



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

FERNANDO PEREZ
 19800 NW 49TH AVE

MIAMI FL 33055

Re: **19800 NW 49 AVE**

Legal Description: **MIAMI GARDENS MANOR SEC 3 PB 95-1 LOT 3 BLK 11 LOT SIZE 75.000 X 100 73R-171584 COC 21194-0679 03 2003 1**

USP No.: **DC20150171830U**

The Unsafe Structures Appeal Panel action on **(A) CBS DWELLING (B) CBS ADDITION (C) PRE-MANUFACTURED SHED (D) PRE-MANUFACTURED SHED STRUCTURE (E) 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

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 = 20150171830, Total Structures = -1

11/25/2015
FERNANDO PEREZ
Case No.: **DC20150171830U**
Re: **19800 NW 49 AVE**



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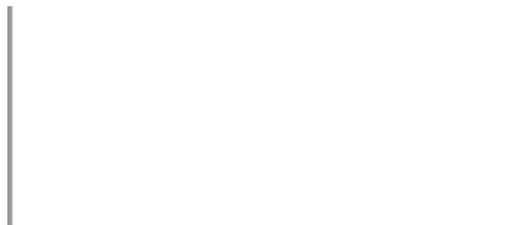
In accordance with Section 8-5(n) of the Code of Miami-Dade County, any owner or authorized representative may seek an extension of the timeframes set forth in an Order of the Unsafe Structures Appeal Panel. Such request for a hearing to seek an extension must be in writing, directed to the Secretary 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.**

11/25/2015
FERNANDO PEREZ
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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:

JOSEPH E. PODGOR, Panel Member

Seconded by:

ROBERTO SUAREZ, 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.
11085 S.W. 26 St, Room 218
Miami, Florida 33175-3474

INTERESTED PARTIES 11/25/2015
 FERNANDO PEREZ
 Case No.: **DC20150171830U**
 Re: **19800 NW 49 AVE**

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EXHIBIT A

Interested Parties Attachment

Known Interested Parties for Case Number: 20150171830 as of 10/20/2015

ITEM	NAME	CARE OF	ADDRESS
1	MERS AS NOMINEE FOR HAYHURST MORTGAGE, INC.		3831 GRAND AVE COCONUT GROVE, FL 33133-0000 USA
2	MERS AS NOMINEE FOR HAYHURST MORTGAGE, INC.		PO BOX 2026 FLINT, MI 48501-0000 USA
3	PALISADES COLLECTION LLC, ASSIGNEE OF PROVIDIAN NATIONAL BANK		3600 E UNIVERSITY DR B-1350 PHOENIX, AZ 85034-0000 USA
4	1ST FINANCIAL BANK USA		PO BOX 1200 N SIOUX CITY, SD 57049-0000 USA
5	1ST FINANCIAL BANK USA	C/O JENNIFER T. HARLEY, ESQ. SPRECHMAN & ASSOCIATES, P.A	2775 SUNNY ISLES BLVD STE 100 MIAMI, FL 33160-0000 USA
6	PORTFOLIO RECOVERY ASSOCIATES, LLC		140 CORPORATE BLVD STE 100 NORFOLK, VA 23502-0000 USA
7	CACH, LLC		4340 S MONACO 2ND FLOOR DENVER, CO 80237-0000 USA
8	CACH, LLC	C/O LAW OFFICE OF HAROLD E. SCHERR	1064 GREENWOOD BLVD STE 328 LAKE MARY, FL 32746-0000 USA
9	CACH, LLC	C/O BRYAN MARINO, ESQ. FEDERATED LAW GROUP, PLLC	13205 US HWY ONE STE 55 JUNO BEACH, FL 33408-0000 USA
10	FIRST UNION NATIONAL BANK OF FLORIDA	WESTPORT RECOVERY CORP.	9715 W BROWARD BLVD 250 PLANTATION, FL 33324-0000 USA
11	AMERICAN EXPRESS CENTURION BANK		200 VASEY ST WFC 01-4 NEW YORK, NY 10285-0000 USA
12	AMERICAN EXPRESS CENTURION BANK	C/O BRIAN K. SZILVASY, G. MICHAEL SAMPLES, II BRANDON A. STANKO ZWICKER & ASSOCIATES, P.C	3030 HARTLEY RD STE 150 JACKSONVILLE, FL 32257-0000 USA
13	FORD MOTOR CREDIT COMPANY, LLC	AMERICAN ROAD RECOVERY	PO BOX 6508 MESA, AZ 85216-0000 USA
14	FLORIDA DEPARTMENT OF REVENUE	C/O MIAMI SOUTH SERVICE CENTER	8175 NW 12TH ST STE 418 DORAL, FL 33126-0000 USA
15	EQUABLE ASCENT FINANCIAL, LLC		1120 W LAKE COOK RD STE B BUFFALO GROVE, IL 60089-0000 USA
16	FORD MOTOR CREDIT COMPANY, LLC	C/O WILLIAM A. INGRAHAM, JR., P.A	PO BOX 370098 MIAMI, FL 33137-0000 USA
17	OCWEN LOAN SERVICING LLC #10300 (217)		1 FIRST AMERICAN WAY DFW 5-4 WESTLAKE, TX 76262-0000 USA

Miami-Dade County Regulatory and Economic Resources Department Unsafe Structure Case Number = 20150171830, Total Structures = -1