



**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

LOPEZ INVESTMENTS LLC
2840 SW 128TH AVE

MIAMI FL 33175-2006

Re: **525 NW 127 AVE**

Legal Description: **SWEETWATER ESTS SUB PB 28-36 LOT 18 BLK 8 LOT SIZE 33784 SQ FT OR 24448-3533 0406 6 OR 24448-3393 0406 03**

USP No.: **DC20150171811U**

The Unsafe Structures Appeal Panel action on **(A) CBS DWELLING (B) ALUMINUM PICKET FENCE** located at the above address is as follows:

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

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	180 DAYS
B	180 DAYS

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.

Miami-Dade County Regulatory and Economic Resources Department Unsafe Structure Case Number = 20150171811, Total Structures = -1

10/29/2015
LOPEZ INVESTMENTS LLC
Case No.: **DC20150171811U**
Re: **525 NW 127 AVE**

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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.**

10/29/2015
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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.
11000 S.W. 26 St, Room 218
Miami, Florida 33175-3474

INTERESTED PARTIES 10/29/2015
 LOPEZ INVESTMENTS LLC
 Case No.: **DC20150171811U**
 Re: **525 NW 127 AVE**

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EXHIBIT A

Interested Parties Attachment

Known Interested Parties for Case Number: 20150171811 as of 9/23/2015

ITEM	NAME	CARE OF	ADDRESS
1	HOME EQUITY MORTGAGE CORP.	C/O CARLOS LOPEZ-ONA & CARLOS LOPEZ-ONA, JR. JTRS	7333 CORAL WAY MIAMI, FL 33155-0000 USA
2	ALINA NODAL		8275 NW 158TH TER MIAMI, FL 33016-0000 USA
3	HOME EQUITY MORTGAGE CORP.	C/O MARIA J. MARE & KRISTEN MARE	7333 CORAL WAY MIAMI, FL 33155-0000 USA
4	HOME EQUITY MORTGAGE CORP.	C/O SARAI INVEST AND TRADE	7333 CORAL WAY MIAMI, FL 33155-0000 USA
5	HOME EQUITY MORTGAGE CORP.	C/O MAYRA C. TANUS & CARMEN LEONOR LOPEZ JTRS	7333 CORAL WAY MIAMI, FL 33155-0000 USA
6	HOME EQUITY MORTGAGE CORP.	C/O CRUZ FAMILY IRREVOCABLE TRUST	7333 CORAL WAY MIAMI, FL 33155-0000 USA
7	HOME EQUITY MORTGAGE CORP.	C/O SAMUEL BARROCAS & FELICIA BARROCAS	7333 CORAL WAY MIAMI, FL 33155-0000 USA
8	HOME EQUITY MORTGAGE CORP.	C/O CONSUELO MORENO, TRUSTEE	7333 CORAL WAY MIAMI, FL 33155-0000 USA
9	HOME EQUITY MORTGAGE CORP.	C/O PASCUAL MORENO, TRUSTEE	7333 CORAL WAY MIAMI, FL 33155-0000 USA
10	HOME EQUITY MORTGAGE CORP.	C/O CARMEL INVESTMENTS CORP.	7333 CORAL WAY MIAMI, FL 33155-0000 USA
11	HOME EQUITY MORTGAGE CORP.	C/O BARNETT JACOBSSKIND	7333 CORAL WAY MIAMI, FL 33155-0000 USA
12	HOME EQUITY MORTGAGE CORP.	C/O CHARLES TEMKIN	7333 CORAL WAY MIAMI, FL 33155-0000 USA
13	HOME EQUITY MORTGAGE CORP.	C/O ALBERTO, RAQUEL, ISAAC SION, & ESTHER TUATI, ELIAS TUATI JTRS	7333 CORAL WAY MIAMI, FL 33155-0000 USA
14	HOME EQUITY MORTGAGE CORP.	C/O CLEMENTE LORENZO SANCHEZ & MARIA ODALIS JIMENEZ	7333 CORAL WAY MIAMI, FL 33155-0000 USA
15	HOME EQUITY MORTGAGE CORP.	C/O ESDRA J. MORHAIM, TRUSTEE	7333 CORAL WAY MIAMI, FL 33155-0000 USA
16	MICHAEL J. ZIMMERMAN & GAYLE ZIMMERMAN	C/O B & Z ASSET MANAGEMENT CORP.	13320 SW 128TH ST MIAMI, FL 33186-0000 USA
17	B & Z ASSET MANAGEMENT CORP.	C/O POLENBERG, COOPER, SAUNDERS & RIESBERG, PL	777 BRICKELL AVE STE 1210 MIAMI, FL 33131-0000 USA
18	LOPEZ INVESTMENTS, INC	C/O JUAN E. LOPEZ (RA)(DP)	3805 W 16TH AVE HIALEAH, FL 33012-0000 USA
19	LOPEZ INVESTMENTS, INC	C/O CARMEN LOPEZ (S)	3805 W 16TH AVE HIALEAH, FL 33012-0000 USA
20	HOME EQUITY MORTGAGE CORP.	C/O ALVARO DIAZ, FLORENTINA DIAZ, & MICHELE DIAZ MESSMER	7333 CORAL WAY MIAMI, FL 33155-0000 USA
21	CERTA GROUP CORP AND TOTAL BANK; ASSET BASED LENDING DEPT		2720 CORAL WAY MIAMI, FL 33145-0000 USA
22	JPL INVESTMENT CORP	ATTN: IVAN CASTANEDA; OCEAN BANK	780 NW 42ND AVE STE 411 MIAMI, FL 33126-0000 USA

Miami-Dade County Regulatory and Economic Resources Department Unsafe Structure Case Number = 20150171811, Total Structures = -1