

Memorandum



Date: September 4, 2024

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

Agenda Item No. 8(K)(1)

From: Daniella Levine Cava
Mayor

A handwritten signature in blue ink that reads "Daniella Levine Cava".

Resolution No. R-751-24

Subject: Demolition of County Administrative Building Located at 3201 NW 30th Street
in the City of Miami

Executive Summary

This item will authorize the demolition of a 3,200 square foot one-story administrative building located on County property at 3201 NW 30th Street in the City of Miami (the "property") to address unsafe structure violations as determined by the Miami-Dade County Unsafe Structures Board.

Recommendation

It is recommended that the Board of County Commissioners (Board):

1. Authorize the County Mayor or County Mayor's designee to demolish the property;
2. Authorize the County Mayor or County Mayor's designee to competitively select a demolition contractor through the Miscellaneous Construction Contracts (MCC) 7360 Plan of Miami-Dade County; and
3. Authorize the County Mayor or County Mayor's designee to award a contract to the selected contractor in an amount not to exceed \$281,000.00 without further approval of the Board, and exercise all provisions contained therein that are consistent with the purposes set forth in the attached resolution, including, but not limited to, amendment, modification, cancellation, and termination provisions.

Scope

The scope of work includes the demolition of the property. The property is located within County Commission District 2 represented by Commissioner Marlene Bastien. Notice has been provided to Commissioner Bastien.

Delegation of Authority

Upon approval of this item, the County Mayor or County Mayor's designee will be authorized to: (a) demolish the property; (b) competitively select a demolition contractor through the Miscellaneous Construction Contracts (MCC) 7360 Plan of Miami-Dade County; (c) award a contract to the selected contractor, without further approval of the Board; and (d) exercise all provisions contained therein that are consistent with the purposes set forth in the attached resolution, including, but not limited to, amendment, modification, cancellation, and termination provisions.

Fiscal Impact/Funding Source

The demolition activities for the property will be performed by a demolition contractor competitively selected through the Miscellaneous Construction Contracts (MCC) 7360 Plan of Miami-Dade County at an estimated cost of approximately \$281,000.00 in Central Office Cost Center (COCC), non-federal funds.

Track Record/Monitor

This project will be monitored by Alex R. Ballina, Director for Miami-Dade Public Housing and Community Development Department (PHCD).

Background

The property was constructed in 1954 and is a one-story building consisting of approximately 3,200 square feet. Miami-Dade County acquired the property in 1979. Most recently, the property was used as an administrative office space for PHCD but has been vacant for several years. The property is free-standing and is not associated with or proximate to any public housing development. PHCD is seeking to demolish the property to address unsafe structure violations as determined by the Miami-Dade Unsafe Structures Board. The Unsafe Structure's Board's order is attached to this memorandum. PHCD will explore future redevelopment options for the property. Any potential future redevelopment will be subject to further Board approval.



Cathy Burgos, LCSW
Chief Community Services Officer

Attachment



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

CFN: 20150246728 BOOK 29581 PAGE 1929
DATE: 04/17/2015 09:35:20 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

COC OFFICIAL USE ONLY

NOTICE OF VIOLATIONS
FOR FULL INFORMATION, PLEASE READ THIS NOTICE IN ITS ENTIRETY

MIAMI-DADE COUNTY

DATE: 4/10/2015

CASE NUMBER: F2014115710

701 NW 1 CT

16TH FLOOR

MIAMI, FL 33136-0000

VIOLATION ADDRESS: 3201 NW 30 ST 1

BUILDING DESCRIPTION	BUILDING OFFICIAL'S ORDER	SECURING METHOD	ENGINEER CERTIFICATION
[A] 1-STORY CBS COMMERCIAL BLDG	REPAIR OR DEMOLISH	BOARDING, CONCRETE BLOCKS, SHUTTERS, FENCING	REQUIRED

dotnet: Miami-Dade County Department of Regulatory and Economic Resources Unsafe Structures Case Number = F2014115710, Total Structures = 1

MDC003

COC OFFICIAL USE ONLY

The above described structure(s) has/have been inspected by this department and found to be unsafe as defined in the provisions of Section 8-5 of the Code of Miami-Dade County and the Florida Building Code. The defects listed on the attached Explanation of Violations have rendered the above structure(s) to be unsafe. The specific details concerning the violations can be obtained in writing from the Building Official on request. In accordance with the provisions of Section 8-5(h) of the Code of Miami-Dade County, you are directed to correct the violations as ordered by the Building Official and further described on the attached Explanation. Unless there is compliance with the instructions in the Notice of Violation, an appeal is filed or an extension of the time to comply is requested in writing to the Building Official and granted, the Building Official will order the power to the structure(s) disconnected and order the structure(s) be vacated and secured in a manner acceptable under the Building Code. Should you fail to comply, the Building Official will hire a private contractor to demolish the structure(s) at your expense.

If you want to appeal the decision of the Building Official as detailed in the Notice of Violation and Explanation of Violations, such appeal shall be in writing, addressed to the Secretary of the Unsafe Structures Board, Miami-Dade Department of Regulatory and Economic Resources, Permitting and Inspection Center, Board Administration Section, 11805 SW 26 St. (Coral Way), Room 230, Miami, Florida 33175-2474. The appeal should be in the form of a statement, indicating the reason(s) for such an appeal and stating wherein you consider the Building Official to be in error. The appeal must be received by the Secretary of the Unsafe Structures Board no later than thirty (30) days from the date this Notice of Violations is posted on the property. No demolition work can be performed without first obtaining the correct permit through the Unsafe Structures Unit of the Department of Regulatory and Economic Resources.

If you want to request an extension of time to comply with this Notice of Violations, such request shall be made in writing prior to the expiration of the period allowed for compliance and addressed to the Building Official, Miami-Dade County Department of Regulatory and Economic Resources, Permitting and Inspection Center, Unsafe Structures Unit, 11805 S.W. 26 Street, Miami, Florida 33175. The request must be in the form of a statement indicating the reason(s) an extension is needed. Such request must satisfy the Building Official that the extension is warranted by one or more of the circumstances stated in Section 8-5(h)(8) of the Code of Miami-Dade County and must contain a statement that the building or structure is and has at all times been in full compliance with all of the conditions of Section 8-5(h)

COC OFFICIAL USE ONLY

Under the provisions of Section 8-5(k) of the Code of Miami-Dade County, you are responsible for all of the enforcement costs, including appellate processing costs incurred by Miami-Dade County. The issuance of this Notice of Violation will result in the Department assessing applicable costs against this property which may exceed Six Hundred and Fifty Dollars (\$650.00) even though you corrected the violations prior the case being closed. Your property will also be subject to a lien for those costs, if payment is not made upon request by the Department. Pursuant to Section 8-5 (k) (4), "The enforcing agency may institute a suit to cover such expenses against any liable person or may cause such expenses to be charged against the property on which the violation occurred as a lien or as a special assessment collectible according to established procedures." A lien accruing interest at Twelve Percent (12%) per annum will be recorded against the property in the public records of Miami-Dade County if administrative costs are not paid on demand, typically when the case is closed and in compliance. Further, the County may also institute foreclosure proceedings.

Chris Suleman
Building Inspector

Juliana Salas, P.E.
Building Official

Christopher Suleman
Print Name

By Ricardo Roig
Director, Building Code Support Division

Attachments: Explanation of Violations, Required Corrective Action. This instrument is filed pursuant to Section 8-5(g)(h)(7) of the Code of Miami-Dade County, and all persons having or acquiring any interest in the above described property are hereby notified of the existence of said violations, penalties and monetary fees or fines as prescribed by law.



Seal

This instrument was prepared by:
JENNIFER MALCOLM
Miami-Dade County
Regulatory & Economic Resources Dept.
11805 S.W. 26 St. Room 230
Miami, Florida 33175-2474

COC OFFICIAL USE ONLY

REQUIRED CORRECTIVE ACTION AND COMPLIANCE PERIODS

DATE: April 6, 2015
CASE NUMBER: F2014115710

TO REPAIR OR COMPLETE THE BUILDING OR STRUCTURE

For structure(s) **A**, you must secure and maintain secure the building(s) or structure(s) at all openings, to include maintaining the premises clean and sanitary, free of debris, overgrown grass is not to exceed 36 inches, free of discoloration of graffiti by **4/26/2015**. The following securing methods are approved for securing the structure from unauthorized entry: boarding, concrete blocks, shutters, fencing or any combination thereof. The Building official has pre-approved the following securing methods: ☒ Boarding ☒ Concrete Blocks ☒ Shutters ☒ or Fencing.

For structure(s) **A**, you must obtain a building permit through the Unsafe Structures Unit prior to commencing work on securing the structures or building and all work must be completed by the date noted above as evidenced by final inspection approval.

For structure(s) **A**, the building(s) or structure(s) shall at all times be maintained structurally sound and not in imminent of collapse and you must obtain a certified letter from a Florida registered professional engineer or architect proficient in structural design, certifying that the structures' integrity is sound. The letter must be received by the Unsafe Structures Unit by **5/16/2015**.

For structure(s) **A**, you must obtain or renew the master building permit through the Department of Regulatory and Economic Resources by **7/15/2015**. If a master building permit is not required, then all required permits must be obtained by **7/15/2015**. The building(s) or structure(s) shall be repaired or completed and brought into full compliance with the Code of Miami-Dade County and the Florida Building Code by **11/12/2015**. Completion shall be evidenced by final inspection approval. Full compliance shall be determined by the Unsafe Structures Unit.

TO DEMOLISH THE BUILDING OR STRUCTURE

For structure(s) **A**, you must obtain a demolition permit from the Department of Regulatory and Economic Resources, Unsafe Structures Unit by **5/16/2015**.

For structure(s) **A**, you must complete the demolition by **6/5/2015**, to include removal of all demolition debris from the premises as evidenced by final inspection approval having been obtained by **6/5/2015**.

Interested Parties Attachment

Known Interested Parties for Case Number: F2014115710 as of 4/16/2015

COC OFFICIAL USE ONLY

ITEM	NAME	ADDRESS
1	NONE KNOWN	NONE KNOWN

dotnet:Miami-Dade County Department of Regulatory and Economic Resources Unsafe Structure Case Number = F2014115710



Delivering Excellence Every Day

Department of Regulatory and Economic Resources
Herbert Saffir Permitting & Inspection Center
11805 S.W. 26 Street (Coral Way)
Miami, FL 33175-2474
UNSAFE STRUCTURES BOARD
(786) 315-2573 Fax: (786) 315-2570

Clerk of Courts Use

Date Transmitted: September 23rd, 2015

**NOTICE OF BOARD DECISION
MIAMI-DADE COUNTY UNSAFE STRUCTURES BOARD**

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

MIAMI-DADE COUNTY
701 NW 1 CT
16TH FLOOR
MIAMI FL 33136

Re: **3201 NW 30 ST 1**

Legal Description: **MELROSE HGTS 4TH SEC PB 17-21 LOT 23 & 24 BLK 50 LOT SIZE 100.000 X 135**

Master Case No.: **DCF2014115710U**

Board action on **(A) 1-Story CBS COMMERCIAL BLDG**, located at the above address is as follows:

Any repairs required by the Building Official as a prerequisite for the 40-year recertification of the structure (A) shall be subject to the following: The 40 year recertification report has been submitted to the municipality.

An application for building and/or electrical permit must be submitted to the municipality. The Department's Unsafe Structures Unit Section must first review the application for permit. The application for permit must include, as part of the permit documents copies of engineer's or architect's 40 year recertification report. The permit must be obtained within one hundred twenty (120) days from today's date and the required repairs must be completed inclusive of all final inspection approval on the permit within one hundred eighty (180) days from today's date. Upon completion of all required repairs, a revised engineer's or architect's 40-year recertification report shall be submitted to the Department of Regulatory and Economic Resources indicating that the structure(s), as repaired, can be recertified. If any of the above conditions are not complied with, said structure(s) shall be demolished by the enforcing municipality as soon as possible.

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

Miami-Dade County Department of Regulatory and Economic Resources Unsafe Structure Case Number = F2014115710

September 23rd, 2015
 MIAMI-DADE COUNTY
 Case No.: DCF2014115710U
 Re: 3201 NW 30 ST 1

Clerk of Courts Use

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 Board. Such request for a hearing to seek an extension must be in writing, directed to the Secretary of the Unsafe Structures Board. The written request for extension must be received by the Secretary of the Board prior to the deadline specified in the order. For example, in the event the Board 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(s), 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 Board 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 Board that the structure(s) 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 Board will limit its consideration of the petition to deciding whether the grounds for an extension have been satisfied.

The Board also ruled through this Board decision that, if compliance is not obtained within the time stipulated above then, the Building Official is further instructed to proceed as provided in Chapter 8, Section 8-5 of the Code of Miami-Dade County. There will be no further notices or communication from the Unsafe Structures Board regarding this case. This document may be 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 Board on the above referenced property.

Repair or demolition permits, for property located at the above address must be obtained from Department of Regulatory and Economic Resources, UNSAFE STRUCTURES UNIT, 11805 S.W. 26 Street, Miami, FL, 33175, (786) 315-2424 Option 3. Please call this Department before coming in for a permit or for further information on this matter.

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

Respectfully,

Kathy Charles

Secretary of the Board
 Unsafe Structures Board

LB

cc: Known Interested Parties: See Attachment(Exhibit A)



This instrument was prepared by
 Leticia Byrd
 Miami-Dade County
 Department of Regulatory and Economic Resources
 Board Administration Section
 11805 SW 26 Street (Coral Way), 2nd Floor
 Miami, Florida 33175

INTERESTED PARTIES: Wednesday, September 16, 2015
MIAMI-DADE COUNTY
Case No.: DCF2014115710U
Re: 3201 NW 30 ST 1

Clerk of Courts Use

Interested Parties Attachment

Known Interested Parties for Case Number: F2014115710 as of 7/27/2015

ITEM	NAME	CARE OF	ADDRESS
1	NONE SHOWNONE SHOWN		NONE SHOWN, FL 00000-0000 USA



MEMORANDUM

(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: September 4, 2024

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(K)(1)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(K)(1)
9-4-24

RESOLUTION NO. R-751-24

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO DEMOLISH A 3,200 SQUARE FOOT ONE-STORY ADMINISTRATIVE BUILDING LOCATED ON COUNTY PROPERTY AT 3201 NW 30TH STREET IN THE CITY OF MIAMI (PROPERTY); AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO COMPETITIVELY SELECT A DEMOLITION CONTRACTOR THROUGH THE COUNTY'S MISCELLANEOUS CONSTRUCTION CONTRACTS 7360 PLAN, AWARD A CONTRACT TO THE SELECTED CONTRACTOR IN AN AMOUNT NOT TO EXCEED \$281,000.00, WITHOUT FURTHER APPROVAL OF THE BOARD, AND EXERCISE ALL PROVISIONS CONTAINED THEREIN, INCLUDING BUT NOT LIMITED TO, EXERCISING AMENDMENTS, MODIFICATIONS, CANCELLATIONS, AND TERMINATION PROVISIONS

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board adopts the foregoing recital and the accompanying memorandum as if fully set forth herein.

Section 2. This Board authorizes the County Mayor or County Mayor's designee to demolish a 3,200 square foot one-story administrative building located on County property at 3201 NW 30th Street in the City of Miami (the "property"). Notwithstanding the foregoing approvals, any potential future redevelopment of the property shall be subject to further approvals of this Board.

Section 3. This Board further authorizes County Mayor or County Mayor’s designee to competitively select a demolition contractor through the County’s Miscellaneous Construction Contracts 7360 Plan. This Board further authorizes the County Mayor or County Mayor’s designee to award a contract in an amount not to exceed \$281,000.00 to the selected contractor, without further approval of the Board, and exercise all provisions contained therein that are consistent with the purposes set forth in this resolution, including, but not limited to, amendments, modifications, cancellations, and termination provisions.

The foregoing resolution was offered by Commissioner **Marleine Bastien** , who moved its adoption. The motion was seconded by Commissioner **Raquel A. Regalado** and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman	aye		
Anthony Rodríguez, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	aye	Sen. René García	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Kionne L. McGhee	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 4th day of September, 2024. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "TAS", is written over a horizontal line.

Terrence A. Smith