

MEMORANDUM

HC
Agenda Item No. 3(B)


TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: June 9, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing the County Mayor to submit a demolition application to the United States Department of Housing and Urban Development (HUD) for a portion of the Arthur Mays Villas public housing development site consisting of 147 units located within a single site bounded by SW 214th Street to the north, SW 113th Avenue to the east, SW 216th Street to the south, and SW 114th Court to the west; authorizing the demolition of the development subject to approval by HUD; authorizing the County Mayor to competitively select and award a demolition contract through the Miscellaneous Construction Contracts ("MCC") 7360 plan of Miami-Dade County in an amount up to \$2,000,000.00, without further Board approval, and to exercise all provisions contained therein, including termination provisions; and authorizing the County Mayor to execute amendments to annual contribution contracts, agreements, releases from declarations, and any other documents on behalf of the County that may be required by HUD, and exercise amendments, modifications, cancellation, and termination clauses contained therein

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Vice Chairman Kionne L. McGhee.


Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001

Memorandum



Date: July 21, 2026

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Recommendation to Approve the Submission of a Section 18 Application with the United States Department of Housing and Urban Development for the Demolition of Arthur Mays Villas Public Housing Development.

Executive Summary

This item seeks the Board of County Commissioners' (Board) authorization to permit the County Mayor or County Mayor's designee to submit a Section 18 demolition application to HUD, as required for the demolition of the Arthur Mays Villas Townhomes public housing development site (the Site). On July 2, 2024, the Board adopted Resolution No. R-589-24, rejecting all proposals received in response to Work Order Proposal Request (WOPR) No. 01295-01 for the redevelopment of Arthur Mays Villas and Naranja under the Rental Assistance Demonstration (RAD) Program. These properties are located at 11351 SW 216 Street, Miami, Florida 33170 (Folio No. 30-6007-016-0010), and 13924 SW 260 Street, Unincorporated Miami-Dade County, Florida 33032 (Folio No. 30-6927-000-0500), respectively, within District 9, represented by Commissioner Kionne L. McGhee. Subsequently, the Department of Housing and Community Development (Department) conducted a physical needs assessment (PNA) of the Site in accordance with guidelines established by the United States Department of Housing and Urban Development (HUD). The PNA estimated the rehabilitation costs for the site at \$35,689,450.00, which exceeds the HUD threshold amount of \$27,884,336.00 for rehabilitation, and therefore meets HUD's criteria for physical obsolescence. Additionally, four of the 26 buildings on the Site have received unsafe structure violation notices (Attachment 1) from Miami-Dade County's Regulatory and Economic Resources Department (RER).

In light of these findings and the funding limitations encountered during previous redevelopment negotiations, the Department has determined that demolition of a portion of the site is the most feasible and responsible near-term course of action to facilitate future redevelopment in alignment with the County's housing goals.

To ensure reasonable outreach and resident participation, the Department has held multiple meetings with Arthur Mays residents. Three in-person meetings were held on November 28, 2018, December 4, 2018, and August 5, 2022. Additionally, a virtual meeting via ZOOM was held on July 29, 2020, due to the COVID-19 pandemic another, in-person meeting took place on July 25, 2023. The Department plans to have additional meetings with former residents in the future. Concurrently, the Department will work with community stakeholders through the existing Goulds Forward Choice Neighborhoods Initiative (CNI) in an effort to craft a community vision for the redevelopment of the Site which can be incorporated into a solicitation process. Currently, 13 units on the Site are occupied and upon HUD's approval of the demolition application, the Department will coordinate the relocation of the 13 households residing at the Site in a strategic and orderly manner.

Recommendation

It is recommended that the Board:

1. Authorize the County Mayor or County Mayor's designee to submit, on behalf of Miami-Dade County (County), a demolition application to HUD for a portion of the Site consisting of 147 units located within a single site bounded by SW 214th Street to the north, SW 113th Avenue to the east, SW 216th Street to the south, and SW 114th Court to the west;
2. Authorize the County Mayor or County Mayor's designee to demolish the Site, subject to HUD's approval;
3. Subject to HUD's approval of the demolition application, authorize the County Mayor or County Mayor's designee to competitively select and award a demolition contract through the Miscellaneous Construction Contracts (MCC) 7360 Plan of Miami-Dade County in an amount up to \$2,000,000.00, without further approval of the Board, and to exercise all provisions contained therein, including termination and amendment provisions that are consistent with the attached resolution; and
4. Authorize the County Mayor or County Mayor's designee to execute amendment(s) to the Annual Contribution Contract(s), which provides for the County's receipt of public housing subsidy, agreements, a release of the declaration of trust, and any other related documents on behalf of the County that may be required by HUD, and exercise amendments, modifications, cancellations, and termination clauses contained therein.

Scope

The demolition application pertains to the Site, which is located in District 9, represented by Vice Chairman Kionne L. McGhee.

Fiscal Impact/Funding Source

The demolition activities for the site will be performed by a demolition contractor competitively selected through the County's Miscellaneous Construction Contracts (MCC) 7360 Plan, at an estimated cost of approximately \$2,000,000. Funding for these activities may be provided through the Public Housing Capital Fund Program (CFP), developer funds, or another funding source available to the Department for which demolition is an eligible expense. If funded by a developer partner, the selection of the demolition contractor will be the responsibility of the developer. Notwithstanding the foregoing, no General Funds will be used to fund the demolition.

Track Record/Monitor

The Department is the County department overseeing this project and the persons responsible for monitoring are Director Nathan Kogon and Construction Manager 3 Ariel Rodilla.

Delegated Authority

Upon approval of this item, the County Mayor or County Mayor's designee will be authorized to: (a) submit a demolition application to HUD related to the Site; (b) demolish the Site, subject to HUD's approval; (c) competitively select a demolition contractor and award a contract to such contractor, without further approval of the Board, and exercise all provisions contained therein that are consistent with the purposes set forth in this resolution, including, but not limited to termination clauses; and (d) execute

amendment(s) to the Annual Contribution Contract(s), which provides for the County's receipt of public housing subsidy, agreements, a release of the declaration of trust, and any other related documents on behalf of the County that may be required by HUD, and exercise amendments, modifications, cancellations, and termination clauses contained therein.

Background

The Site was initially included as part of Miami-Dade County's broader initiative aimed at modernizing and financially stabilizing its public housing inventory. The County originally sought to redevelop its properties using several methods, including HUD's Rental Assistance Demonstration (RAD) program. RAD allows public housing authorities that are facing substantial federal funding reductions to transition public housing units to a more financially viable, Section 8 project-based funding model.

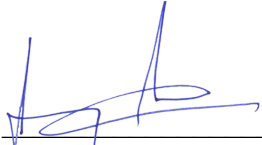
On October 6, 2020, a short-term ground lease was executed pursuant to Resolution No. R-961-20, granting site control to the first-ranked proposer (Centennial) for financing application purposes. However, Centennial decided to rescind its proposal during subsequent negotiations of the master development agreement and the proposed 75-year ground lease. Following this withdrawal, the Department engaged in negotiations with Michaels, the second-ranked proposer. Unfortunately, an agreement could not be reached due to a substantial funding gap, which would have prevented timely site development.

After unsuccessful redevelopment negotiations, the Department initially determined that rehabilitating existing units at the Site was in the County's best interest. However, recent evaluations—including the PNA determination of physical obsolescence and unsafe structure violation notices issued by RER—have revealed that several buildings on-site are unsafe, and the overall property is obsolete and unsuitable for rehabilitation based on HUD thresholds. Consequently, the Department now recommends demolition as the most prudent and necessary action. The Department has held multiple meetings with Arthur Mays residents. There were three in-person meetings on November 28, 2018, December 4, 2018, and August 5, 2022. Additionally, a virtual meeting via ZOOM was held on July 29, 2020, due to the COVID-19 pandemic. Another meeting took place on July 25, 2023. The Department plans to have additional meetings with former residents in the future. Concurrently, the Department will work with community stakeholders through the existing Goulds Forward Choice Neighborhoods Initiative (CNI) in an effort to craft a community vision for the redevelopment of the Site which can be incorporated into a solicitation process. HUD also requires the County to meet with other governmental agencies. Since this project is located entirely in the unincorporated Miami-Dade County, the Department has consulted with various County departments.

The Site, which is located in the Goulds community of unincorporated Miami-Dade County, consists of two distinct sites: a primary townhome site and a separate site with scattered single-family and duplex units. The townhome site, (Attachment 2) which is the subject of this demolition application, is bounded by SW 214th Street to the north, SW 113th Avenue to the east, SW 216th Street to the south, and SW 114th Court to the west and comprises 147 units, of which 13 are currently occupied. Upon HUD's approval of demolition, the Department will strategically coordinate the relocation of 13 households currently residing at the townhome site, either to other available public housing sites or by providing them with Section 8 vouchers, as applicable.

Attachment

Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners
Page 4



Jimmy Morales
Chief Operating Officer



MEMORANDUM
(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: July 21, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

- _____ **“3-Day Rule” for committees applicable if raised**
- _____ **6 weeks required between first reading and public hearing**
- _____ **4 weeks notification to municipal officials required prior to public hearing**
- _____ **Decreases revenues or increases expenditures without balancing budget**
- _____ **Budget required**
- _____ **Statement of fiscal impact required**
- _____ **Statement of social equity required**
- _____ **Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- _____ **No committee review**
- _____ **Requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) _____) to approve**
- _____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor

Agenda Item No.

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO SUBMIT A DEMOLITION APPLICATION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR A PORTION OF THE ARTHUR MAYS VILLAS PUBLIC HOUSING DEVELOPMENT SITE CONSISTING OF 147 UNITS LOCATED WITHIN A SINGLE SITE BOUNDED BY SW 214TH STREET TO THE NORTH, SW 113TH AVENUE TO THE EAST, SW 216TH STREET TO THE SOUTH, AND SW 114TH COURT TO THE WEST; AUTHORIZING THE DEMOLITION OF THE DEVELOPMENT SUBJECT TO APPROVAL BY HUD; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO COMPETITIVELY SELECT AND AWARD A DEMOLITION CONTRACT THROUGH THE MISCELLANEOUS CONSTRUCTION CONTRACTS (“MCC”) 7360 PLAN OF MIAMI-DADE COUNTY IN AN AMOUNT UP TO \$2,000,000.00, WITHOUT FURTHER BOARD APPROVAL, AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN, INCLUDING TERMINATION PROVISIONS; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO EXECUTE AMENDMENTS TO ANNUAL CONTRIBUTION CONTRACTS, AGREEMENTS, RELEASES FROM DECLARATIONS, AND ANY OTHER DOCUMENTS ON BEHALF OF THE COUNTY THAT MAY BE REQUIRED BY HUD, AND EXERCISE AMENDMENTS, MODIFICATIONS, CANCELLATION, AND TERMINATION CLAUSES CONTAINED THEREIN

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board authorizes the County Mayor or County Mayor’s designee to submit on behalf of Miami-Dade County (“County”) a demolition application to the United States

Department and Urban Development (“HUD”) for a portion of the Arthur Mays Villas public housing development site, comprised of 147 units located within a single site bounded by SW 214th Street to the north, SW 113th Avenue to the east, SW 216th Street to the south, and SW 114th Court to the west (the “Site”).

Section 2. Subject to HUD’s approval, this Board further authorizes the demolition of the Site.

Section 3. Subject to HUD’s approval of the County’s demolition application, this Board authorizes the County Mayor or County Mayor’s designee to competitively select and award a demolition contract through the Miscellaneous Construction Contracts (“MCC”) 7360 Plan of Miami-Dade County in an amount up to \$2,000,000.00, without further approval of the Board, and to exercise all provisions contained therein, including termination provisions

Section 4. This Board authorizes the County Mayor or the County Mayor’s designee to execute amendment(s) to the Annual Contributions Contract(s), which provides for the County’s receipt of public housing subsidy, agreements, releases of the declaration of trust, and any other related documents on behalf of the County that may be required by HUD, and exercise amendments, modifications, cancellations, and termination clauses contained therein that are consistent with this resolution and on terms that are no less favorable to the County.

The foregoing resolution was offered by Commissioner _____ , who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman
Kionne L. McGhee, Vice Chairman
Marleine Bastien
Sen. René García
Roberto J. Gonzalez
Danielle Cohen Higgins
Natalie Milian Orbis
Micky Steinberg
Juan Carlos Bermudez
Oliver G. Gilbert, III
Keon Hardemon
Vicki L. Lopez
Raquel A. Regalado

The Chairperson thereupon declared this resolution duly passed and adopted this 21st day of July, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Terrence A. Smith



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

Attachment "1"

COC OFFICIAL USE ONLY

NOTICE OF VIOLATIONS
FOR FULL INFORMATION, PLEASE READ THIS NOTICE IN ITS ENTIRETY

MIAMI-DADE COUNTY
 MIAMI-DADE HOUSING AGENCY
 701 NW 1ST CT
 16TH FLOOR
 MIAMI, FL 33136-0000

DATE: 10/2/2024
CASE NUMBER: F2024013625

VIOLATION ADDRESS: 11351 SW 216 ST 1

BUILDING DESCRIPTION	BUILDING OFFICIAL'S ORDER	SECURING METHOD	ENGINEER CERTIFICATION
[A] 2-STORY CBS COMMERCIAL BLDG	REPAIR OR DEMOLISH	BOARDING	REQUIRED

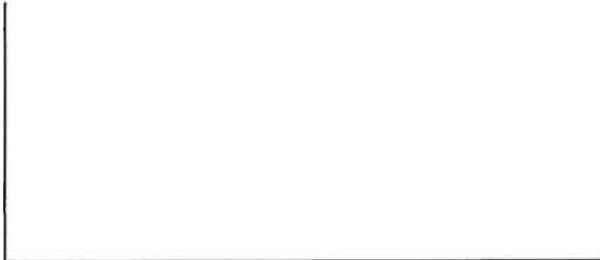


COC OFFICIAL USE ONLY

The above described structure(s) has/have been inspected by this department and found to be unsafe as defined in the provisions of Section 8-5 of the Code of Miami-Dade County and the Florida Building Code. The defects listed on the attached Explanation of Violations have rendered the above structure(s) to be unsafe. The specific details concerning the violations can be obtained in writing from the Building Official on request. In accordance with the provisions of Section 8-5(h) of the Code of Miami-Dade County, you are directed to correct the violations as ordered by the Building Official and further described on the attached Explanation. Unless there is compliance with the instructions in the Notice of Violation, an appeal is filed or an extension of the time to comply is requested in writing to the Building Official and granted, the Building Official will order the power to the structure(s) disconnected and order the structure(s) be vacated and secured in a manner acceptable under the Building Code. Should you fail to comply, the Building Official will hire a private contractor to demolish the structure(s) at your expense.

If you want to appeal the decision of the Building Official as detailed in the Notice of Violation and Explanation of Violations, such appeal shall be in writing, addressed to the Secretary of the Unsafe Structures Board, Miami-Dade Department of Regulatory and Economic Resources, Permitting and Inspection Center, Board Administration Section, 11805 SW 26 St. (Coral Way), Room 230, Miami, Florida 33175-2474. The appeal should be in the form of a statement, indicating the reason(s) for such an appeal and stating wherein you consider the Building Official to be in error. The appeal must be received by the Secretary of the Unsafe Structures Board no later than thirty (30) days from the date this Notice of Violations is posted on the property. No demolition work can be performed without first obtaining the correct permit through the Unsafe Structures Unit of the Department of Regulatory and Economic Resources.

If you want to request an extension of time to comply with this Notice of Violations, such request shall be made in writing by owner or duly authorized representative prior to the expiration of the period allowed for compliance and addressed to the Building Official, Miami-Dade County Department of Regulatory and Economic Resources, Permitting and Inspection Center, Unsafe Structures Unit, 11805 S.W. 26 Street, Miami, Florida 33175. The request must be in the form of a statement indicating the reason(s) an extension is needed. Such request must satisfy the Building Official that the extension is warranted by one or more of the circumstances stated in Section 8-5(h)(8) of the Code of Miami-Dade County and must contain a statement that the building or structure is and has at all times been in full compliance with all of the conditions of Section 8-5(h)



COC OFFICIAL USE ONLY

Under the provisions of Section 8-5(k) of the Code of Miami-Dade County, you are responsible for all of the enforcement costs, including appellate processing costs incurred by Miami-Dade County. The issuance of this Notice of Violation will result in the Department assessing applicable costs against this property which may exceed Six Hundred and Fifty Dollars (\$650.00) even though you corrected the violations prior the case being closed. Your property will also be subject to a lien for those costs, if payment is not made upon request by the Department. Pursuant to Section 8-5 (k) (4), "The enforcing agency may institute a suit to cover such expenses against any liable person or may cause such expenses to be charged against the property on which the violation occurred as a lien or as a special assessment collectible according to established procedures." A lien accruing interest at Twelve Percent (12%) per annum will be recorded against the property in the public records of Miami-Dade County if administrative costs are not paid on demand, typically when the case is closed and in compliance. Further, the County may also institute foreclosure proceedings.

Building Inspector

Daniel Solares
Print Name

Edward A. Rojas,
Building Official

Structural Safety Chief

Attachments: Explanation of Violations, Required Corrective Action. This instrument is filed pursuant to Section 8-5(g)(h)(7) of the Code of Miami-Dade County, and all persons having or acquiring any interest in the above described property are hereby notified of the existence of said violations, penalties and monetary fees or fines as prescribed by law.



Seal

This instrument was prepared by:
JENNIFER MALCOLM
Miami-Dade County
Regulatory & Economic Resources Dept.
11805 S.W. 26 St. Room 230
Miami, Florida 33175-2474



COC OFFICIAL USE ONLY

VIOLATION ADDRESS: 11351 SW 216 ST 1

CASE NUMBER: F2024013625

OWNER NAME: MIAMI-DADE COUNTY

LEGAL: 7 56 40 12.35 AC M/L' MAYS GARDENS SUB NO 1 PB 99-97' TRACT A' LOT SIZE 537966 SQ FT'

Structure ID	Violation Description
A	9020 FAILURE TO OBTAIN 40 YR. BUILDING RE-CERTIFICATION: SEC. 8-11 (f) CODE OF MIAMI-DADE COUNTY AND THE FLORIDA BUILDING CODE
A	8-11 (F)(IV)(1) FAILURE OF THE OWNER OF A 40 YEAR OLD BUILDING TO FURNISH REQUIRED WRITTEN REPORT TO THE BUILDING OFFICIAL

COC OFFICIAL USE ONLY

REQUIRED CORRECTIVE ACTION AND COMPLIANCE PERIODS

DATE: October 2, 2024
CASE NUMBER: F2024013625

TO REPAIR OR COMPLETE THE BUILDING OR STRUCTURE

For structure(s) **A**, you must secure and maintain secure the building(s) or structure(s) at all openings, to include maintaining the premises clean and sanitary, free of debris, overgrown grass is not to exceed 36 inches, free of discoloration of graffiti by **10/22/2024**. The following securing methods are approved for securing the structure from unauthorized entry: boarding, concrete blocks, shutters, fencing or any combination thereof. The Building official has pre-approved the following securing methods: Boarding Concrete Blocks Shutters or Fencing. (See Attached prescribed methods for boarding and blocking.)

For structure(s) **A**, you must obtain a building permit through the Unsafe Structures Unit prior to commencing work on securing the structures or building and all work must be completed by the date noted above as evidenced by final inspection approval.

For structure(s) **A**, the building(s) or structure(s) shall at all times be maintained structurally sound and not in imminent of collapse and you must obtain a certified letter from a Florida registered professional engineer or architect proficient in structural design, certifying that the structures' integrity is sound. The letter must be received by the Unsafe Structures Unit by **11/11/2024**.

For structure(s) **A**, you must obtain or renew the master building permit through the Department of Regulatory and Economic Resources by **1/10/2025**. If a master building permit is not required, then all required permits must be obtained by **1/10/2025**. The building(s) or structure(s) shall be repaired or completed and brought into full compliance with the Code of Miami-Dade County and the Florida Building Code by **5/10/2025**. Completion shall be evidenced by final inspection approval. Full compliance shall be determined by the Unsafe Structures Unit.

TO DEMOLISH THE BUILDING OR STRUCTURE

For structure(s) **A**, you must obtain a demolition permit from the Department of Regulatory and Economic Resources, Unsafe Structures Unit by **11/11/2024**.

For structure(s) **A**, you must complete the demolition by **12/1/2024**, to include removal of all demolition debris from the premises as evidenced by final inspection approval having been obtained by **12/1/2024**.



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

COC OFFICIAL USE ONLY

NOTICE OF VIOLATIONS
FOR FULL INFORMATION, PLEASE READ THIS NOTICE IN ITS ENTIRETY

MIAMI-DADE COUNTY
 MIAMI-DADE HOUSING AGENCY
 701 NW 1ST CT
 16TH FLOOR
 MIAMI, FL 33136-0000

DATE: 6/14/2024
CASE NUMBER: F2024013624

VIOLATION ADDRESS: 11351 SW 216 ST 2

BUILDING DESCRIPTION	BUILDING OFFICIAL'S ORDER	SECURING METHOD	ENGINEER CERTIFICATION
[A] 2-STORY CBS COMMERCIAL BLDG	REPAIR OR DEMOLISH	BOARDING, CONCRETE BLOCKS, SHUTTERS, FENCING	REQUIRED

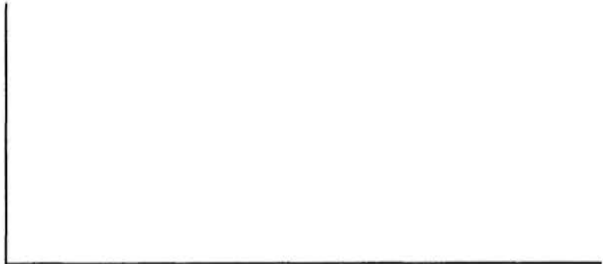


COC OFFICIAL USE ONLY

The above described structure(s) has/have been inspected by this department and found to be unsafe as defined in the provisions of Section 8-5 of the Code of Miami-Dade County and the Florida Building Code. The defects listed on the attached Explanation of Violations have rendered the above structure(s) to be unsafe. The specific details concerning the violations can be obtained in writing from the Building Official on request. In accordance with the provisions of Section 8-5(h) of the Code of Miami-Dade County, you are directed to correct the violations as ordered by the Building Official and further described on the attached Explanation. Unless there is compliance with the instructions in the Notice of Violation, an appeal is filed or an extension of the time to comply is requested in writing to the Building Official and granted, the Building Official will order the power to the structure(s) disconnected and order the structure(s) be vacated and secured in a manner acceptable under the Building Code. Should you fail to comply, the Building Official will hire a private contractor to demolish the structure(s) at your expense.

If you want to appeal the decision of the Building Official as detailed in the Notice of Violation and Explanation of Violations, such appeal shall be in writing, addressed to the Secretary of the Unsafe Structures Board, Miami-Dade Department of Regulatory and Economic Resources, Permitting and Inspection Center, Board Administration Section, 11805 SW 26 St. (Coral Way), Room 230, Miami, Florida 33175-2474. The appeal should be in the form of a statement, indicating the reason(s) for such an appeal and stating wherein you consider the Building Official to be in error. The appeal must be received by the Secretary of the Unsafe Structures Board no later than thirty (30) days from the date this Notice of Violations is posted on the property. No demolition work can be performed without first obtaining the correct permit through the Unsafe Structures Unit of the Department of Regulatory and Economic Resources.

If you want to request an extension of time to comply with this Notice of Violations, such request shall be made in writing by owner or duly authorized representative prior to the expiration of the period allowed for compliance and addressed to the Building Official, Miami-Dade County Department of Regulatory and Economic Resources, Permitting and Inspection Center, Unsafe Structures Unit, 11805 S.W. 26 Street, Miami, Florida 33175. The request must be in the form of a statement indicating the reason(s) an extension is needed. Such request must satisfy the Building Official that the extension is warranted by one or more of the circumstances stated in Section 8-5(h)(8) of the Code of Miami-Dade County and must contain a statement that the building or structure is and has at all times been in full compliance with all of the conditions of Section 8-5(h)



COC OFFICIAL USE ONLY

Under the provisions of Section 8-5(k) of the Code of Miami-Dade County, you are responsible for all of the enforcement costs, including appellate processing costs incurred by Miami-Dade County. The issuance of this Notice of Violation will result in the Department assessing applicable costs against this property which may exceed Six Hundred and Fifty Dollars (\$650.00) even though you corrected the violations prior the case being closed. Your property will also be subject to a lien for those costs, if payment is not made upon request by the Department. Pursuant to Section 8-5 (k) (4), "The enforcing agency may institute a suit to cover such expenses against any liable person or may cause such expenses to be charged against the property on which the violation occurred as a lien or as a special assessment collectible according to established procedures." A lien accruing interest at Twelve Percent (12%) per annum will be recorded against the property in the public records of Miami-Dade County if administrative costs are not paid on demand, typically when the case is closed and in compliance. Further, the County may also institute foreclosure proceedings.

Building Inspector

Daniel Solares
Print Name

Edward A. Rojas,
Building Official

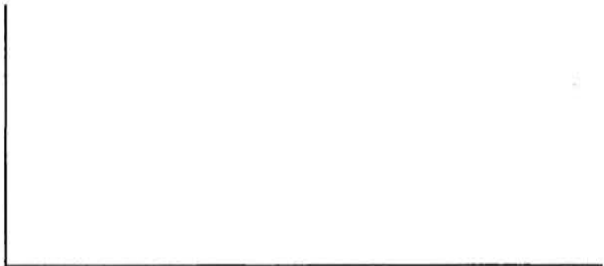
Structural Safety Chief

Attachments: Explanation of Violations, Required Corrective Action. This instrument is filed pursuant to Section 8-5(g)(h)(7) of the Code of Miami-Dade County, and all persons having or acquiring any interest in the above described property are hereby notified of the existence of said violations, penalties and monetary fees or fines as prescribed by law.



Seal

This instrument was prepared by:
JENNIFER MALCOLM
Miami-Dade County
Regulatory & Economic Resources Dept.
11805 S.W. 26 St. Room 230
Miami, Florida 33175-2474



COC OFFICIAL USE ONLY

VIOLATION ADDRESS: 11351 SW 216 ST 2

CASE NUMBER: F2024013624

OWNER NAME: MIAMI-DADE COUNTY

LEGAL: 7 56 40 12.35 AC M/L' MAYS GARDENS SUB NO 1 PB 99-97' TRACT A' LOT SIZE 537966 SQ FT'

Structure ID	Violation Description
A	9020 FAILURE TO OBTAIN 40 YR. BUILDING RE-CERTIFICATION: SEC. 8-11 (f) CODE OF MIAMI-DADE COUNTY AND THE FLORIDA BUILDING CODE
A	8-11 (F)(IV)(1) FAILURE OF THE OWNER OF A 40 YEAR OLD BUILDING TO FURNISH REQUIRED WRITTEN REPORT TO THE BUILDING OFFICIAL

COC OFFICIAL USE ONLY

REQUIRED CORRECTIVE ACTION AND COMPLIANCE PERIODS

DATE: June 4, 2024
CASE NUMBER: F2024013624

TO REPAIR OR COMPLETE THE BUILDING OR STRUCTURE

For structure(s) **A**, you must secure and maintain secure the building(s) or structure(s) at all openings, to include maintaining the premises clean and sanitary, free of debris, overgrown grass is not to exceed 36 inches, free of discoloration of graffiti by **7/4/2024**. The following securing methods are approved for securing the structure from unauthorized entry: boarding, concrete blocks, shutters, fencing or any combination thereof. The Building official has pre-approved the following securing methods: Boarding Concrete Blocks Shutters or Fencing.

For structure(s) **A**, you must obtain a building permit through the Unsafe Structures Unit prior to commencing work on securing the structures or building and all work must be completed by the date noted above as evidenced by final inspection approval.

For structure(s) **A**, the building(s) or structure(s) shall at all times be maintained structurally sound and not in imminent of collapse and you must obtain a certified letter from a Florida registered professional engineer or architect proficient in structural design, certifying that the structures' integrity is sound. The letter must be received by the Unsafe Structures Unit by **7/24/2024**.

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TO DEMOLISH THE BUILDING OR STRUCTURE

For structure(s) **A**, you must obtain a demolition permit from the Department of Regulatory and Economic Resources, Unsafe Structures Unit by **7/24/2024**.

For structure(s) **A**, you must complete the demolition by **8/13/2024**, to include removal of all demolition debris from the premises as evidenced by final inspection approval having been obtained by **8/13/2024**.



MIAMI-DADE COUNTY REGULATORY AND ECONOMIC RESOURCES DEPARTMENT

Building Support Section

11805 S.W. 26 Street (Coral Way), Room 230
Miami, FL 33175-2474
Phone: (786) 315-2424
Fax: (786) 315-2548

COC OFFICIAL USE ONLY

NOTICE OF VIOLATIONS
FOR FULL INFORMATION, PLEASE READ THIS NOTICE IN ITS ENTIRETY

MIAMI-DADE COUNTY
MIAMI-DADE HOUSING AGENCY
701 NW 1ST CT
16TH FLOOR
MIAMI, FL 33136-0000

DATE: 6/14/2024
CASE NUMBER: F2024013623

VIOLATION ADDRESS: 11351 SW 216 ST 3

BUILDING DESCRIPTION	BUILDING OFFICIAL'S ORDER	SECURING METHOD	ENGINEER CERTIFICATION
[A] 2-STORY CBS COMMERCIAL BLDG	REPAIR OR DEMOLISH	BOARDING, CONCRETE BLOCKS, SHUTTERS, FENCING	REQUIRED



COC OFFICIAL USE ONLY

The above described structure(s) has/have been inspected by this department and found to be unsafe as defined in the provisions of Section 8-5 of the Code of Miami-Dade County and the Florida Building Code. The defects listed on the attached Explanation of Violations have rendered the above structure(s) to be unsafe. The specific details concerning the violations can be obtained in writing from the Building Official on request. In accordance with the provisions of Section 8-5(h) of the Code of Miami-Dade County, you are directed to correct the violations as ordered by the Building Official and further described on the attached Explanation. Unless there is compliance with the instructions in the Notice of Violation, an appeal is filed or an extension of the time to comply is requested in writing to the Building Official and granted, the Building Official will order the power to the structure(s) disconnected and order the structure(s) be vacated and secured in a manner acceptable under the Building Code. Should you fail to comply, the Building Official will hire a private contractor to demolish the structure(s) at your expense.

If you want to appeal the decision of the Building Official as detailed in the Notice of Violation and Explanation of Violations, such appeal shall be in writing, addressed to the Secretary of the Unsafe Structures Board, Miami-Dade Department of Regulatory and Economic Resources, Permitting and Inspection Center, Board Administration Section, 11805 SW 26 St. (Coral Way), Room 230, Miami, Florida 33175-2474. The appeal should be in the form of a statement, indicating the reason(s) for such an appeal and stating wherein you consider the Building Official to be in error. The appeal must be received by the Secretary of the Unsafe Structures Board no later than thirty (30) days from the date this Notice of Violations is posted on the property. No demolition work can be performed without first obtaining the correct permit through the Unsafe Structures Unit of the Department of Regulatory and Economic Resources.

If you want to request an extension of time to comply with this Notice of Violations, such request shall be made in writing by owner or duly authorized representative prior to the expiration of the period allowed for compliance and addressed to the Building Official, Miami-Dade County Department of Regulatory and Economic Resources, Permitting and Inspection Center, Unsafe Structures Unit, 11805 S.W. 26 Street, Miami, Florida 33175. The request must be in the form of a statement indicating the reason(s) an extension is needed. Such request must satisfy the Building Official that the extension is warranted by one or more of the circumstances stated in Section 8-5(h)(8) of the Code of Miami-Dade County and must contain a statement that the building or structure is and has at all times been in full compliance with all of the conditions of Section 8-5(h)



COC OFFICIAL USE ONLY

Under the provisions of Section 8-5(k) of the Code of Miami-Dade County, you are responsible for all of the enforcement costs, including appellate processing costs incurred by Miami-Dade County. The issuance of this Notice of Violation will result in the Department assessing applicable costs against this property which may exceed Six Hundred and Fifty Dollars (\$650.00) even though you corrected the violations prior the case being closed. Your property will also be subject to a lien for those costs, if payment is not made upon request by the Department. Pursuant to Section 8-5 (k) (4), "The enforcing agency may institute a suit to cover such expenses against any liable person or may cause such expenses to be charged against the property on which the violation occurred as a lien or as a special assessment collectible according to established procedures." A lien accruing interest at Twelve Percent (12%) per annum will be recorded against the property in the public records of Miami-Dade County if administrative costs are not paid on demand, typically when the case is closed and in compliance. Further, the County may also institute foreclosure proceedings.

Building Inspector

Daniel Solares
Print Name

Edward A. Rojas,
Building Official

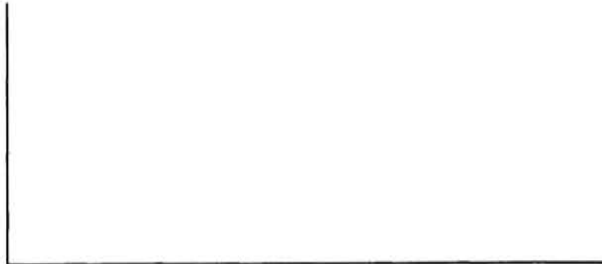
Structural Safety Chief

Attachments: Explanation of Violations, Required Corrective Action. This instrument is filed pursuant to Section 8-5(g)(h)(7) of the Code of Miami-Dade County, and all persons having or acquiring any interest in the above described property are hereby notified of the existence of said violations, penalties and monetary fees or fines as prescribed by law.



Seal

This instrument was prepared by:
JENNIFER MALCOLM
Miami-Dade County
Regulatory & Economic Resources Dept.
11805 S.W. 26 St Room 230
Miami, Florida 33175-2474



COC OFFICIAL USE ONLY

VIOLATION ADDRESS: 11351 SW 216 ST 3

CASE NUMBER: F2024013623

OWNER NAME: MIAMI-DADE COUNTY

LEGAL: 7 56 40 12.35 AC M/L' MAYS GARDENS SUB NO 1 PB 99-97' TRACT A' LOT SIZE 537966 SQ FT'

Structure ID	Violation Description
A	9020 FAILURE TO OBTAIN 40 YR. BUILDING RE-CERTIFICATION: SEC. 8-11 (f) CODE OF MIAMI-DADE COUNTY AND THE FLORIDA BUILDING CODE
A	8-11 (F)(IV)(1) FAILURE OF THE OWNER OF A 40 YEAR OLD BUILDING TO FURNISH REQUIRED WRITTEN REPORT TO THE BUILDING OFFICIAL



COC OFFICIAL USE ONLY

REQUIRED CORRECTIVE ACTION AND COMPLIANCE PERIODS

DATE: June 4, 2024
CASE NUMBER: F2024013623

TO REPAIR OR COMPLETE THE BUILDING OR STRUCTURE

For structure(s) **A**, you must secure and maintain secure the building(s) or structure(s) at all openings, to include maintaining the premises clean and sanitary, free of debris, overgrown grass is not to exceed 36 inches, free of discoloration of graffiti by **7/4/2024**. The following securing methods are approved for securing the structure from unauthorized entry: boarding, concrete blocks, shutters, fencing or any combination thereof. The Building official has pre-approved the following securing methods: Boarding Concrete Blocks Shutters or Fencing.

For structure(s) **A**, you must obtain a building permit through the Unsafe Structures Unit prior to commencing work on securing the structures or building and all work must be completed by the date noted above as evidenced by final inspection approval.

For structure(s) **A**, the building(s) or structure(s) shall at all times be maintained structurally sound and not in imminent of collapse and you must obtain a certified letter from a Florida registered professional engineer or architect proficient in structural design, certifying that the structures' integrity is sound. The letter must be received by the Unsafe Structures Unit by **7/24/2024**.

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TO DEMOLISH THE BUILDING OR STRUCTURE

For structure(s) **A**, you must obtain a demolition permit from the Department of Regulatory and Economic Resources, Unsafe Structures Unit by **7/24/2024**.

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MIAMI-DADE COUNTY
MIAMI-DADE HOUSING AGENCY
701 NW 1ST CT
16TH FLOOR
MIAMI, FL 33136-0000

DATE: 6/14/2024
CASE NUMBER: F2024013622

VIOLATION ADDRESS: 11351 SW 216 ST 4

BUILDING DESCRIPTION	BUILDING OFFICIAL'S ORDER	SECURING METHOD	ENGINEER CERTIFICATION
[A] 1-STORY CBS COMMERCIAL BLDG	REPAIR OR DEMOLISH	BOARDING, CONCRETE BLOCKS, SHUTTERS, FENCING	REQUIRED



COC OFFICIAL USE ONLY

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Print Name

Edward A. Rojas,
Building Official

Structural Safety Chief

Attachments: Explanation of Violations, Required Corrective Action. This instrument is filed pursuant to Section 8-5(g)(h)(7) of the Code of Miami-Dade County, and all persons having or acquiring any interest in the above described property are hereby notified of the existence of said violations, penalties and monetary fees or fines as prescribed by law.



Seal

This instrument was prepared by:
JENNIFER MALCOLM
Miami-Dade County
Regulatory & Economic Resources Dept.
11805 S.W. 26 St. Room 230
Miami, Florida 33175-2474



COC OFFICIAL USE ONLY

VIOLATION ADDRESS: 11351 SW 216 ST 4

CASE NUMBER: F2024013622

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LEGAL: 7 56 40 12.35 AC M/L' MAYS GARDENS SUB NO 1 PB 99-97' TRACT A' LOT SIZE 537966 SQ FT'

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COC OFFICIAL USE ONLY

REQUIRED CORRECTIVE ACTION AND COMPLIANCE PERIODS

DATE: June 4, 2024
CASE NUMBER: F2024013622

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Arthur Mays Villas
Recently viewed

Boba Bowl Miami
Sandwich - Acai Bowl

JL (Joe) and
Enid W
Demps Park

Arthur Mays Villas
(Townhome site) - To
be demolished upon
HUD's approval

SW 219th St

Old C...
Old C... Rd

SW 116th Ave

SW 115th Ct

SW 115th Ave

SW 114th Ct

SW 113th Pl

SW 113th Ct

SW 220th Terra

SW 221st St R

SW 222nd St

SW 223rd St

SW 112th Pl

MDC030
SW 224th St