



MIAMI-DADE COUNTY, FLORIDA  
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

**UNSAFE STRUCTURES BOARD**

BOARD ADMINISTRATION SECTION

111 N.W. 1<sup>st</sup> STREET, 12<sup>th</sup> Floor, Suite 1211-G

MIAMI, FLORIDA 33128

TEL (786) 315-2574 FAX (786) 315-2570

**Chairperson**

James Starkweather

**Vice-Chairperson**

Kevin Deeb

**Board Members**

Harold R. Charles

Marco Gorrin

Lynn Matos

Oscar Morejon

Carlos A. Naumann

Alexander S. Orlofsky

Abel Ramirez

Urshula Udics

**Staff**

Jaime Gascon

Kathy Charles

Alba Urbina

Juan Pablo Mora

**To: Building Officials, Construction Industry and Interested Parties**

**From: Secretary of the Board**

**Date: December 3<sup>rd</sup>, 2025**

A meeting of the **Unsafe Structures Board** has been scheduled and will be held as follows:

**Date: Wednesday, December 10<sup>th</sup>, 2025**

**Time: 1:00 P.M.**

**Place: Stephen P. Clark Center**

**111 NW 1<sup>st</sup> Street**

**18<sup>th</sup> Floor, Conference Room 18-3**

**Miami, Florida 33128**

**Note:** This meeting is also available to be accessed by the public virtually.

See Attached Public Meeting Notice - Virtual Access Details

**AGENDA**

**Time**

A. **Minutes** – November 12<sup>th</sup>, 2025

B. **Reasonable Opportunity to be Heard**

C. **New Business**

1. Withdrawals and Deferrals Announced for the Record
2. Board Consolidation of Agreements and Uncontested Cases
3. Heard Cases

**Unincorporated Miami Dade County Cases: (20)**

|                                  |                                  |                        |
|----------------------------------|----------------------------------|------------------------|
| 1380 NE 111 ST                   | 12295 SW 88 ST                   | 2600 NW 48 ST #5       |
| 10801 SW 109 CT 10801            | 9001 SW 77 AVE 9001              | 9143 SW 77 AVE 9143    |
| 4300 NW 14 ST 2 MIA 3150         | 5800 SW 127 AVE 24               | 5700 SW 127 AVE 14     |
| 12400 SW 152 ST 20               | 12400 SW 152 ST 12               | 12450 SW 152 ST BLDG 3 |
| 5900 SW 127 AVE 3101 5900        | 12400 SW 152 ST 46               | 12400 SW 152 ST 6      |
| 9350 FONTAINEBLEAU BLVD          | 2600 NW 48 ST 6                  |                        |
| 14090 SW 127 ST BLDG 25 AKA 229  | 14090 SW 127 ST BLDG 22 AKA 109A |                        |
| 14090 SW 127 ST BLDG 23 AKA 109B |                                  |                        |

Pursuant to F.S. 286.0105, any person who decides to appeal any decision made by the Unsafe Structures Board with respect to any matter considered at its meeting or hearing will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. Notice is also given pursuant to Dade County Ordinance 91-22 that any person appearing before the Unsafe Structures Board as a lobbyist must register with the Clerk of the Board of County Commissioners and pay the required fee. Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. To request materials in accessible format, Sign Language Interpreters, CART services, and/or any other accommodation to participate in any Unsafe Structures Board Hearing, please contact Alain Donderiz five days in advance of the meeting/event at 786-442-4778, or send an email to [Alain.Donderiz@miamidade.gov](mailto:Alain.Donderiz@miamidade.gov), to initiate your request. Persons who are deaf or hard of hearing may also call 711 (Florida Relay Service). Multiple members of individual community councils may be present. **Note:** Time listed is an approximate of the time item is scheduled to be heard. Ultimate scheduling within the hearing is at the sole discretion of the Board. If you wish to be heard, you must be ready to appear at any time during the scheduled meeting.

**BOARD MEMBERS:** Please contact Alba Urbina, Board Administration Specialist, at (786) 315-2014, to confirm attendance.

**Assistant County Attorney**

Cristina Rabionet

Jose Ortega