

UNSAFE STRUCTURES BOARD HEARING
MINUTES OF MAY 18TH, 2016

Members Present: James Cueva, Chairman James Starkweather, VC
Miguel A. Brizuela Adebayo Coker
Anthony Rodriguez Carlos Naumann
Jason Trauth Ramon Arronte
Kevin Deeb Julio Jiminez

Excused Absent: Abel Ramirez Aymara D. Riley

Staff: Kathy Charles, Acting Clerk of the Board
Latisha Byrd, Board Secretary
Daija Lifshitz, Asst. County Attorney
Javier Zapata, Asst. County Attorney

Court Reporter: Janice Aguirre, Miami Dade County Court Reporting Services

The regular meeting of the **UNSAFE STRUCTURES BOARD** was called to order at 1:22 P.M. on Wednesday, May 18th, 2016, on the 2nd Floor, Conference Rooms I & J, of the Herbert Saffir Permitting & Inspection Center, Department of Regulatory & Economic Resources located at 11805 SW 26th Street, Miami, Florida, 33175.

Mr. James Cueva requested a motion to approve and accept the minutes of the April 20th, 2016, Unsafe Structures Board Meeting. Mr. Starkweather moved to accept the minutes of the board meeting. Mr. Rodriguez seconded the motion.

Motion passed unanimously.

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

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

Unincorporated Miami Dade County Cases:

DC20100137255U	6615 NW 18 Avenue
DCF2014115551U	9302 NW 22 Avenue, #1
DCF2015000129U	11618 NW 7 Avenue, #1
DCF2015000134U	11820 W. Dixie Hwy., #1
DCF2015000816U	7415 SW 24 Street, #1
DCF2015001174U	10641 SW 108 Avenue
DCF2015001175U	10661 SW 108 Avenue
DCF2015001176U	10651 SW 108 Avenue

City of Miami Beach Case:

BV16000223	1342 Drexel Avenue
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Ms. Charles announced that the following Unincorporated Miami Dade County cases that were **No Contest/No Show for the Building Official** recommendation:

Unincorporated Miami Dade County Cases:

DCF2015000182U	1355 NE 111 Street, #1
DCF2015000227U	14901 NE 5 Court, #1
DCF2015000547U	3333 NW 116 Street, #1

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Board Member James Cueva informed Mr. Folken that it is not required that he submit the 40 Year Report unless there is a revision to the plans and drawings.

After some discussion, Mr. James Starkweather moved that the property owner acknowledges and agrees to comply with the provisions of the prior Board Order and the following Extension of Timeframes: The prior Board Order of November 18th, 2015 is modified to allow extension of time of one hundred twenty (120) days to obtain the permit from today and the completion of the repairs shall be done on structures (A), (C), (D), (E) and (F) within one hundred eighty (180) days from today. Mr. Miguel Brizuela seconded the motion.

Motion passed unanimously.

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

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

Unincorporated Miami Dade County:

DCF2015174314U

13300 SW 189th Avenue

Mr. Monte Lee, Unincorporated Miami Dade County Representative, gave an account of the structures. He informed the Board that work had been done without permits and that the Property Owner had modified the structures into an Agricultural site. In addition, there are some plumbing and electrical issues, but Structure "D" appears to be a residential structure. He also mentioned that an active Certificate of Use does show up as a permanent drawing, along with an active ZIP permit for the plumbing and electrical. Mr. Lee stated that Zoning identifies the structures as farm use/farm operation.

Board Member James Starkweather stated that he's confused whether the property is being used as business or residential.

Mr. Rodolfo Gonzalez, Property Owner, informed the Board that he purchased the property and took on the responsibility to bring property up to Code. He then requested for additional time.

Board Member James Cueva inquired about the use of the property.

Mr. Gonzalez responded that he owned the property since 2003, the significant financial hardship delayed the process. He then answered that he used the property as a "Nursery." Mr. Gonzalez described to the Board that he had intended to attract tourist, but haven't been able to obtain all the details in his research to do the necessary work to bring the property up to Code.

Board Member James Cueva asked Mr. Gonzalez if he had obtained the Certificate of Use permit.

Mr. Gonzalez responded "yes."

Mr. Lee enlightened the Board that the Certificate of Use is different from the required Certificate of Use permit for farm use.

Board Member James Cueva asked if the structures could be resolved without the ZIP permit.

Mr. Gonzalez replied that the plans could not be located, but the permit had been obtained.

Board Member James Cueva inquired how much time does it take to bring the property up to Code.

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Mr. Lee responded that the County recommendations are 120 days to obtain the permit and 120 days to complete the work after obtaining the permit. He then enlightened the Board that the ZIP permit is a simple environmental issue to handle, which will not delay the process.

Board Member James Cueva inquired if the County could locate the drawings from 1976.

Mr. Lee replied that the County has a secondary way to look up older drawings.

Board Member James Cueva asked Mr. Gonzalez how much time does he need to bring the property up to Code.

Mr. Gonzalez responded that he would need a year to bring the property up to Code.

Board Member James Cueva asked if he hired an Engineer.

Mr. Gonzalez replied "no." He then asked if it was necessary to do so.

Board Member advised Mr. Gonzalez to hire someone professional for compliance and to do research to gain more knowledge.

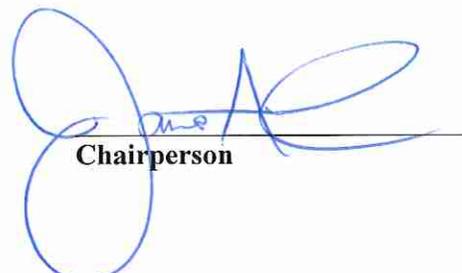
After some discussion, Mr. James Starkweather moved that the structure(s) is to be maintained secure, clean and sanitary, free of debris, overgrown grass or weeds and free of discoloration of graffiti. Structures (A), (B), (C), (D) and (E) must be repaired or completed. A building permit must be obtained for all repairs or items to be completed. The permit documents shall be submitted first to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor pursuant to section 10-5(2) of the Miami Dade County code within three hundred sixty five (365) days from today. The complete building or structures (A), (B), (C), (D) and (E) shall be made to conform to all the Florida Building Code requirements for a new building or structure and shall be completed within five hundred forty five (545) from today. Completion shall be determined when a final inspection approval is obtained on the building permit. If any of the above conditions are not complied with, said structures shall be demolished by the enforcing municipality as soon as possible. Mr. Kevin Deeb seconded the motion.

Motion passed unanimously.

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

There being no further business, a motion was made by Mr. Deeb and seconded by Mr. Starkweather to adjourn the meeting at 2:40 P.M.

Prepared by: 
Recording Secretary


Chairperson

Date: 20 July 2016