn or deferred.

Mr. Berman first advised the members that the following City of Miami, City of Opa Locka and City of Miami Beach cases were **withdrawn** per the Building Official.

### **City of Miami Cases:**

M01-112                      52 N.W. 57 Street  
M01-118                      1431 N.W. 55 Terrace

### **City of Opa Locka Case:**

Opa2001-01                      3400 N.W. 135 Street

### **City of Miami Beach Cases:**

BV01000549                      1024 Ocean Drive  
BV00001232                      928 Pennsylvania Avenue

Mr. Berman then announced that the following Unincorporated Miami-Dade County cases have made **agreements with the Building Official:**

### **Unincorporated Miami-Dade County Cases:**

DC97-651UT                      1078 N.W. 75 Street  
DCF1998101235U                      12875 Waldin Drive  
DCF1999101474U                      2765-67 N.W. 55 Street  
DCF1999101549U                      3450 N.W. North River Drive  
DC200006360U                      9765 S.W. 53 Terrace

DC200006635U	2775-85 N.W. 42 Street
DC200006722U	2745-55 N.W. 42 Street
DC200006723U	2770-2780 N.W. 43 Terrace

Mr. Berman then announced that the following City of Miami cases have made **agreements with the Building Official**:

**City of Miami Cases:**

M01-113	61 N.W. 57 Street
M01-116	337 N.W. 49 Street
M01-117	621 N.W. 75 Street
M01-119	4744 N.E. 1 Court
M01-121	5416 N.E. 1 Court

Mr. Berman then announced that the following Unincorporated Miami-Dade County cases were **no contest/no show**:

**Unincorporated Miami-Dade County Cases:**

DCF1996100149U	10455 N.W. 12 Avenue
DC99-562U	389 N.W. 95 Street
DCF1999101474U	2765-67 N.W. 55 Street
DCF1999101476U	3624 N.W. 37 Avenue
DC200002426U	10465 S.W. 172 Street
DC200005910U	14445 S.W. 297 Terrace
DC200006517U	2340 N.W. 175 Street
DC200109414U	8032 N.W. 10 Avenue

Mr. Berman also informed the members that the following City of Miami cases were **no contest/no show**:

**City of Miami Cases:**

M01-114	324 N.W. 53 Street
M01-115	344 N.E. 58 Terrace
M01-120	5028 N.W. 8 Avenue

Mr. Berman stated that the City of Homestead also had a case **no contest/no show**:

**City of Opa Locka Case:**

21-0236MH	1700 S. Goldeneye Lane
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The cases and photographs were submitted to the Board for review as called by Mr. Gonzalez.

After the Board reviewed each case file, Mr. Loader requested a motion to consolidate the withdrawals, deferral, agreed and uncontested cases and uphold the decisions of the Building Official. The motion was made by Mr. Michelson and seconded by Mr. Cueva.

**Motion passed unanimously. (Mr. Childs abstained)**

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

Mr. Loader 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.

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

Mr. Berman then called forth the first case to be presented by Unincorporated Miami-Dade County, where **the property owner** wished to speak to the Board on behalf of the property.

**Unincorporated Miami-Dade County Case:**

DCF200101724U

14600 W. Dixie Hwy.

Building Inspector Spencer Errickson introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Errickson gave an account of the structures and recommended that “said structures 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 structures shall be demolished by the enforcing municipality as soon as possible.” Mr. Errickson further added that the property lacks its 40-year re-certification.

Mrs. Johanna Kane, property owner, informed the members that she has owned the property since 1962 and due to financial strain would need one year to rehabilitate the house.

Mr. Errickson remarked that structure (A) is not an imminent danger as well as structure (B).

After some discussion, Mr. Michelson made a motion that the structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or graffiti. Said structure(s) must be repaired or completed. An Engineer’s Recertification Report must be submitted to the Unsafe Structures Unit within thirty (30) days from today. Any repairs required as a condition for recertification must be completed, with a building permit, within three hundred sixty-five (365) days of the date of the notice of required repairs. Completion shall be determined when a final inspection approval is obtained on the building permit, an Engineer’s letter certifying that the completed repairs correct the defects noted in the original report is submitted to the unsafe structures unit, and a letter of recertification is issued by the Building Official. If any of the above conditions are not complied with, said structure(s) shall be demolished by the County as soon as possible”. Motion was seconded by Mr. Cueva.

**Motion passed unanimously.**

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

Mr. Berman called forth the last case to be heard presented by the City of North Miami where **the interested party** wished to speak on behalf of the property:

**City of North Miami Case:**

NM2001-02                      1050 N.E. 128 Street

Building Official James Reeder introduced photographs and a case resume into evidence to be reviewed by the Board.

Mr. Reeder gave an account of the structure and recommended that “said structure 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 structures shall be demolished by the enforcing municipality as soon as possible.” Mr. Reeder further added that a permit was given to shore the building, but when an inspection was conducted it was found that they were repairing the structure. He then requested that an engineer be obtained to review some of the questionable areas, but more importantly the cost of repair far exceeds the value of the house.

Mr. Robert Annenberg, representative for the owner, stated that he has submitted drawings and cracks that Mr. Reeder witnessed were stucco cracks. He informed the Board that within three of starting the job the received a stop work order from the Building Official, which he felt was unfair since they received a building permit from the City of North Miami to repair the structure.

After much discussion, Mr. Cueva made a motion that “said structure must be secured within five (5) working days. The following securing method is approved: fencing. The structure(s) are to be maintained secure, clean and sanitary. Free of debris, overgrown grass or weeds and free of discoloration or 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 or a qualified homeowner pursuant to Section 10-5(2) of the Miami-Dade County Code within ninety (90) days from today. The complete building or structure shall be made to conform to all the requirements for a new building or structure 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 structure shall be demolished by the enforcing municipality as soon as possible.” Mr. Williams seconded the motion.

**Motion passed unanimously.**

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

**Board Discussion:**

Mr. Berman informed the members that the Florida Building Code has been deferred and will actually be in effect on March 2002. He further added the quorum limited has been raised to seven instead of five.

Mr. Berman also informed the members that a training seminar on the Florida Building Code would be held on January 16, 2002 at Miami International Airport.

The Board acknowledged and accepted the meeting dates for 2002.

The meeting was adjourned at 2:50 P.M.

**Prepared by:** \_\_\_\_\_  
**Recording Secretary**

\_\_\_\_\_  
**Chairperson**

**Date:** \_\_\_\_\_