



City of Miami

ORDER OF THE UNSAFE STRUCTURES PANEL

City of Miami
444 SW 2nd Avenue
Miami, FL 33130

**FOR FULL INFORMATION CONCERNING THE DECISION
ORDER, PLEASE READ THIS DOCUMENT IN ITS ENTIRETY**

File Number: 16-03404

Final Action: 04/08/2022

Owner's Name: BRICKELL PLACE PHASE II ASSOCIATION, INC

Owner's Mailing Address: 1925 BRICKELL AVE., SUITE D-201, MIAMI, FL 33129

Case #: BB2020021495

RE: 1915 BRICKELL AV

Folio Number: 04 111

Legal Description:

BRICKELL

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PLAT BOOK 113, PAGE 95 N/K/A

S BOOK 10610, PAGE 305, MIAMI-DADE

The City of Miami's Unsafe Structures Panel Decision, at its meeting on APRIL 8th, 2022 for Building 1 (15-STORY, CBS, CONDO BUILDING):

Building 1: Approved Recertification Report Must be Submitted Within 545 Days from Today's Date

PLANS: The 40/50 Year Recertification Report must be submitted for the structure as per Building Code and Chapter 10 of the Code of the City of Miami. If the report calls for any repairs, all repairs or items needing to be completed or legalized must be done with their respective permits. If plans are required, they shall be prepared by a State of Florida Registered Architect or a Professional Engineer or as permitted by the Florida Building Code, as amended, and shall be Signed and Sealed, (or Stamped) by the Design Professional. All repairs shall be completed **within 545 days from today's date** with a timeline of 60 days to submit plans, another 120 days to obtain the permit(s), and a final 365 days to finish all repairs and submit an approved 40/50-year recertification report.

All property surveys submitted to this Section for the purpose of obtaining permits shall be current, shall furthermore be Signed and Sealed and shall show all pertinent and required Elevations. (Note: A property survey is required for total demolition permits.)

ANY VIOLATION OF CHAPTER 10 OF THE CITY CODE SHALL RESULT IN THE REVOCATION OF THE OFFENDING PROPERTY'S CERTIFICATE OF USE PURSUANT TO SECTION 2-211 OF THE CITY CODE. FAILURE TO COMPLY WITH THIS ORDER MAY RESULT, AT THE SOLE DISCRETION OF THE CITY, IN THE DEMOLITION OF THE OFFENDING STRUCTURE BY THE CITY OF MIAMI.

The City of Miami Unsafe Structures Panel also ordered that, if compliance is not obtained within the time periods stipulated above, then the Building Official is further instructed to proceed in accordance with Chapter 10, Article VI of the City of Miami Code. There will be no further notices or communication from the City of Miami Unsafe Structures Panel regarding

this case.

This document may be recorded by the Building Official with the Public Records of Miami-Dade County. This recording will constitute constructive notice to all concerned as well as any subsequent purchaser, that a decision has been rendered by the City of Miami Unsafe Structures Appeal Panel on the above referenced property in that the property in question is an Unsafe Structure and cannot be occupied until the Violation(s) are cured. Any costs associated with this case and this hearing shall be declared a special assessment pursuant to Chapter 10, Article VI of the City of Miami Code and Chapter 8-5 of the Miami-Dade County Code. Likewise, and to avoid additional hazards, the Electrical Service to the Unsafe Structure will be disconnected and will remain disconnected until the Violation(s) has been fully cured.

Permits for the structure(s) located at the above address must be obtained from the City of Miami Building Department - 444 SW 2 Avenue, (4th floor), Miami, FL, 33130.

The City of Miami Unsafe Structures Panel is Quasi-Judicial. The decision and specified compliance date(s) are final and binding. Any owner or interested party, as defined by Section 10-101 of the City Code aggrieved by a decision of the City of Miami Unsafe Structures Panel may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

INTERESTED PARTIES:

Known Interested Parties for Case No.: BB2020021495

FABIAN WISNIACKI
1915 BRICKELL AVE., UNIT C-1513
MIAMI, FL 33129

LENIN SANCHEZ
1925 BRICKELL AVE., UNIT D-0804
MIAMI, FL 33129

CARLOS E. GRANIER
1925 BRICKELL AVE., UNIT D-2008
MIAMI, FL 33129

GILBERTO ALVAREZ
1925 BRICKELL AVE., UNIT D-0713
MIAMI, FL 33129

HEINZ SCHUTZ
1925 BRICKELL AVE., UNIT D-1510
MIAMI, FL 33129

RENE RAFFO
1925 BRICKELL AVE., UNIT D-1104
MIAMI, FL 33129

MIGLENE MARRERO
1915 BRICKELL AVE., UNIT C-0404
MIAMI, FL 33129

CHOI, IL YOUNG; CHOI & MENEZES LLP
BRICKELL PLACE PHASE II ASSOCIATION, INC
1925 BRICKELL AVE STE D-205
MIAMI, FL 33129

At a meeting of the Unsafe Structure Panel on 4/8/2022, a motion was made by Panel Member Kouchalacos, seconded by Panel Member Bared, that this Order be APPROVED, passed.

Moved By: 
Panel Member Kouchalacos

Seconded By: 
Panel Member Bared

Chair, Unsafe Structure Panel 
Miguel Martinez Date 4/8/2022