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HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Department of Regulatory and Economic Resources

Herbert Saffir Permitting & Inspection Center

11805 SW 26th Street (Coral Way)

Miami, Florida 33175

UNSAFE STRUCTURES BOARD

(786) 315-2573 FAX (786) 315-2570

Date Transmitted: August 29th, 2017

Clerk of Courts Use

**Corrected*

**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

Lincoln Mews Condominium, Inc.

1525 Lenox Avenue

Miami Beach, Florida 33183

Re: 1525 Lenox Avenue

Legal Description: 2-3 53 42 Biscayne Beach Sub PB 44-67, Lot 27 Blk 4, Lot Size 50.000 X 113 or 14747-231 1090 4, Miami Beach, Florida.

*Master Case No.: US2017-01121

Board action on (A) 2-Story Commercial Building, Concrete Structure and Wood Frame with 6 Units located at the above address is as follows:

At its meeting of June 21st, 2017, the Unsafe Structures Board ruled that:

The water service for said property shall be established within thirty (30) days.

A building permit shall be obtained within thirty-(30) days for said property.

An engineers report shall be submitted within thirty-(30) days for said property.

August 29th, 2017
 Lincoln Mews Condominium, Inc.
 Case No.: US2017-01121
 Re: 1525 Lenox Avenue

Clerk of Courts Use

In accordance with Section 8-5(m) 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, 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.

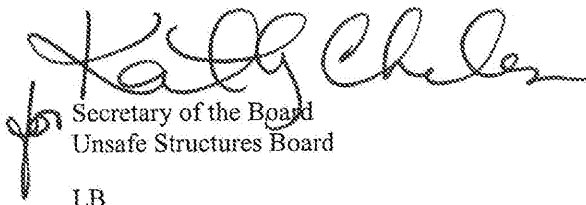
To obtain an extension, the owner or applicant must demonstrate to the reasonable satisfaction of the Board that the structure that is the subject of the Order is secure at the time the extension is sought and that the owner or applicant has made a good faith attempt to comply with the Order which has 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 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 the **City of Miami Beach, Building Department, 1700 Convention Center Drive, Miami Beach, Florida 33139, (305) 673-7610, Ext. 6045. 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 (m) of the Code of Miami-Dade County.

Respectfully,


 Secretary of the Board
 Unsafe Structures Board
 LB

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

cc: **Known Interested Parties:** Owner's 2nd Mailing Address: Unit 1 & 6: Zoe Krikorian, 1601 W. Colonial, Orlando, FL 32804; Stephanie Harris, 1525 Lenox Avenue, Miami Beach, Fl. 33139; Eli Dadon, 17070 Collins Avenue, Suite 256, Sunny Isles Beach, FL 33160; Lincoln Mews Condominium, Inc., 1602 Alton Road, #613, Miami Beach, Fl. 33139; Owner's Mailing Address – Unit 1: Calchas LLC, c/o Lamchick Law Group P.A., 9350 S. Dixie Hwy., PH #3, Miami, Fl. 33156; Owner's Mailing Address – Unit 2: Tara Ann Harris and Stephanie Harris, 1602 Alton Road, #613, Miami Beach, Fl. 33139; Owner's Mailing Address – Unit 3: Nikolay V. Tzolov, 1525 Lenox Avenue 4, Miami Beach, Fl. 33139; Owner's Mailing Address – Unit 4: Nikolay V. Tzolov, 1525 Lenox Avenue 4, Miami Beach, Fl. 33139; Owner's Mailing Address – Unit 5: M&E 3731 1622 Capital LLC, 17070 Collins Avenue, #256, Sunny Isles Beach, Fl. 33160; Owner's Mailing Address – Unit 6: Federal Home Loan Mortgage Corporation, 5000 Plano Pkwy, Carrollton, TX 75010; Becker & Pollakoff, 121 Alhambra Plaza, 10th Floor, Coral Gables, Fl. 33134; Thomas Bolt, 1350 NW 8 Court, #102, Miami, Fl. 33136; Keith Reese, 1525 Lenox Avenue, Miami Beach, Fl. 33139; City of Miami Beach, Unsafe Structures Section, Building Department, 1700 Convention Center, Miami Beach, Florida 33139, Attn: Mariano V. Fernandez, P.E., Building Official.

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