



**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**

Date: 11/25/2015

**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**

MIDFIRST BANK  
 C/O MIDLAND MORTGAGE CO  
 999 NW GRAND BLVD

OKLAHOMA CITY OK 73108

Re: **14961 HARDING DR**

Legal Description: **LEISURE CITY SEC 2 PB 53-28 LOT 14 BLK 29 LOT SIZE 75.000 X 110 OR 16612-1572 1194 3 COC 23792-0961 09 2005 1 OR 28421-1764 1112 11**

USP No.: **DC20150173668U**

The Unsafe Structures Appeal Panel action on **(A) CBS DWELLING (B) CBS ATTACHED ADDITION EAST SIDE (C) METAL SHED (D) WOOD FRAME ROOF (E) 6 FT WOOD AND METAL FENCE** located at the above address is as follows:

At its meeting on **11/25/2015**, 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	120 DAYS
B	120 DAYS
C	120 DAYS
D	120 DAYS
E	120 DAYS

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

STRUCTURE	ADDITIONAL ORDER	
B	STRUCTURE TO BE DEMOLISHED.	OWNER
C	STRUCTURE TO BE DEMOLISHED.	OWNER
D	STRUCTURE TO BE DEMOLISHED.	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.**

Miami-Dade County Regulatory and Economic Resources Department Unsafe Structure Case Number = 20150173668, Total Structures = -1

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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.**

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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:

\_\_\_\_\_  
ROBERTO SUAREZ, Panel Member

Seconded by:

\_\_\_\_\_  
JOSEPH E. PODGOR, Panel Member

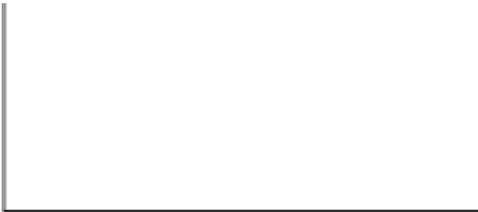
cc: Known Interested Parties: See Attached Exhibit A

Seal



This document was prepared by:  
**JENNIFER MALCOLM**  
Miami-Dade County  
Regulatory & Economic Resources Dept.  
11885 N.W. 20th Street, Room 320  
Miami, Florida 33167-2474

INTERESTED PARTIES 11/25/2015  
 MIDFIRST BANK  
 Case No.: **DC20150173668U**  
 Re: **14961 HARDING DR**



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**EXHIBIT A**

**Interested Parties Attachment**

Known Interested Parties for Case Number: 20150173668 as of 10/19/2015

ITEM	NAME	CARE OF	ADDRESS
1	MIDLAND MORTGAGE (158)		11001 N ROCKWELL AVE OKLAHOMA CITY, OK 73162-0000 USA

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