

# EXHIBIT B

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Council Vice President



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## CITY OF HIALEAH BUILDING DEPARTMENT

Date: August 5, 2019

CERTIFIED MAIL: 7019 0140 0000 3661 4176  
Return Receipt Requested

James Tundidor  
43 Eucalyptus Drive  
Hialeah, FL 33010

RE: **Notice of Violation – Unsafe Structure**  
Property address: 885 South East 14 Street City Reference No.: 2019-7434  
Folio No.: 04-3120-010-0260

To Whom It May Concern:

The above-described structure has been inspected by the Building Division and has been found to be unsafe as defined by Section §8-5 of the Code of Ordinances of Miami-Dade County, “Unsafe Structures.” Attached is an inspection report and a list summarizing the deficiencies found to exist on your property, which constitute a violation of the provisions of Code of Ordinances of Miami-Dade County, Chapter 8, Section §8-5(b). The inspection report attached explains the actions to be taken in order to correct the violations identified. Specific details concerning the violations can be obtained in writing from the Building Official upon request.

Pursuant to the Code of Ordinances of Miami-Dade County, Chapter 8, Section §8-5(h) you must: (1) secure the structure to the reasonable satisfaction of the Building Official within ten (10) days from the date of this Notice; (2) obtain permits to correct the violations identified hereinafter within ninety (90) days from the date of this Notice; and (3) bring the property into compliance with the Florida Building Code within one hundred and twenty (120) days from the date of this Notice. Upon returning the structure to a safe and habitable state, the Building Division will re-inspect and re-issue occupancy.





City of Hialeah  
Building Department  
Unsafe Structure Deficiency List

Date: August 2, 2019

The following is a list of defects found to exist at the building described below as defined for an Unsafe Structure Outlined in the Code of Miami-Dade County Chapter 8 Section §8-5 "Unsafe Structures." These defects are included as a part of the attached Notice of Violation.

Property address: 885 SE. 14<sup>th</sup> St.

Folio No.: 04-3120-010-0260

City Reference No.: 2019-7434

Percent of deterioration: 30%

Remarks

- 1. Vacant and unguarded doors and windows ( ) \_\_\_\_\_
- 2. Accumulation of dust and debris ( ) \_\_\_\_\_
- 3. Required exits not provided (x) Emergency egress is obstructed with furniture and other items.
- 4. Loose and falling material ( ) \_\_\_\_\_
- 5. Deteriorated and termite damaged material ( ) \_\_\_\_\_
- 6. Deterioration of structural members ( ) \_\_\_\_\_
- 7. Leaning, sagging or out of plumb ( ) \_\_\_\_\_
- 8. Poor Maintenance ( ) \_\_\_\_\_
- 9. Deteriorated roof construction ( ) \_\_\_\_\_
- 10. Deteriorated partitions and floor construction ( ) \_\_\_\_\_
- 11. Inadequate sanitary facilities (x) Inadequate ventilation in restrooms and showers.
- 12. Unsanitary plumbing facilities ( ) \_\_\_\_\_
- 13. Malfunction of plumbing facilities ( ) \_\_\_\_\_
- 14. Other health hazards ( ) \_\_\_\_\_
- 15. Electrical/Mechanical system hazardous (x) Numerous NEC violations (See memo)
- 16. Illegal use and occupancy (x) Areas designated for storage are being occupied for other uses.
- 17. Dangerous to health, safety, and welfare (x) Electrical & building modifications throughout property.
- 18. Does not comply with minimum housing code ( ) \_\_\_\_\_
- 19. Non-conforming use (Zoning) ( ) \_\_\_\_\_
- 20. Incomplete Building ( ) \_\_\_\_\_
- 21. \*Other defects/comments (List Below): (x) Primary function areas have been altered triggering ADA requirements which are not in place.

NOTE:

- 1. This is not necessarily a complete list of defects. No work can be done without first obtaining the proper permit through *The Unsafe Structures Section of City of Hialeah, Planning and Development Department.* Septic Tanks must be pumped-out and destroyed by a Septic Tank Company prior to any demolition work. For additional information, please call 883-8079.

Any request for extension of time for compliance with this order must be in writing directed to this Department.

Inspector:

Miguel Mendez

Name

Signature

Alexis Riveron  
Building Official:

Signature

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*James Trudider*  
*43 Everlyplex Dr.*  
*Hiwaleah, HI 33010*

9590 9402 3329 7227 8825 57



7019 0140 0000 3661 4176

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

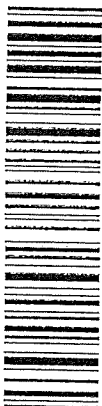
A. Signature *[Signature]*  Agent  
 B. Received by (Printed Name) *[Name]*  Address  
 C. Date of Delivery  No

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

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CITY OF HIALEAH  
CODE COMPLIANCE  
P.O. BOX 110040  
HIALEAH, FL 33011-0040

*Message 2019-7434*