



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

Date: 10/29/2015

**COC OFFICIAL USE ONLY**

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

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

QIAO HE  
11261 SW 65TH ST

MIAMI FL 33173

Re: **11261 SW 65 ST**

Legal Description: **SNAPPER CREEK TOWNHOUSES SEC 5 PB 96-38 LOT 3 BLK 19 & PROP INT IN & TO COMMON ELEMENTS OR 16727-0363 0395 1 OR 27987-1434 0212 11**

USP No.: **DC20150171530U**

The Unsafe Structures Appeal Panel action on **(A) CBS TOWNHOUSE (B) WOOD FRAME ROOF STRUCTURE (C) 6FT WOOD FENCE (D) CBS DWELLING (E) CBS DWELLING** located at the above address is as follows:

At its meeting on **10/29/2015**, the Unsafe Structures Appeal Panel ordered that:

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

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

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

Miami-Dade County Regulatory and Economic Resources Department Unsafe Structure Case Number = 20150171530, Total Structures = -1

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

STRUCTURE	ORDER	NUMBER OF DAYS TO COMPLY
A	REPAIRED OR COMPLETED WITH ENGINEER'S CERTIFICATION AND ARCHITECT'S/ENGINEER'S SEALED PLANS. ENGINEER CERTIFICATION MUST BE SUBMITTED TO THE UNSAFE STRUCTURE UNIT.	120 DAYS
C	REPAIRED OR COMPLETED WITH ENGINEER'S CERTIFICATION AND ARCHITECT'S/ENGINEER'S SEALED PLANS. ENGINEER CERTIFICATION MUST BE SUBMITTED TO THE UNSAFE STRUCTURE UNIT.	120 DAYS

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

STRUCTURE	ORDER TO OBTAIN PERMIT NUMBER OF DAYS TO COMPLY
A	120 DAYS
C	120 DAYS

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

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

The Unsafe Structures Appeal Panel further ordered that the following structure(s) must be demolished.

STRUCTURE	ORDER TO DEMOLISH - NUMBER OF DAYS TO COMPLY	TO BE DEMOLISHED BY
B	120 DAYS	OWNER

The property owners have granted consent allowing Regulatory and Economic Resources Department staff access to the property for the purpose of performing compliance inspections while this case remains active.

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

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

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**If Structure A is demolished, then the walls of Structures D & E adjacent to where Structure A was located, shall be repaired under a building permit to meet the requirements of the Florida Building Code for exterior walls.**

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

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

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

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

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

Respectfully,

\_\_\_\_\_  
RAPHAELE C. CHIAPPETTA, Chairperson  
Unsafe Structures Appeal Panel

Motion Made by:

\_\_\_\_\_  
JAVIER BEJARANO, Panel Member

Seconded by:

\_\_\_\_\_  
RONALD SZEP, Panel Member

cc: Known Interested Parties: See Attached Exhibit A

Seal



This instrument was prepared by:  
JENNER MALCOLM  
Miami-Dade County  
Regulatory & Economic Resources Dept.  
11005 S.W. 26 St, Room 218  
Miami, Florida 33175-3474

INTERESTED PARTIES 10/29/2015  
 QIAO HE  
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**EXHIBIT A**

**Interested Parties Attachment**

Known Interested Parties for Case Number: 20150171530 as of 9/21/2015

ITEM	NAME	CARE OF	ADDRESS
1	BANKATLANTIC		2100 W CYPRESS CREEK RD FORT LAUDERDALE, FL 33309-0000 USA
2	SYLVIA BEDOYA		11258 SW 65TH ST MIAMI, FL 33173-0000 USA
3	FEDERAL NATIONAL MORTGAGE ASSOCIATION		14221 DALLAS PKWY STE 100 DALLAS, TX 75254-0000 USA
4	SYLVIA BEDOYA		11255 SW 65TH ST MIAMI, FL 33173-0000 USA
5	SETERUS INC (317)		14523 SW MILLIKAN WAY STE 200 BEAVERTON, OR 97005-0000 USA
6	CESAR A VEGA		11265 SW 65TH ST MIAMI, FL 33173-0000 USA
7	JPMORGAN CHASE BANK, NA		7255 BAYMEADOWS JACKSONVILLE, FL 32256-0000 USA
8	PARTNERS FOR PAYMENT RELIEF DEIII, LLC		3748 W CHESTER PIKE STE 103 NEWTON SQUARE, PA 19073-0000 USA
9	CAPITAL ONE BANK		4851 COX ROAD GLEN ALLEN, VA 23059-0000 USA
10	ASSET ACCEPTANCE, LLC	C/O RODOLFO J. MIRO	PO BOX 9065 BRANDON, FL 33509-0000 USA
11	ASSET ACCEPTANCE, LLC		PO BOX 2036 WARREN, MI 48090-0000 USA
12	CAPITAL ONE BANK	C/O KELLY A. KARSTAED RUBIN & DEBSKI, P.A	PO BOX 47718 JACKSONVILLE, FL 32247-0000 USA
13	FORD MOTOR CREDIT COMPANY	C/O WILLIAM A. INGRAHAM, JR, P.A	3050 BISCAYNE BLVD STE 400 MIAMI, FL 33137-0000 USA
14	CHASE HOME FINANCE LLC (287)		6053 S FASHION SQUARE DR STE 200 MURRAY, UT 84107-0000 USA