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Department of Regulatory and Economic Resources  
Herbert Saffir Permitting & Inspection Center  
11805 SW 26<sup>th</sup> Street (Coral Way)  
Miami, Florida 33175  
**UNSAFE STRUCTURES BOARD**  
(786) 315-2573 FAX (786) 315-2570

Clerk of Courts Use

**Date Transmitted: July 22<sup>nd</sup>, 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**

Stephanie Harris  
1525 Lenox Avenue  
Miami Beach, Florida 33139

**Re: 1525 Lenox Avenue**

Legal Description: **LINCOLN MEWS CONDO LINCOLN SUB 9-69 LOT 17 BLK 64 LOT SIZE 8000  
SQ FT A/A/U 02-3234-002-1680, City of Miami Beach, Florida.**

Master Case No.: **BV15000159**

Board action on **(A) 2-Story Commercial CBS Walls Frame** located at the above address is as follows:

At its meeting of **July 15<sup>th</sup>, 2015**, the Unsafe Structures Board ruled that:

**Structure must be secured within five (5) days. The structure is to be maintained secure, clean and sanitary, free of debris, overgrown grass or weeds and free of discoloration of graffiti.**

**The property owners shall reactivate water services within one hundred eighty (180) days from today and all units must remain vacant until water services has been reactivated.**

**If any of the above conditions are not complied with, said structure may be demolish by the enforcing municipality.**

July 22<sup>nd</sup>, 2015  
 Stephanie Harris  
 Case No.: BV15000159  
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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, 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 **City of Miami Beach, Unsafe Structures Section, Building Department, 1700 Convention Center Drive, Miami Beach, FL 33139, (305) 673-7610. 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,

  
 Secretary of the Board  
 Unsafe Structures Board

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

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cc: Known Interested Parties: Owner's 2<sup>nd</sup> Mailing Address: PO Box 190504, Miami Beach, Florida 33119; Eli Dadon, 1525 Lenox Avenue, Unit 5, Miami Beach, Florida 33139; Thomas Bolt, 8101 Biscayne Boulevard, #303, Miami, Beach, Florida 33139; Moshe Dadon, 1525 Lenox Avenue, Miami Beach, Florida 33139; Thomas Bott, 1350 NW 8 Court, #102, Miami Beach, Florida 33136; Mordechai L. Breier, 1525 Lenox Avenue, Miami Beach, Florida 33139; Alex Wagner, 9350 S. Dixie Highway, PH #3, Miami, Florida 33156; Ryan Lamchick, 9350 South Dixie Highway, PH #3, Miami, Florida 33156; Payman Ali Habib, 9066 SW 73 Court, Apt. 307, Miami, Florida 33156; 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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