



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

UNSAFE STRUCTURES BOARD
BOARD ADMINISTRATION SECTION
111 N.W. 1st STREET, 12th Floor, Suite 1251
MIAMI, FLORIDA 33128
TEL (786) 315-2574 FAX (786) 315-2570

Chairperson
James Starkweather

Vice-Chairperson
Kevin Deeb

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Lynn Matos
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Latisha Byrd
Juan Pablo Mora

Assistant County Attorney
Cristina Rabionet
Jose Ortega

To: Building Officials, Construction Industry and Interested Parties

From: Secretary of the Board

Date: September 9th, 2026

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

Date: Wednesday, September 16th, 2026

Time: 1:00 P.M.

Place: Stephen P. Clark Center

111 NW 1st Street

18th 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

A. Minutes – July 15th, 2026

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: (31)

1125 NW 71 ST	750 NE 195 ST	9601 FONTAINEBLEAU BLVD
24735 S DIXIE HWY	9101 NW 25 ST BLDG 3	
15300 SW 123 AVE BLD 5	15300 SW 123 AVE BLD 6	
15300 SW 123 AVE BLD 1	15300 SW 123 AVE BLD 10	15300 SW 123 AVE BLD 11
15300 SW 123 AVE BLD 12	15300 SW 123 AVE BLD 13	15300 SW 123 AVE BLD 2
15300 SW 123 AVE BLD 23	15300 SW 123 AVE BLD 24	15300 SW 123 AVE BLD 25
15300 SW 123 AVE BLD 26	15300 SW 123 AVE BLD 27	15300 SW 123 AVE BLD 28
15300 SW 123 AVE BLD 29	15300 SW 123 AVE BLD 3	15300 SW 123 AVE BLD 7
15300 SW 123 AVE BLD 8	15300 SW 123 AVE BLD 9	15300 SW 123 AVE BLD 36
15300 SW 123 AVE BLD 37	15300 SW 123 AVE BLD 4	

Extension of Time Cases:

1380 NE 111 ST	5800 SW 127 AVE 24	5700 SW 127 AVE 14
5900 SW 127 AVE 3101	5900	

City of Sweetwater Case: (1)

10795 SW 7 TERR (*Deferred by the Building Official to Oct. 14th, 2026*)

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, 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) 315-2574, to confirm attendance.