

This instrument prepared by and  
after recording return to:  
Belkys Garcia  
Secretary to the Construction  
Regulation Board  
Development Services Department  
City of Coral Gables  
405 Biltmore Way, 3rd Floor  
Coral Gables, FL 33134-5717

---

**BEFORE THE CONSTRUCTION REGULATION BOARD**  
**FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,

Case No. 18-7217

Petitioner,

vs.

STANDFORD PETER BIRNHOLZ TR  
STANDFORD P. BIRNHOLZ (BEN)  
1450 Baracoa Avenue  
Coral Gables, FL 33146-1908

Respondent.

**NOTICE OF ORDER DECLARING STRUCTURE UNSAFE**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on January 14, 2019, on the Notice of Unsafe Structure Violation and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served all required notices on the owner, STANDFORD PETER BIRNHOLZ TR, STANDFORD P. BIRNHOLZ (BEN), and any lienholders of record for the structure located on the property at **1450 Baracoa Avenue** (the "Structure"), having folio number 03-4119-007-3290, and legally described as: Lot 6 & W35 feet of Lot 7, Block 79, of CORAL GABLES RIVIERA SECTION, PART 5, according to the Plat thereof, as recorded in Plat Book 20, at Page 38, of the Public Records of Miami-Dade County, Florida ("Property").

2. The Structure, whose the garage door, fascia and roof are in disrepair and whose roof is collapsing, was declared unsafe because it is in violation of the following subsections of Section 105-89 of the City Code:

(1) The structure or its electrical, gas, mechanical, or plumbing system is unsafe; dangerous; unsanitary; does not provide adequate egress; constitutes a fire or windstorm hazard; is otherwise dangerous to human life; by reason of illegal or improper use, occupancy or maintenance, constitutes a hazard to safety or health or public nuisance; or has been substantially damaged by the elements, fire, explosion, or otherwise.

(2) The structure constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment.

(10) A structure shall be presumed to be unsafe if one or more of the following criteria applies:

- a. There is falling-away, hanging, or loose siding, blocks, bricks, or other building material.
- b. The structure or its structural parts are deteriorated.
- d. There is an unusual sagging or leaning out of plumb or square of the structure and such effect is caused by deterioration or over-stressing.
- e. The structure is in violation of the minimum housing code of article V of this chapter. To wit: the garage door, fascia and roof are in disrepair and the roof is collapsing.
- l. The structure or part thereof meets any of the physical criteria of an unsafe structure set forth above and has not been repaired and brought into compliance with the applicable codes following the expiration of a reasonable notice period.

### Order

3. It is, therefore, **ORDERED**: The Owner shall take the following Required Action:

a) The Owner must provide an engineer's report within seven (7) days of the date of the Hearing (i.e. by January 21, 2019), certifying that it is safe for all occupants to remain in the home from the date of the hearing and throughout the construction process. If the report is not submitted and approved by the Building Official by January 21, 2019, all occupants must vacate the premises within ten (10) days thereafter (i.e. by January 31, 2019). Power to the structure will be disconnected on February 1, 2019 and only reconnected for the purpose of construction and/or until compliance.

b) The Owner must apply for all necessary permits to correct all structural violations and all other applicable deficiencies or to demolish the structure within thirty (30) days of this Order. ("Permits"). The owner must complete all work and pass final inspection on the Permits within five (5) months of the date of this Order. If the Owner fails to timely apply for the Permits, the owner shall pay a fine of \$250 for each day the violation continues and until the property passes final inspection on the Permits.

4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.

5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property.

6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice


to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.

7. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.

8. *NOTICE:* If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, FL 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m. Failure to request an administrative hearing within twenty (20) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 16<sup>th</sup> day of January, 2019.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Secretary to the Board

**Notice of Deadline to Appeal**

**PURSUANT TO SECTION 105-95(6) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY (30) DAYS OF THE FILING OF THIS ORDER.**

e:

U.S. Small Business Administration, 2 North 20<sup>th</sup> Street, Suite 320, Birmingham, Alabama 35203-4002

1450 BARACOA AVENUE  
JANUARY 16, 2019

1450

**PROPERTY INFORMATION**

**PROPERTY ADDRESS:** 1450 BARACOA AVENUE  
**CITY:** BARACOA, PA  
**ZIP:** 15005

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**PROPERTY TYPE:** SINGLE-FAMILY RESIDENTIAL  
**APPLICABLE TAX MAP:** 1450 BARACOA AVENUE  
**APPLICABLE TAX MAP:** 1450 BARACOA AVENUE

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**APPLICABLE ZONING:** R-1  
**APPLICABLE ZONING:** R-1

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**APPLICABLE DISTRICT:** 1450 BARACOA AVENUE  
**APPLICABLE DISTRICT:** 1450 BARACOA AVENUE

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**APPLICABLE COUNTY:** BUTLER COUNTY, PA  
**APPLICABLE COUNTY:** BUTLER COUNTY, PA

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**APPLICABLE MUNICIPALITY:** BUTLER COUNTY, PA  
**APPLICABLE MUNICIPALITY:** BUTLER COUNTY, PA

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**APPLICABLE STATE:** PENNSYLVANIA  
**APPLICABLE STATE:** PENNSYLVANIA

---

**APPLICABLE FEDERAL:** FEDERAL GOVERNMENT  
**APPLICABLE FEDERAL:** FEDERAL GOVERNMENT











CPA

New Jersey

birnholz@hotmail.com

phone

(305) 661-9391

**STANDFORD P. BIRNHOLZ**

ATTORNEY AT LAW  
1450 BARACOA AVE.  
CORAL GABLES, FLORIDA 33146-1908

Manuel Lopez  
Construction Regulation Board  
Development Services Department  
Coral Gables, FL 33134

1/14/19

RECEIVED

JAN 14 2019

Re: Standford Birnholz, 1450 Baracoa Avenue, Case #18-7217

Dear Mr. Lopez:

City Attorney's Office

I am appealing the notice, fines costs, etc., dated 12/7/2018 from the Constructions Regulation Board with regard to my residence. The vacancy notice was originally signed by yourself.

Incorporated by reference are my 11/20/18 appeal documents and the record of those proceedings which clearly show some of the numerous continuous, documented good faith attempts on my part, as well as the City's furnishing names for me to secure the services of contractors, architects and structural engineers to cure the problem raised in the board's notice. As an example of my frustration I called one contractor on 10/5/18 that advertised in the Florida village magazine. On 10/15/18 I met at my house with the company's foreman. On 10/25/18 I met at my house with the foreman, their architect and structural engineer. They inspected my house, took pictures and advised they would furnish three written repair or reconstruction proposals. The next day I emailed the contents of my flash drive with the existing plans of my house from the City, including the site plan, and my pending, not executed, SBA mortgage trust document, along with other relevant information. I called this company again on 11/5/18 and was advised that the proposals would be sent out that day. I also asked for a meeting at their offices. On 11/8/18 I attended a meeting at my request at the corporate offices with the owner of the company, and the foreman. I was told the proposals had not been sent out yet but would be shortly. On 11/16/18 I called the company again and requested the estimated proposals. I was told that their estimating department would be contacted. I called again on 11/27/18 and was told their estimating department would call me. As of this writing two more months have elapsed and I have not received any proposals from this company or their estimating department.

The funds to repair my house are to be furnished from two government programs, SBA disaster loan and from a new joint federal state program, "Rebuilding Florida Communities" (RFC). I recorded the SBA deed of trust on 11/21/18. The second source of repair funds potentially available to me was opened for applications during September of 2018. I applied by phone on 11/20/18 and received a registration number which was supposed to be confirmed to me in writing. This program is funded by HUD and administered by the State of Florida. After a reasonable time elapsed and I did not receive the confirmation email indicating I was registered with the program I made inquiries. On 12/19/18 I called the only phone number of the RFC program in Louisiana and advised that I had all of my required documentary information

available and wished to submit my supporting information at the Miami Dade County RFC location. I was advised I had to wait for a letter from the program inviting me to bring my information to the Miami lakes office. On or about 12/20/18 President Trump closed down the federal government. On 12/25/18 I called RFC again and advised them that I was disabled and old, (two of the criteria in the program for priority acceptance into the queue); I also advised the representative I was served with a City vacancy notice. I received the phone number of a supervisor and was set up with an appointment to go to the Miami lakes office and furnish my documentation for the program. On 12/28/18 I met with a manager in the Miami lakes office, who refused to take my information. Then On 12/28/18 I drafted email letters to my federal and state representatives for assistance as well as to the Florida administrative offices of the RFC in Tallassee. **(EXHIBIT I)**. This letter also explains in a little more detail my circumstances and why it would be another disaster for me to leave my house before contractors can start my job. On 1/9/19 I received a call from the lady at the Miami lakes office of RFC, who had refused to take my information on 12/28/18 and who advised that there was a mix up in my phone application on 11/20/18 because the information somebody wrote down on the phone intake when I applied, there was no damage to my residence. Another appointment was set up. On 1/11/19 I went back to the Miami Lakes office and furnished the necessary documentation and signed a number of documents. I have these documents if anyone wishes to check them. Also attached as **(EXHIBIT II)** is the eight step process that applicants must complete before the program engages in the reconstruction of a residence. There should be enough money to do the job, hopefully. There are no funds for rent and storage. Also, I have to get the car to be sold out of my garage at the same time a contractor can clear the roof. Every day I am donating, discarding, shredding, organizing and boxing the contents of my house. I do everything myself and I need the time to transition. I am not in the best of health. I am 81 years old and disabled. I still work out of my house. I need access to my home records to continue earning some income in order to pay expenses for my disabled daughter and myself. I also need ready access to UM.

The Rebuild Florida program will take over all of my SBA loan funds and will pay their picked contractor to handle all building permitting, etc., and hopefully proceed with my project as soon as possible. I do not know what effect the government shut down will have. I request the City suspend any further action. I am not at fault because of the hurricane and because I am doing everything I can possibly do that is under my control to push my project to a conclusion.

One last point. My roof condition has not changed since hurricane IRMA. One of the many building company representatives who came over the house advised me that a few jacks in the garage would add support to the roof and could be a temporary relatively inexpensive safe fix to allow me to keep doing what I am doing until a contractor starts the repair or rebuild. If that would solve the problem on a temporary basis then maybe somebody could refer me to a qualified person who could do the temporary job so the vacancy order could be terminated or suspended and the fees, fines, etc. could be waved. I qualify for priority consideration in the RFC program because of low income, disability and age. My income would go to zero if I have to leave my house.

Yours truly

  
Stanford Birnholz

CPA

phone

New Jersey

birnholz@hotmail.com

(305) 661-9391

**STANDFORD P. BIRNHOLZ**  
ATTORNEY AT LAW  
1450 BARACOA AVE.  
CORAL GABLES, FLORIDA 33146-1908

12/28/18

Donna Shalala, United States Representative  
Washington, DC

Happy holidays and congratulations on your election victory.

I have a City problem that may make me homeless in a short time because of hurricane Irma damage. My problem concerns one federal and state program that is available to help me repair or rebuild my house. Coral Gables has noticed me with a vacancy order because the garage roof collapsed; it also fell on my car. I appealed; the 30 day period before the City acts again is scheduled for a hearing on 1/14/19; I will attempt to appeal again.

In order to stay in my house until I can find a contractor to begin repairs the City is demanding I have a contractor apply for and receive the necessary building permits, or for either an architect or a structural engineer furnish a certification that the house is safe enough for me to stay in until repairs begin. The house is in the same condition as it was just after the hurricane. After talking to over 50 contractors, architects and engineers as well as referrals from the City's building and architect departments, and a public records request from the state of Florida for all of the dual licensed (roofer and general contractors) who are qualified to work in Miami/Dade County I still have no contracts, or proposals, or estimates. The code enforcement board agreed at the last hearing that it is extremely difficult to find a contractor to repair my house because they are very busy.

My well documented efforts, (Exhibits 1- attached) to repair my residence commenced immediately after the hurricane in 2017. After many months and a 97 page appeal the Small Business Administration finally approved a disaster loan to repair my house. I have been told that the amount will only cover part of the cost to repair or replace my residence.

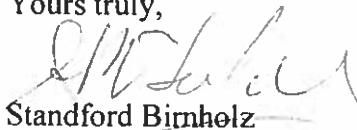
The reason I am writing this letter for your assistance in securing the remainder of my financing and actual reconstruction of my house from a separate government program that was instituted in September of 2018 to help certain people who qualify (which I do) and have this federal/ state program add grant funds up to a cap of \$150,000 (in my case on top of my SBA loan of \$204,000) and this program is supposed to provide the contractor to either repair or rebuild my house. This programs rules require that I would have to accept the contractor, sign the program's contract and the contractor would then be responsible to deal with the City, pull the permits, etc. The published rules of this program would take my SBA loan in trust and use the SBA funds first in the construction process and add as needed up to an additional \$150,000 in grant funds to

Donna Shalala

complete the job. If I can get this in place and the assigned contractor would secure the required permits, then I could stay in my house until work actually commences. My catch 22 is getting to first base with this program for which I am absolutely qualified. I may need the intervention of my federal and state representatives because of the red tape I have encountered that has totally kept me from even submitting the necessary paperwork in order to get in line. I have tried and cannot find anybody in this program, RebuildFlorida.Gov, to even accept my required paperwork, or who can even answer my questions, so I can show my City that I am attempting to move forward in securing a licensed contractor to pull the required permits so I do not end up homeless, as would happen in a very short time if the City decides to implement the notice to vacate my premises on 1/14/19. If I have to vacate prematurely my functioning will be severely curtailed. Since I work out of my house, I have my extensive files in my house with appropriate equipment, organization and everything I need to operate out of my house with proximity to the University of Miami. Living in a remote area would essentially put me out of business. I would not be able to work in a confined area, such as a small apartment a long way from my house and the University. It would also be a burden on me to rent a place and store my household possessions because I have limited income. In addition, I just had an eye operation; and it did not go too well. I also have other medical problems that would be impacted by my leaving my house prematurely. I have been discarding my possessions and shredding my records for over eight months, and I still have a great deal of my stuff and records. (61 years worth) What I still have in records are well organized; it would be impossible for me to continue working from a small remote apartment.

I would appreciate any inquiries you can do for me in order to expedite this matter, so I can stay in my house until a contractor begins work.

Yours truly,



Standford Birnhelz

Copies to:

Ron DeSantis, Governor of Florida

Javier Fernandez, Florida representative

Rick Scott, US Senator

Marco Rubio, US Senator



## REBUILD FLORIDA: THE STEPS TO REPAIR, REBUILD OR REPLACE YOUR HOME

RebuildFlorida.gov

844.833.1010

Rebuild Florida is a program of the Florida Department of Economic Opportunity. To those Florida homeowners who were impacted by Hurricane Irma, we know your road to recovery has been long and difficult. Our team is here to help eligible Floridians repair, rebuild or replace your home. While every need is different, here are the steps Rebuild Florida will include.

1



### REGISTRATION

Registration will take 15–30 minutes, and no documentation is required. It can be completed online at RebuildFlorida.gov or by calling 844.833.1010. Assistance is also provided at any of our Rebuild Florida Centers.

**Notification:** After you register, you will receive an email or letter confirming your registration is complete.

2



### APPLICATION

Eligible homeowners will be invited by priority to complete the application. The application can be completed online, over the phone or by scheduling an appointment at one of our Rebuild Florida Centers where a case manager will be available to assist you.

**Notification:** After you apply, you will receive an email or letter confirming your application is complete.

3



### ELIGIBILITY

Our program team will review applications and supporting documentation to verify that homeowners meet all of the eligibility requirements for the program. Priorities will include low-income Florida families who are elderly, disabled, families with children 5 or younger or tenants displaced from Puerto Rico or the U.S. Virgin Islands who are permanently resettling in Florida.

**Notification:** You will only be contacted by a case manager if additional information is needed.

4



### HOME DAMAGE ASSESSMENT

During this scheduled appointment, inspectors will inspect work already completed and determine the remaining repairs needed to complete the home. Our team will also send inspectors to test for lead-based paint in homes constructed prior to 1978.

**Notification:** You will be contacted by phone to schedule your appointment.

5



### ENVIRONMENTAL REVIEW

This federally required environmental review is the process of reviewing a project and its potential environmental impact to determine whether it meets federal, state and local environmental standards. This review is conducted without an appointment on the property surrounding the home.

**Notification:** You will only be contacted if the program team is unable to locate or access the property.

6



### AWARD DETERMINATION

The program will use a formula to calculate the awarded amount. Award amounts may be reduced if benefits were received from insurance or other federal recovery resources.

**Notification:** You will receive an email or phone call once the award determination is available.

7



### GRANT AGREEMENT

Once these steps are complete, an eligible homeowner will meet with our team to review and accept the award and sign the grant agreement. The grant agreement will be available online, and applicants may request to speak to a case manager, then accept or appeal the award funding.

**Notification:** You will receive a call or email with information regarding your grant agreement.

8



### REPAIR, REBUILD OR REPLACEMENT

Once the grant agreement is complete, eligible homeowners will enter into a construction contract with a program-selected building contractor. The repair, rebuild or replacement will begin. The program will pay the contractor directly for eligible repairs.



# UNSAFE BUILDING

THIS BUILDING OR STRUCTURE IS, IN THE OPINION OF THE BUILDING OFFICIAL UNSAFE, AS DEFINED IN SECTION 105-89 OF THE CITY CODE OF CORAL GABLES. THIS BUILDING SHALL BE VACATED-SHALL NOT BE OCCUPIED. ACTION SHALL BE TAKEN BY THE OWNER AS PRESCRIBED BY WRITTEN NOTICE. THIS NOTICE SHALL NOT BE REMOVED EXCEPT BY THE BUILDING OFFICIAL.

Date 1-23-19

Owner STANFORD PETER BIRNHOLZ TR

Address 1450 BARACOA AVENUE

By: Manuel Z. Lopez, P.E.  
BUILDING OFFICIAL

CITY OF CORAL GABLES  
BUILDING DIVISION OF  
THE DEVELOPMENT SERVICES DEPT.  
408 BILTMORE WAY  
CORAL GABLES, FL 33134  
(305) 480-5238

01/23/2019 14:01

1450 BARACOA AVENUE

JANUARY 23, 2019

1450

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ACTION SHALL BE TAKEN BY THE OWNER  
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THE BUILDING OFFICIAL.

Date: 1-23-19  
By: STANLEY PETER BISHOP, II  
1450 BARACOA AVENUE

City of Coral Gables  
Building Department  
1000 Biscayne Blvd., Suite 100  
Coral Gables, FL 33134  
(305) 443-3333

01/23/2019 14:02









01/23/2019 14:01









CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Title of Document Posted: Notice of Unsafe Building

I, JORGE PINO, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 1450 BARACOA AVENUE, ON 1-23-19  
AT \_\_\_\_\_.

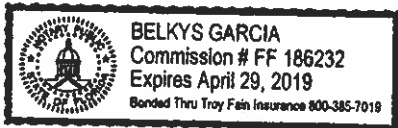
JORGE PINO  
Employee's Printed Name

[Signature]  
Employee's Signature

STATE OF FLORIDA )  
ss.  
COUNTY OF MIAMI-DADE )

Sworn to (or affirmed) and subscribed before me this 23<sup>rd</sup> day of January, in  
the year 2019, by Jorge Pino who is personally known to  
me.

My Commission Expires:



[Signature]  
Notary Public



## The City of Coral Gables

### Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

February 4, 2019

Standford Peter Birnholz Tr  
Standford P. Birnholz (Ben)  
1450 Baracoa Avenue  
Coral Gables, FL 33146-1908

### Re: Termination of electric service at 1450 Baracoa Avenue ("Property")

Dear Mr. Birnholz:

At a Hearing held on Monday, January 14, 2019, the City of Coral Gables's ("City") Construction Regulation Board ("Board") entered the following Order regarding the above referenced Property ("Structure"). A copy of the Board's Order ("Order") is attached:

- a) The Owner must provide an engineer's report within seven (7) days of the date of the Hearing (i.e. by January 21, 2019), certifying that it is safe for all occupants to remain in the home from the date of the hearing and throughout the construction process. If the report is not submitted and approved by the Building Official by January 21, 2019, all occupants must vacate the premises within ten (10) days thereafter (i.e. by January 31, 2019). Power to the structure will be disconnected on February 1, 2019 and only reconnected for the purpose of construction and/or until compliance.
- b) The Owner must apply for all necessary permits to correct all structural violations and all other applicable deficiencies or to demolish the structure within thirty (30) days of this Order. ("Permits"). The owner must complete all work and pass final inspection on the Permits within five (5) months of the date of this Order. If the Owner fails to timely apply for the Permits, the owner shall pay a fine of \$250 for each day the violation continues and until the property passes final inspection on the Permits.

Please be advised in ten (10) calendar days **Florida Power & Light, without any further notice to you, will be notified to disconnect power to the Structure. If the Owner ceases to take sufficient action to bring the Structure into compliance, the Building Official may take any other action provided for in the Order.**

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.  
Building Official

Attachments.

c:

U.S. Small Business Administration, 2 North 20<sup>th</sup> Street, Suite 320, Birmingham, Alabama 35203-4002

This instrument prepared by and  
after recording return to:  
Belkys Garcia  
Secretary to the Construction  
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**Findings of Fact**

1 The City properly served all required notices on the owner, STANDFORD PETER BIRNHOLZ TR., STANDFORD P. BIRNHOLZ (BEN), and any lienholders of record for the structure located on the property at 1450 Baracoa Avenue (the "Structure"), having folio number 03-4119-007-3290, and legally described as: Lot 6 & W35 feet of Lot 7, Block 79, of CORAL GABLES RIVIERA SECTION, PART 5, according to the Plat thereof, as recorded in Plat Book 20, at Page 38, of the Public Records of Miami-Dade County, Florida ("Property").

2 The Structure, whose the garage door, fascia and roof are in disrepair and whose roof is collapsing, was declared unsafe because it is in violation of the following subsections of Section 105-89 of the City Code:

(1) The structure or its electrical, gas, mechanical, or plumbing system is unsafe; dangerous; unsanitary; does not provide adequate egress; constitutes a fire or windstorm hazard; is otherwise dangerous to human life; by reason of illegal or improper use, occupancy or maintenance, constitutes a hazard to safety or health or public nuisance, or has been substantially damaged by the elements, fire, explosion, or otherwise.

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(10) A structure shall be presumed to be unsafe if one or more of the following criteria applies:

- a. There is falling-away, hanging, or loose siding, blocks, bricks, or other building material.
- b. The structure or its structural parts are deteriorated.
- c. There is an unusual sagging or leaning out of plumb or square of the structure and such effect is caused by deterioration or over-stressing.
- e. The structure is in violation of the minimum housing code of article V of this chapter. To wit: the garage door, fascia and roof are in disrepair and the roof is collapsing.
- f. The structure or part thereof meets any of the physical criteria of an unsafe structure set forth above and has not been repaired and brought into compliance with the applicable codes following the expiration of a reasonable notice period.

#### Order

3. It is, therefore, **ORDERED**: The Owner shall take the following Required Action:

a) The Owner must provide an engineer's report within seven (7) days of the date of the Hearing (i.e. by January 21, 2019), certifying that it is safe for all occupants to remain in the home from the date of the hearing and throughout the construction process. If the report is not submitted and approved by the Building Official by January 21, 2019, all occupants must vacate the premises within ten (10) days thereafter (i.e. by January 31, 2019). Power to the structure will be disconnected on February 1, 2019 and only reconnected for the purpose of construction and/or until compliance.

b) The Owner must apply for all necessary permits to correct all structural violations and all other applicable deficiencies or to demolish the structure within thirty (30) days of this Order. ("Permits") The owner must complete all work and pass final inspection on the Permits within five (5) months of the date of this Order. If the Owner fails to timely apply for the Permits, the owner shall pay a fine of \$250 for each day the violation continues and until the property passes final inspection on the Permits.

4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.

5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property.

6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment Lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice


to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.

7. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.

8. **NOTICE:** If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, FL 33134-5717, [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com), tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m. Failure to request an administrative hearing within twenty (20) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 16<sup>th</sup> day of January, 2019.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Secretary to the Board

**Notice of Deadline to Appeal**

PURSUANT TO SECTION 105-95(6) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY (30) DAYS OF THE FILING OF THIS ORDER.

1450 BARACOA AVENUE

1450

**UNSAFE BUILDING**  
THIS BUILDING OR STRUCTURE IS, IN THE  
OPINION OF THE BUILDING OFFICIAL, UNSAFE,  
AS DEFINED IN SECTION 105-89 OF THE CITY  
CODE OF CORAL GABLES. THIS BUILDING  
SHALL BE VACATED, SHALL NOT BE OCCUPIED,  
ACTION SHALL BE TAKEN BY THE OWNER  
AS PRESCRIBED BY WRITTEN NOTICE. THIS  
NOTICE SHALL NOT BE REMOVED EXCEPT BY  
THE BUILDING OFFICIAL.

DATE: 1-23-19  
BY: SIMON P. PEREZ, B.S. 1984, P.E.  
AND BARRY J. NIXON

By Order of the  
Building Official  
and in the presence  
of the Building Official  
and the Building Official  
and the Building Official  
and the Building Official

1450 BARACOA AVENUE  
CORAL GABLES, FL 33134  
UNSAFE BUILDING NOTICE  
DATE: 1-23-19  
BY: SIMON P. PEREZ, B.S. 1984, P.E.  
AND BARRY J. NIXON

02/04/2019 14:23



1450

**UNSAFE BUILDING**  
This building is found to be in such  
a state of disrepair that it is  
unsafe for occupancy. The  
owner is notified of this condition  
and is required to make the  
necessary repairs within a  
reasonable period of time.  
If the building remains unsafe,  
the city may take action to  
evict occupants and/or  
demolish the building.

02/04/2019 14:23







02/04/2019 14:24



02/04/2019 14:24

13











CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 18-7217

Title of Document Posted: Termination of Electric Service Letter

I, JORGE PINO, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 1450 BARACOA AVE, ON 2-4-19  
AT 2:15 pm.

JORGE PINO  
Employee's Printed Name

[Signature]  
Employee's Signature

STATE OF FLORIDA )

ss.

COUNTY OF MIAMI-DADE )

Sworn to (or affirmed) and subscribed before me this 4<sup>th</sup> day of February, in  
the year 2019, by Jorge Pino who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT

ELECTRICAL DIVISION

TO: FLORIDA POWER & LIGHT

DATE: 15 February 2019

AUTHORIZED BY: G.MORENO

CORAL GABLES PERMIT NUMBER: 1450 BARACOA AVE

JOB ADDRESS: 1450 BARACOA AVE

OWNER: STANDFORD PETER BIRNHOLZ TR ST

TEMP. FOR CONSTRUCTION  WORK WITH

**TEMP FOR TEST 30 DAYS**  90 DAYS TEMP.C.O.

PERMANENT HOOK-UP  **DISCONNECT SERVICE**

OTHER

COMMENTS: UNSAFE STRUCTURE

VISUAL INSPECTION

February 27, 2019









1450

**UNSAFE BUILDING**  
This building is considered to be in the  
category of unsafe buildings. It is the  
policy of the City of Los Angeles to  
remove such buildings from the city.  
If you own this building, you should  
contact the Department of Public Works  
at (213) 475-1000 for more information.  
If you are a tenant, you should  
contact your landlord for more information.  
If you are a neighbor, you should  
contact the Department of Public Works  
at (213) 475-1000 for more information.

City of Los Angeles  
Department of Public Works  
1450





## The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

March 11, 2019

Standford Peter Birnholz Tr  
Standford P Birnholz (Ben)  
1450 Baracoa Avenue  
Coral Gables, Florida 33146-1908

Re: 1450 Baracoa Avenue  
Folio No.: 03-4119-007-3290  
Case #18-7217  
Notice of Non-Compliance with Board Order

Dear Mr. Birnholz:

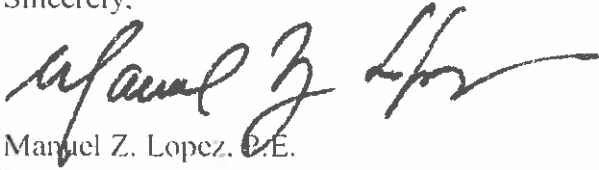
At the January 14, 2019 Construction Regulation Board ("Board") Hearing it was Ordered:

- a) The Owner must provide an engineer's report within seven (7) days of the date of the Hearing (i.e. by January 21, 2019), certifying that it is safe for all occupants to remain in the home from the date of the hearing and throughout the construction process. If the report is not submitted and approved by the Building Official by January 21, 2019, all occupants must vacate the premises within ten (10) days thereafter (i.e. by January 31, 2019). Power to the structure will be disconnected on February 1, 2019 and only reconnected for the purpose of construction and/or until compliance.
- b) The Owner must apply for all necessary permits to correct all structural violations and all other applicable deficiencies **or** to demolish the structure within thirty (30) days of this Order. ("Permits"). The owner must complete all work and pass final inspection on the Permits within five (5) months of the date of this Order. If the Owner fails to timely apply for the Permits, the owner shall pay a fine of \$250 for each day the violation continues and until the property passes final inspection on the Permits.

As of this date, there have not been any permit submittals to remedy the structural deficiencies at the Referenced site. Additionally, the \$250 daily fine commenced February 16, 2019 due to non-compliance with the Board's Order.

Please advise this office no later than Friday, March 15, 2019, as to your plans to remedy this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Manuel Z. Lopez, P.E.  
Building Official

Enclosure.

c:

Miriam Soler Ramos, B.C.S., City Attorney

Cristina M. Suarez, Deputy City Attorney & City Prosecutor

Suramy Cabrera, P.E., Development Services Department / Building Director

Construction Regulation Board File

U.S. Small Business Administration, 2 North 20<sup>th</sup> Street, Suite 320, Birmingham, Alabama

35203-4002

Street File

This instrument prepared by and  
after recording return to:  
Belkys Garcia  
Secretary to the Construction  
Regulation Board  
Development Services Department  
City of Coral Gables  
405 Biltmore Way, 3rd Floor  
Coral Gables, FL 33134-5717

---

BEFORE THE CONSTRUCTION REGULATION BOARD  
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,

Case No. 18-7217

Petitioner,

vs.

STANDFORD PETER BIRNHOLZ TR.  
STANDFORD P. BIRNHOLZ (BEN)  
1450 Baracoa Avenue  
Coral Gables, FL 33146-1905

Respondent.

NOTICE OF ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on January 14, 2019, on the Notice of Unsafe Structure Violation and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows.

Findings of Fact

1. The City properly served all required notices on the owner, STANDFORD PETER BIRNHOLZ TR., STANDFORD P. BIRNHOLZ (BEN), and any lienholders of record for the structure located on the property at 1450 Baracoa Avenue (the "Structure"), having folio number 03-4119-007-3290, and legally described as: Lot 6 & W35 feet of Lot 7, Block 79, of CORAL GABLES RIVIERA SECTION, PART 5, according to the Plat thereof, as recorded in Plat Book 20, at Page 38, of the Public Records of Miami-Dade County, Florida ("Property").

2. The Structure, whose the garage door, fascia and roof are in disrepair and whose roof is collapsing, was declared unsafe because it is in violation of the following subsections of Section 105-89 of the City Code:

(1) The structure or its electrical, gas, mechanical, or plumbing system is unsafe; dangerous; unsanitary; does not provide adequate egress; constitutes a fire or windstorm hazard; is otherwise dangerous to human life; by reason of illegal or improper use, occupancy or maintenance, constitutes a hazard to safety or health or public nuisance, or has been substantially damaged by the elements, fire, explosion, or otherwise.

(2) The structure constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment.

- (10) A structure shall be presumed to be unsafe if one or more of the following criteria applies:
- a. There is falling-away, hanging, or loose siding, blocks, bricks, or other building material.
  - b. The structure or its structural parts are deteriorated.
  - c. There is an unusual sagging or leaning out of plumb or square of the structure and such effect is caused by deterioration or over-stressing.
  - d. The structure is in violation of the minimum housing code of article V of this chapter. To wit: the garage door, fascia and roof are in disrepair and the roof is collapsing.
  - e. The structure or part thereof meets any of the physical criteria of an unsafe structure set forth above and has not been repaired and brought into compliance with the applicable codes following the expiration of a reasonable notice period.

#### Order

3. It is, therefore, ORDERED: The Owner shall take the following Required Action:
  - a) The Owner must provide an engineer's report within seven (7) days of the date of the Hearing (i.e. by January 21, 2019), certifying that it is safe for all occupants to remain in the home from the date of the hearing and throughout the construction process. If the report is not submitted and approved by the Building Official by January 21, 2019, all occupants must vacate the premises within ten (10) days thereafter (i.e. by January 31, 2019). Power to the structure will be disconnected on February 1, 2019 and only reconnected for the purpose of construction and/or until compliance.
  - b) The Owner must apply for all necessary permits to correct all structural violations and all other applicable deficiencies or to demolish the structure within thirty (30) days of this Order ("Permits"). The owner must complete all work and pass final inspection on the Permits within five (5) months of the date of this Order. If the Owner fails to timely apply for the Permits, the owner shall pay a fine of \$250 for each day the violation continues and until the property passes final inspection on the Permits.
4. *Request for compliance inspection.* It is the responsibility of the Owner to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.
5. *Payment of costs, fines, and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property.
6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment Lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice


to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.

7. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.

8. *NOTICE:* If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, FL 33134-5717, [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com), tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m. Failure to request an administrative hearing within twenty (20) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 16<sup>th</sup> day of January, 2019.

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Secretary to the Board

#### Notice of Deadline to Appeal

PURSUANT TO SECTION 105-95(6) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY (30) DAYS OF THE FILING OF THIS ORDER.

1450 BARACOA AVENUE  
MARCH 11, 2019



The City of Coral Gables

Development Services Department  
City Hall, 400 Biscayne Way  
Coral Gables, Florida 33134

March 11, 2019

Stanford Peter Birkholz, Jr.  
Stanford P Birkholz, Inc.  
1450 Baracoa Avenue  
Coral Gables, Florida 33146-1908

Re: 1450 Baracoa Avenue  
Permit No.: 01-7119-007-3290  
Case #18-7217  
Notice of Non-Compliance with Board Order

Dear Mr. Wirtholz:

At the January 14, 2019 Construction Regulation Board ("Board") Hearing, the Board:

- a) The Owner must provide an engineer's report within seven (7) days of the date of the Hearing (i.e. by January 21, 2019), certifying that it is safe for all occupants to remain in the home from the date of the hearing and throughout the construction process. If the report is not submitted and approved by the Building Official by January 21, 2019, all occupants must vacate the premises within ten (10) days thereafter (i.e. by January 31, 2019). Power to the structure will be disconnected on February 1, 2019 and only reconnected for the purpose of construction and/or until compliance.
- b) The Owner must apply for all necessary permits to correct all structural violations and all other applicable deficiencies or to demolish the structure within thirty (30) days of this Order ("Permits"). The owner must complete all work and pass final inspection of the Permits within five (5) months of the date of this Order. If the Owner fails to timely apply for the Permits, the owner shall pay a fine of \$250 for each day the violation continues and until the property passes final inspection on the Permits.

As of this date, there have not been any permit submissions to remedy the structural deficiencies at the Referenced site. Additionally, the \$250 daily fine commenced January 18, 2019 due to non-compliance with the Board's Order.

Please advise this office no later than Friday, March 15, 2019, as to your plans to remedy the violation.

03/11/2019 07:40

1450

**UNSAFE BUILDING**

THIS BUILDING OR STRUCTURE IS, IN THE  
OPINION OF THE BUILDING OFFICIAL, UNSAFE,  
AS DEFINED IN SECTION 105-89 OF THE CITY  
CODE OF CORAL GABLES. THIS BUILDING  
SHALL BE VACATED-SHALL NOT BE OCCUPIED.  
ACTION SHALL BE TAKEN BY THE OWNER  
AS PRESCRIBED BY WRITTEN NOTICE. THIS  
NOTICE SHALL NOT BE REPEATED EXCEPT BY  
THE BUILDING OFFICIAL.

1-12-15  
CITY OF CORAL GABLES  
1545 BETHUNE BLVD

NO ENTRY INTO  
OR ON THE PREMISES  
UNTIL THE BUILDING  
OFFICIAL HAS BEEN  
NOTIFIED BY THE  
OWNER.

Document with illegible text, possibly a permit or inspection report.

Document with illegible text, possibly a permit or inspection report.

03/11/2019 07:40

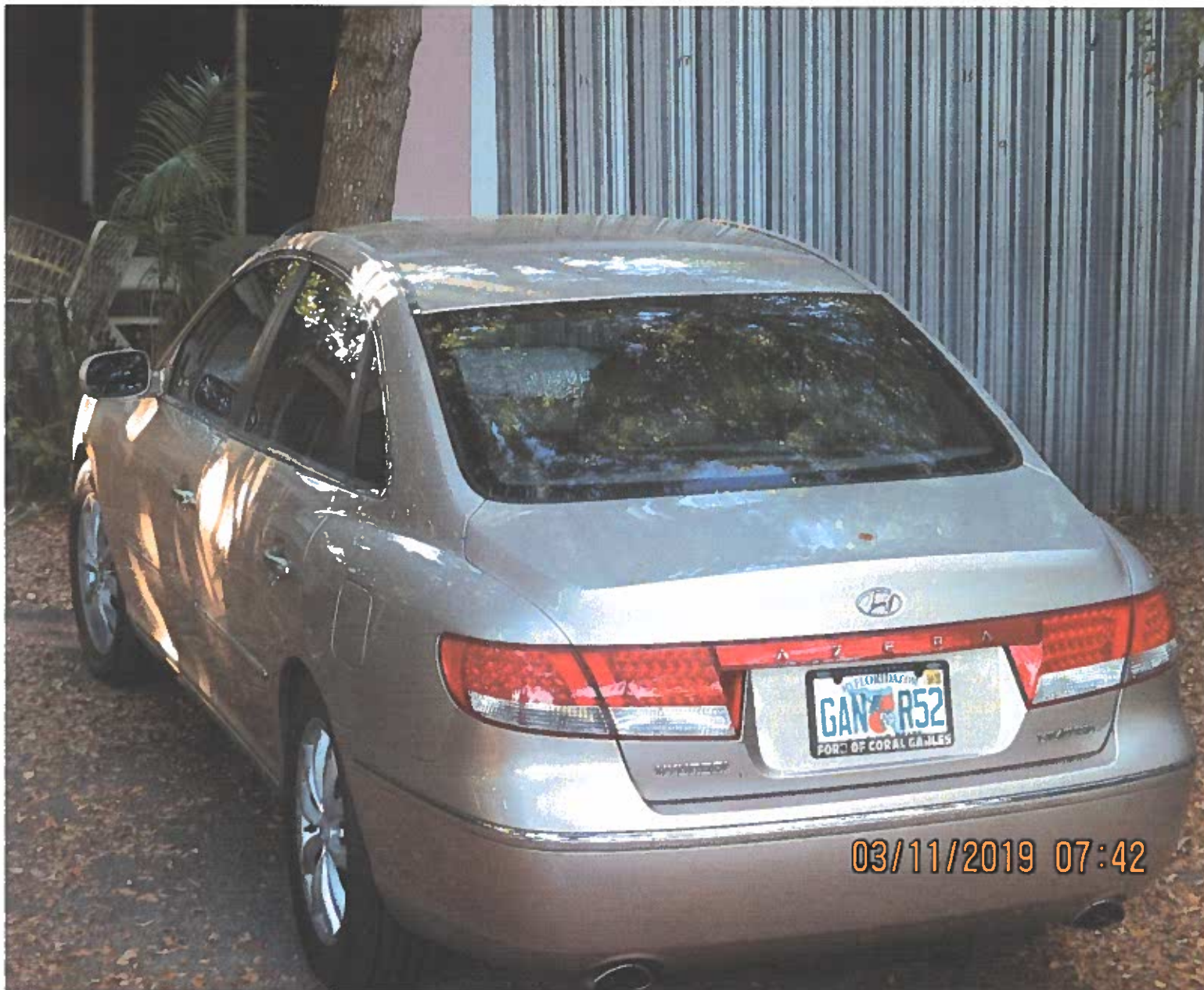








03/11/2019 07:42





CFA

New Jersey

birnholz@hotmail.com

phone

(305) 661-9391

**STANDFORD P. BIRNHOLZ**  
ATTORNEY AT LAW  
1450 BARACOA AVE.  
CORAL GABLES, FLORIDA 33146-1908

3/15/19

Manuel Lopez  
Building Official, City of Coral Gables, Et. al.  
C/o Miriam Ramos, City Attorney  
Coral Gables, FL 33134

EMAILED TO: [mramos@coralgables.com](mailto:mramos@coralgables.com)

Re: Standford Birnholz, 1450 Baracoa Avenue, Coral Gables, FL 33146. Case #18-7217

Dear Mr. Lopez:

In response to the 3/11/19 notice of non-compliance with board order directed to me and signed by you, my plans to remedy the hurricane Irma damage to my residence have been in place since 1/11/19, when I executed the documents furnished me by rebuild florida.org. I agreed in writing that rebuild Florida.org will, in fact, rebuild, reconstruct and repair my residence and fully comply with the Coral Gables building rules and regulations. The requirements of this program required me to relinquish control of how, when and with who the rebuilding of my residence will be accomplished. I also secured additional Irma disaster loan financing from the Small Business Administration, which I also agreed in writing will be furnished by the SBA directly to rebuild Florida.org. Upon information and belief, and the representations by rebuild Florida.org, these borrowed funds will be supplemented by additional funding which will come directly from rebuild Florida.org in order to complete any required work on my residence. I agreed in writing to abide by the rules of this joint government program and that rebuild Florida.org will hire a local contractor who will comply with the permitting and construction process in Coral Gables. This process, which is funded by the federal government and administered by an agency of the state of Florida in Tallahassee, required me to relinquish any say as to how and when my job will be completed or even when it will commence. In addition, this process requires that all permitting will be done by them.

As you are aware, from my written appeals of the Board's order, and included by reference, none of the contractors suggested by the City or found by me were willing to undertake my job. Most were too busy with other jobs. Rebuild Florida.org was the only organization that was willing to accomplish this task in total. Therefore, I have no alternative.

Manuel Lopez, building official, Et al.  
C/o Miriam Ramos, City Attorney,  
3/15/19

You may wish to contact rebuild Florida.org directly for more information. Their phone number is 844 833 1010. My application number is 21931. Immediately after I was notified by the City that I was to become homeless due to the City of Coral Gables order to vacate my residence of 61 years, I wrote to the rebuild Florida organization. (EXHIBIT 1). I am still awaiting their reply. To help you better understand my contractual obligations and benefits and the applicable law I attached three pages from the rebuild Florida.org's website entitled "Rebuild Florida housing repair and replacement program frequently asked questions".

Thank you for your patience in this matter.

Yours very truly,

  
Stanford Birnholz

## Standford Birnholz major problems with city re rebuilding my residence damaged by hurricane Irma

stan birnholz

Wed 1/16/2019 5:57 PM

To: ken.lawson@deo.myflorida.com <ken.lawson@deo.myflorida.com>

 2 attachments (2 MB)

(EXHIBIT #1) Seven day order to vacate premises @ 1450 Baracoa Ave.pdf, (EXHIBIT #2) APPEAL TO CONSTRUCTION REGULATION BOARD, CORAL GABLES.pdf,

My city is in the process of essentially confiscating my hurricane disaster recovery funds from SBA and the Rebuild Florida program by the attached order to vacate the premises in five days (1/21/19) and correct all applicable deficiencies or to demolish my residence within the next 28 days, or I have to secure necessary permits and cure all deficiencies and pass final inspections on the permits within 5 months. When I can not accomplish these directives the City intends to or will currently fine me \$250 a day plus other amounts. (Exhibit #1) Please read my (Exhibit #2) which constitutes my denied appeal to the City and a summary of some of my attempts to cure the deficiencies in my residence since hurricane Irma. I found it impossible to find a contractor to do my repairs. Please advise if rebuild Florida can help me in this time sensitive matter. Stan Birnholz.



# Rebuild Florida Housing Repair and Replacement Program Frequently Asked Questions

## General Housing Repair and Replacement Program

**Q. What is the Rebuild Florida Housing Repair and Replacement Program?**

- A.** Rebuild Florida is a program of the Florida Department of Economic Opportunity (DEO), created to help Florida recover from the devastating impacts of Hurricane Irma. The first phase of Rebuild Florida is the Housing Repair Program, which will assist families to rebuild their homes that were damaged or destroyed by Hurricane Irma. Rebuild Florida is a partnership of DEO and the U.S. Department of Housing and Urban Development (HUD), which approved funding to local communities for Florida's long-term recovery efforts after the 2017 hurricane season. Rebuild Florida Housing Repair funds will help eligible homeowners impacted by Hurricane Irma and individuals and families from Puerto Rico and the Virgin Islands displaced by Hurricane Maria. Rebuild Florida will repair and rebuild damaged homes across the hardest-hit communities of our state, with priority funding for those low-income residents who are most vulnerable, including the elderly, those with disabilities and families with children under the age of 18.

**Q. Is the Housing Repair and Replacement Program funded by federal monies received by the state of Florida for Hurricane Irma recovery?**

- A.** Yes, the state of Florida has received \$616 million through the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Disaster Recovery (CDBG-DR) program. The Florida Department of Economic Opportunity (DEO) administers the funding. Florida has allocated \$273 million for the first phase of the Housing Repair and Replacement Program.

**Q. Why is the Rebuild Florida Housing Repair and Replacement Program beginning a year after Hurricane Irma?**

- A.** Rebuild Florida is funded through the U.S. Department of Housing and Urban Development's Community Development Block Grant-Disaster Recovery (CDBG-DR) program, which focuses on long-term recovery after all other assistance has been exhausted, including private insurance and other forms of federal assistance, for example assistance through FEMA and through the U.S. Small Business Administration. HUD released guidance in the Federal Register in February of 2018 for Hurricane Irma. Once this guidance was released, DEO was required to

create an action plan that included data analysis on the remaining unmet housing, business and infrastructure needs in Florida. In June 2018, HUD approved the state of Florida's Action Plan for Disaster Recovery. In August 2018, HUD executed the grant agreement with Florida, which allowed DEO to begin implementing the proposed plans for Rebuild Florida.

**Q. What is the process to receive funding?**

- A.** There is a two-step process for interested homeowners. The first step is **Registration**, where homeowners will register for the program through the Rebuild Florida website, customer hotline or in person at a Rebuild Florida center or outreach event. This process gathers basic information about the homeowner and the damaged property.

The second step in the process is **Application**, where homeowners who have already completed registration will be invited to submit a full application. This will happen once the Rebuild Florida program has verified basic information at registration. Homeowners will be invited to apply based on the priorities established in the State of Florida Action Plan for Disaster Recovery. This includes low-income individuals and families in most-impacted counties, with priority funding for families with children under the age of 18, those who are over age 62, or individuals with disabilities.

**Q. When will funding be available? Will I receive funding directly from the Rebuild Florida Housing Repair and Replacement Program?**

- A.** Homeowners will not receive funds directly. Rebuild Florida will manage and complete the construction process for the repair or reconstruction of damaged homes on behalf of eligible homeowners. The Rebuild Florida team will include qualified contractors assigned to repair, reconstruct or replace damaged properties. Eligible homeowners will not select their own contractors and will not contract directly with the construction contractor. Eligible homeowners will be required to enter into an agreement with the state setting forth the terms and conditions of the program and a contract for construction services. Repairs will begin when homeowners complete the entire process and sign the contract agreement.

**Q. What services will the Rebuild Florida Housing Repair and Replacement Program provide?**

- A.** Coordinate repairs to reconstruct or replace housing units.  
Completion of work to homes that have been partially repaired.  
Repair or replacement of mobile homes.

**Q. What can the Rebuild Florida Housing Repair Program provide to homeowners with extensive damage to their home or property?**

- A.** Rebuild Florida will conduct a damage assessment of the property to determine if it is more reasonable to repair or replace the home.

Q. What can the Rebuild Florida Housing Repair and Replacement Program do for Floridians who live in mobile homes?

- A. Mobile homes may be eligible for rehabilitation under this program. However, to be cost effective, the mobile home to be rehabilitated must be no more than five years old at the time of the assistance and the repair costs necessary to rehabilitate the mobile home must fall within a reasonable cost standard. If the cost is greater than the reasonable cost standard, the Rebuild Florida Housing Repair and Replacement Program may replace the damaged unit. If rehabilitated, the mobile home must meet HUD Housing Quality Standards upon completion.

For the purposes of the Rebuild Florida Housing Repair and Replacement Program, a mobile home is defined as a portable residence.

Q. Can I be reimbursed for work I've already completed to my home or property?

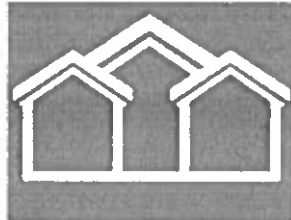
- A. The Rebuild Florida Housing Repair and Replacement Program cannot use federal funds to reimburse a homeowner for work already completed to their home or property.

### Housing Repair and Replacement Program Eligibility

### Housing Repair and Replacement Program Priorities, Requirements and Documentation

### Housing Repair, Rebuild and Replacement Process

### Housing Repair and Replacement Insurance and Tax



**Housing Repair Program**

**Local Government & Community Partners**

**BEFORE THE CONSTRUCTION REGULATION BOARD**  
**FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,  
Petitioner,

Case No. 18-7217

vs.

STANDFORD PETER BIRNHOLZ TR  
STANDFORD P. BIRNHOLZ (BEN)  
1450 Baracoa Avenue  
Coral Gables, FL 33146-1908

Return receipt number:

7018 2290 0001 6693 7700

Respondent.

**NOTICE OF NON-COMPLIANCE AND INTENT TO LIEN**

Date: March 21, 2019

Re: 1450 Baracoa Avenue, Coral Gables, FL 33146-1908, legally described as: Lot 6 and West 35 feet of Lot 7, Block 79, of CORAL GABLES RIVIERA SECTION, PART 5, according to the Plat thereof, as recorded in Plat Book 20, at Page 38, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4119-007-3290 ("Property").

On January 16, 2019, the City's Construction Regulation Board entered an Order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

**The amount currently due is \$8,350.00, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.**

**You may request an administrative hearing which shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order. You may file a written request for hearing within twenty (20) days of the date of this Notice. Failure to timely request an administrative hearing shall constitute a waiver of your right to the administrative hearing and the City shall record a certified copy of the Order, which shall create a lien on all of your non-exempt real and personal property. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.**

Your immediate attention to this matter is appreciated. If you have questions on this matter contact Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore

Way, 3<sup>rd</sup> Floor, Coral Gables, FL 33134. bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Sincerely,

A handwritten signature in cursive script that reads "Belkys Garcia". The signature is written in black ink and is positioned above a horizontal line.

---

Belkys Garcia  
Secretary to the Board

**BEFORE THE CONSTRUCTION REGULATION BOARD  
FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,  
Petitioner,

Case No. 18-7217

vs.

STANFORD PETER BIRNHOLZ TR  
STANFORD P. BIRNHOLZ (BEN)  
1450 Baracoa Avenue  
Coral Gables, FL 33146-1908

Return receipt number:

7018 2290 0001 6693 7700

Respondent

**NOTICE OF NON-COMPLIANCE AND INTENT TO LIEN**

Date: March 21, 2019

Re: 1450 Baracoa Avenue, Coral Gables, FL 33146-1908, legally described as: Lot 6 and West 35 feet of Lot 7, Block 79, of CORAL GABLES RIVIERA SECTION, PART 5, according to the Plat thereof, as recorded in Plat Book 20, at Page 38, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4119-007-3290 ("Property").

On January 16, 2019, the City's Construction Regulation Board entered an Order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

**The amount currently due is \$8,350.00, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.**

You may request an administrative hearing which shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order. You may file a written request for hearing within twenty (20) days of the date of this Notice. Failure to timely request an administrative hearing shall constitute a waiver of your right to the administrative hearing and the City shall record a certified copy of the Order, which shall create a lien on all of your non-exempt real and personal property. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

Your immediate attention to this matter is appreciated. If you have questions on this matter contact Belky Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore

Way, 3<sup>rd</sup> Floor, Coral Gables, FL 33134. bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Sincerely,



Belkys Garcia  
Secretary to the Board

U.S. Small Business Administration, 2 North 20<sup>th</sup> Street, Suite 320, Birmingham, Alabama 35203-0002

Return Receipt Number:

7018 2290 0001 6693 7717

1450 BARACOA AVENUE  
MARCH 21, 2019

BY THE OWNER  
N NOTICE. TH  
OVED EXCEPT

Enrique Z. Lopez, P.E.  
BUILDING OFFICIAL  
CITY OF CORAL GABLES  
PLANNING DIVISION OF  
DEVELOPMENT SERVICES DEPT.  
1450 BARACOA AVENUE  
CORAL GABLES, FL 33134  
305-460-6235

**OFFICE OF CONSTRUCTION REGULATION BOARD  
FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES  
Permit No. 18-7217

STANFORD P. LEE ARCHITECT, P.A.  
STANFORD P. LEE ARCHITECT  
1450 BARACOA AVENUE  
CORAL GABLES, FL 33134

Response number  
2018 2270 0001 6693 7700

Response

**NOTICE OF NON-COMPLIANCE AND INTENT TO LIEN**

Date: March 21, 2019

Re: 1450 Baracoa Avenue, Coral Gables, FL 33146-1998, legally described as: East and West 75 feet of Lot 7, Block 75, of CORAL GABLES RIVERA SECTION, PART 5, according to the Plat thereof, as recorded in Plat Book 26, at Page 26, of the Public Records of Miami-Dade County, Florida and having file number 03-4118407-1290 ("Property").

On January 16, 2019, the City's Construction Regulation Board issued an Order in this matter imposing a deadline for compliance and prescribing the amount of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, you did not comply with the deadline in the Order to pay the costs. Moreover, you have received this notice but have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

The amount currently due is \$8,100.00, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.

You may request an administrative hearing which shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order. You may file a written request for hearing within twenty (20) days of the date of this notice. Failure to timely request an administrative hearing shall constitute a waiver of your right to the administrative hearing and the City shall record a certified copy of the Order, which shall create a lien on all of your non-exempt real and personal property. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

Your immediate attention to this matter is appreciated. If you have questions or the hearing is pending, contact the City of Coral Gables, Development Services Department, 1450 Baracoa Avenue, Secretary to the Board of City of Coral Gables, Development Services Department, 1450 Baracoa Avenue, Coral Gables, FL 33134.

03/21/2019 08:21



1450

**UNSAFE BUILDING**  
THIS BUILDING OR STRUCTURE IS, IN THE OPINION OF THE BUILDING OFFICIAL UNSAFE AS DEFINED IN SECTION 105-09 OF THE CITY CODE OF CORAL GABLES. THIS BUILDING SHALL BE VACATED. SHALL NOT BE OCCUPIED. ACTION SHALL BE TAKEN BY THE OWNER AS PRESCRIBED BY WRITTEN NOTICE. THIS NOTICE SHALL NOT BE REMOVED EXCEPT BY THE BUILDING OFFICIAL.

1-23-19  
CITY OF CORAL GABLES, FLORIDA  
CITY ENGINEER, ADRIAN...

[Faded document text]

[Faded document text]

03/21/2019 08:22













03/21/2019 08:22



03/21/2019 08:22













## Garcia, Belkys

---

**From:** Suarez, Cristina  
**Sent:** Wednesday, April 10, 2019 8:42 AM  
**To:** Lopez, Manuel; Garcia, Belkys  
**Subject:** Fwd: 1450 Baracoa

Please see below.

**Cristina M. Suárez**

**Deputy City Attorney & City Prosecutor**

City of Coral Gables

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Main Phone: (305) 460-5218

**Direct Dial: (305) 476-7231**

Email: [csuarez@coralgables.com](mailto:csuarez@coralgables.com)

**Public Records:** This e-mail is from the City of Coral Gables – City Attorney’s Office and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this email in error, please notify the sender immediately, delete the e-mail from your computer, and do not copy or disclose it to anyone else. The State of Florida has a broad public records law. Most written communications to or from State and Local Officials regarding State or Local business are public record available to the public upon request.

**Confidentiality:** The information contained in this transmission may be legally privileged and confidential, intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited.

----- Original message -----

From: "Ramos, Miriam" <[mramos@coralgables.com](mailto:mramos@coralgables.com)>

Date: 4/10/19 6:25 AM (GMT-05:00)  
To: "Suarez, Cristina" <csuarez@coralgables.com>  
Subject: Fwd: 1450 Baracoa

Cristina, please see below and advise Belkys and Manny.

Thank you,

Miriam Soler Ramos, B.C.S.  
City Attorney  
City of Coral Gables

Begin forwarded message:

**From:** stan birnholz <birnholz@hotmail.com>  
**Date:** April 9, 2019 at 10:55:46 PM EDT  
**To:** "Ramos, Miriam" <mramos@coralgables.com>  
**Subject:** Re: 1450 Baracoa

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

---

Mrs Ramos, Yes; I wish to appeal the 3/21/19 notice of noncompliance and intent to lien. The Rebuild Florida government entity that has taken over the responsibility from me for this matter as of 1/11/19 advised me today that they will send a letter to your office.

---

**From:** Ramos, Miriam <mramos@coralgables.com>  
**Sent:** Tuesday, April 9, 2019 3:26 PM  
**To:** birnholz@hotmail.com  
**Cc:** Suarez, Cristina  
**Subject:** 1450 Baracoa

Mr. Birnholz, I received your voicemail messages which I interpret to mean that you wish to request an administrative hearing relating to the Notice of Noncompliance and Intent to Lien. If that is the case, please confirm by responding to this email so that we may advise the staff to the Construction Regulation Board.

Sincerely,

*Miriam Soler Ramos, Esq., B.C.S.*  
*City Attorney*  
*Board Certified by the Florida Bar in*  
*City, County, and Local Government Law*  
City of Coral Gables  
405 Biltmore Way, 2<sup>nd</sup> Floor  
Coral Gables, FL 33134

(305) 460-5218  
(305) 460-5084 direct dial



**Public Records:** This e-mail is from the City of Coral Gables – City Attorney’s Office and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this email in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. The State of Florida has a broad public records law. Most written communications to or from State and Local Officials regarding State or Local businesses are public record available to the public upon request.

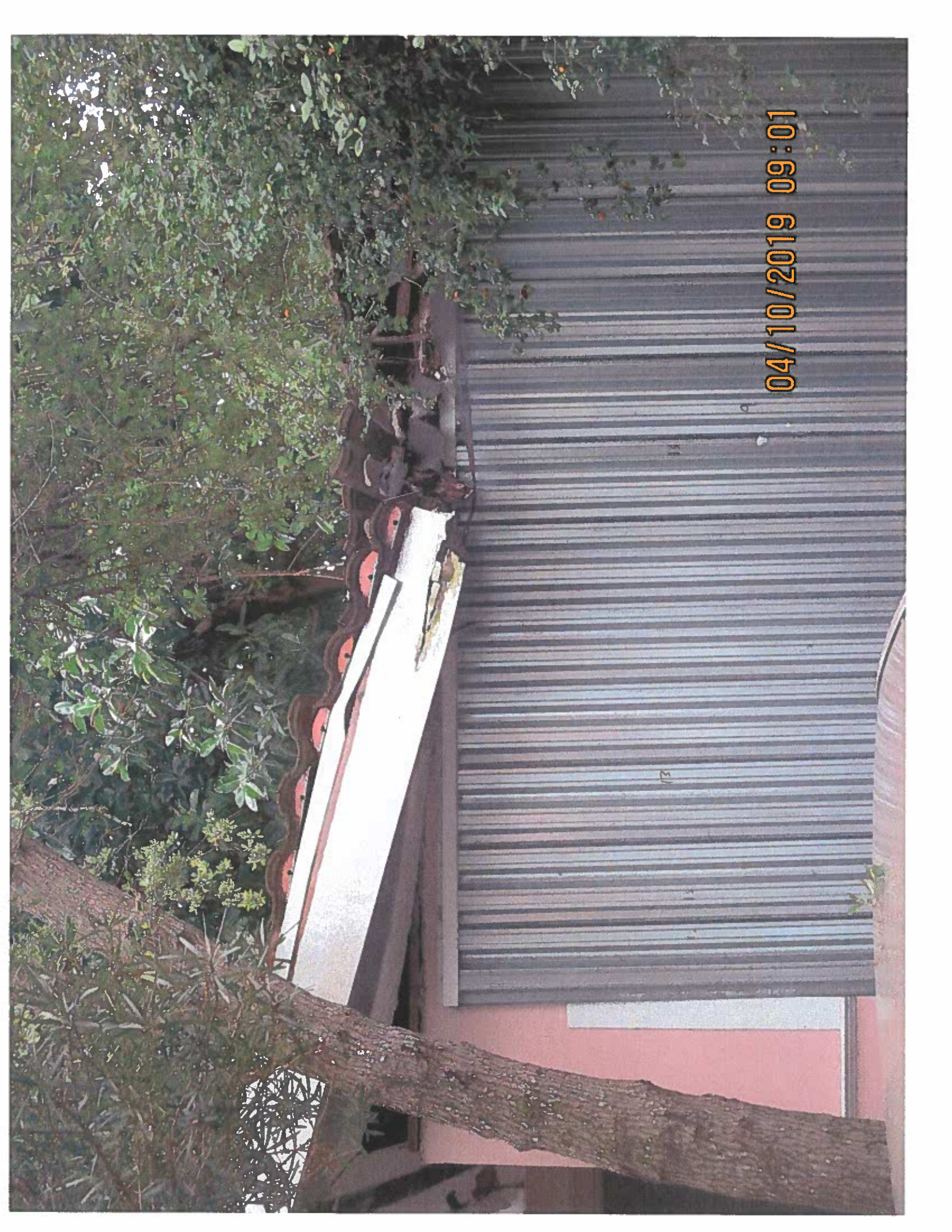
**Confidentiality:** The information contained in this transmission may be legally privileged and confidential, intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited.





04/10/2019 09:01

04/10/2019 09:01



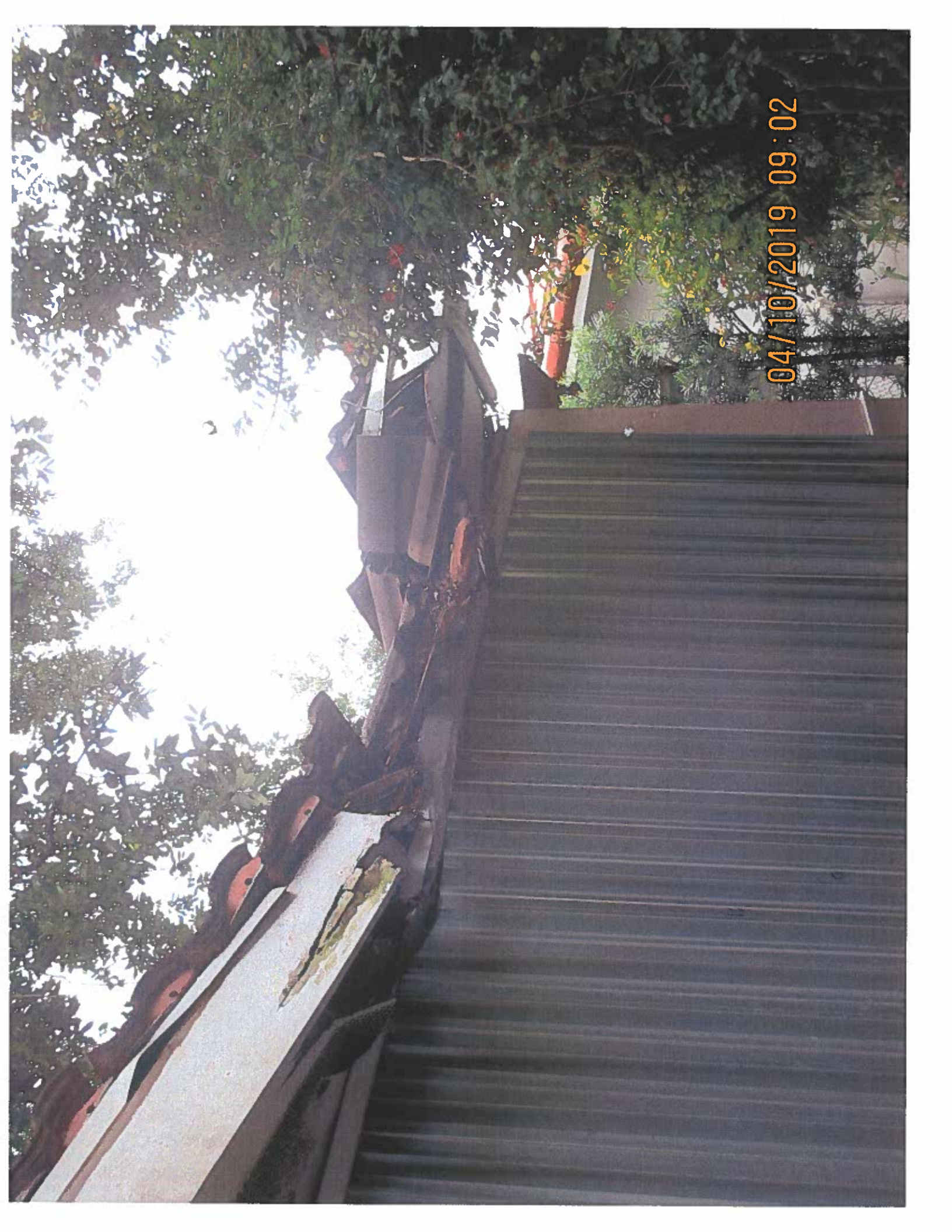


04/10/2019 09:02

1450

04/10/2019 09:02





04/10/2019 09:02

04/10/2019 09:02

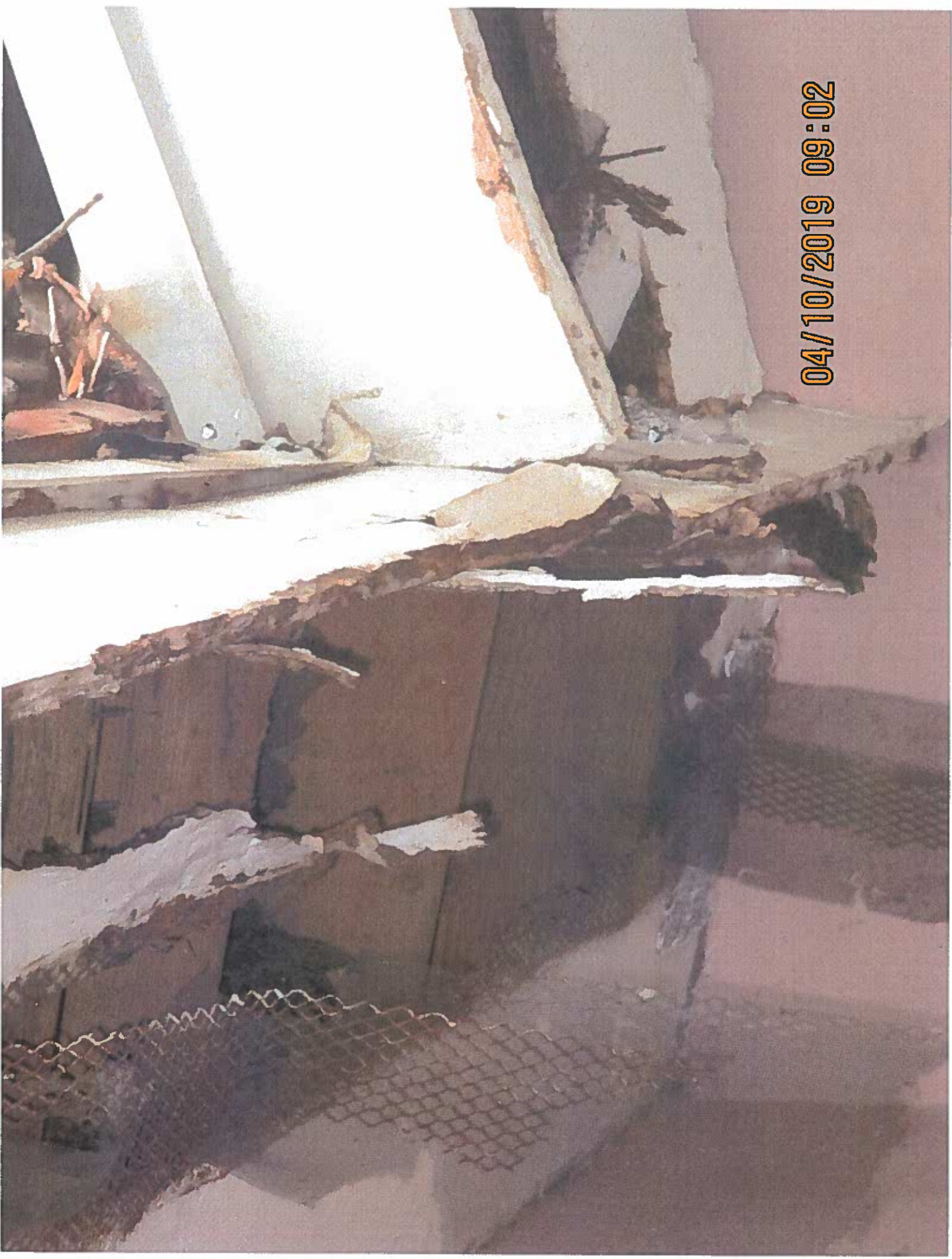




**UNSAFE BUILDING**  
THE BOARD OF PROFESSIONAL ENGINEERS IN THE  
STATE OF CALIFORNIA  
A PUBLIC BODY CREATED BY THE  
CALIFORNIA CONSTITUTION

1450

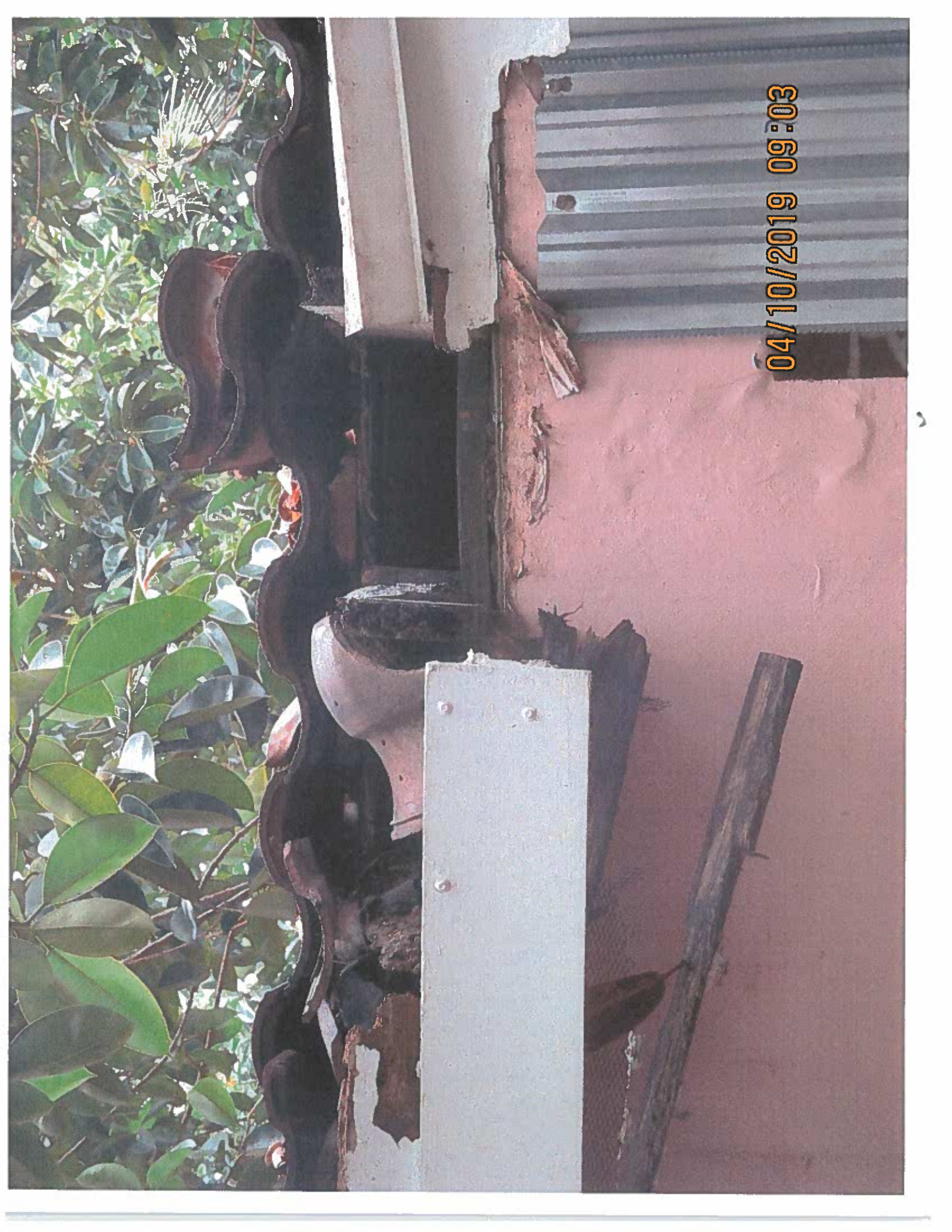
04/10/2019 09:03

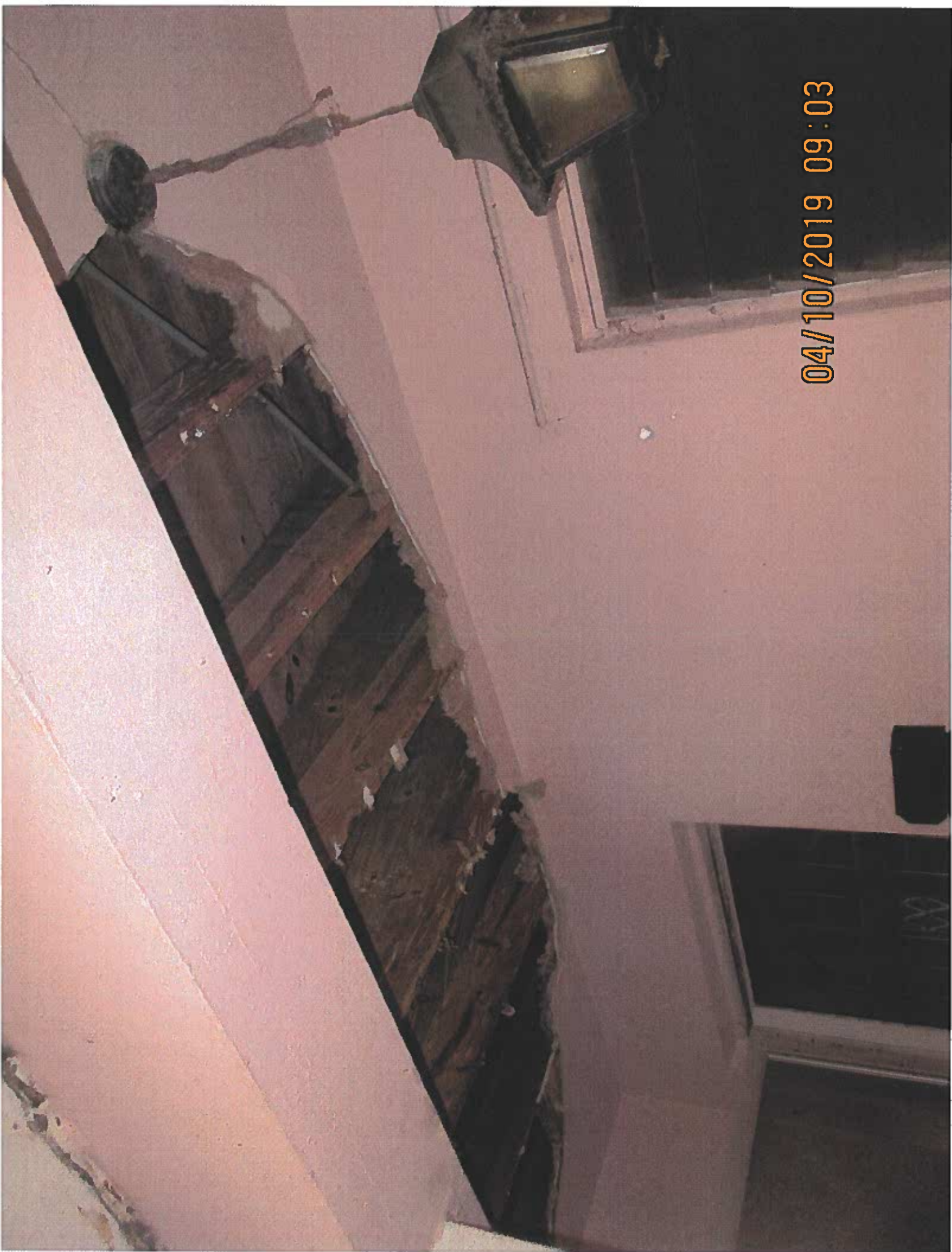


04/10/2019 09:02



04/10/2019 09:03





04/10/2019 09:03



04/10/2019 09:04

1450



04/10/2019 09:07

**Ron DeSantis**  
GOVERNOR



**Ken Lawson**  
EXECUTIVE DIRECTOR

April 19, 2019

City of Coral Gables, Florida  
Attention: Alexander L. Palenzuela  
1200 Brickell Avenue Suite 1440  
Miami, Florida 33131-3205

Dear Alexander L. Palenzuela,

Standford Birnholz, located at 1450 Baracoa Avenue, is a resident of City of Coral Gables, Florida. Standford Birnholz has reached out to the Rebuild Florida program to obtain documentation that he is actively seeking solutions to repair or replace his home within your community.

The Rebuild Florida Housing Repair and Replacement Program is a federally funded program that assists homeowners to repair, rebuild or replace homes that were damaged by Hurricane Irma. If a homeowner is eligible, the program will manage and complete the construction process on behalf of eligible homeowners up to \$150,000.

When an application has been submitted, it is reviewed for eligibility. The eligibility review includes program requirement review, a damage assessment of the property and a federally required environmental review. These processes can each take 30 days or more.

I can confirm that Standford Birnholz has completed his application for assistance and is moving into the eligibility review process. Should Standford Birnholz qualify for assistance, the program will repair, rebuild or replace the damaged home.

Standford Birnholz is actively seeking assistance.

More information about our program is available at [www.rebuildflorida.gov](http://www.rebuildflorida.gov).

Sincerely,

Rebuild Florida

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
850.245.7105 | [www.FloridaJobs.org](http://www.FloridaJobs.org)  
[www.twitter.com/FLDEO](http://www.twitter.com/FLDEO) | [www.facebook.com/FLDEO](http://www.facebook.com/FLDEO)

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

**BEFORE THE CONSTRUCTION REGULATION BOARD**  
**FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,  
Petitioner,

Case No. 18-7217

vs.

STANDFORD PETER BIRNHOLZ TR  
STANDFORD P. BIRNHOLZ (BEN)  
1450 Baracoa Avenue  
Coral Gables, FL 33146-1908

Return receipt number:

7018 2290 0001 6693 7748

Respondent.

**NOTICE OF HEARING ON NOTICE OF NON-COMPLIANCE AND INTENT TO LIEN**

Date: April 25, 2019

Re: 1450 Baracoa Avenue, Coral Gables, FL 33146-1908, legally described as: Lot 6 and West 35 feet of Lot 7, Block 79, of CORAL GABLES RIVIERA SECTION, PART 5, according to the Plat thereof, as recorded in Plat Book 20, at Page 38, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4119-007-3290 ("Property").

**This matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on May 13, 2019, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.**

You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> Floor, Coral Gables, FL 33134, [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com), tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.



Belkys Garcia, Secretary to the Board

c/ U.S. Small Business Administration  
2 North 20<sup>th</sup> Street, Suite 320  
Birmingham, Alabama 35203-4002

Return receipt number:

7018 2290 0001 6693 7731



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 18-7217

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation For Failure To Recertify and Notice of Hearing

I, Jorge Pino, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 1450 Baracoa, ON 4-25-19  
AT 8:00 A.M. Avenue

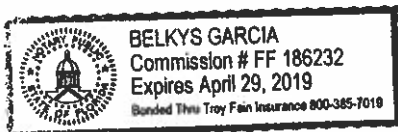
J. Pino  
Employee's Printed Name

[Signature]  
Employee's Signature

STATE OF FLORIDA )  
ss.  
COUNTY OF MIAMI-DADE )

Sworn to (or affirmed) and subscribed before me this 25<sup>th</sup> day of April, in  
the year 2019, by Jorge Pino who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

**IN FIDELITY TO THE CONSTRUCTION REGULATIONS BOARD  
FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES  
Baltimore, MD

Form No. 18-7217

STANDARD BY HERBENHOLOZER  
STANDEBOUT HERENHOLOZER  
1400 Riverside Avenue  
Coral Gables, FL 33146-1908  
Re: permit # \_\_\_\_\_

Phone: (305) 444-6667

7016 2290 0001 6693 7748

**NOTICE OF HEARING ON NOTICE OF NON-COMPLIANCE AND INJUNCTION**

Date: April 23, 2019

Re: 1400 Riverside Avenue, Coral Gables, FL 33146-1908, legally described as Lot 6 and West 25 feet of Lot 2 Block 9 of Coral Gables River Section, Part 5, according to the Plat filed in Public Record #03-11109-2007 (Property).

This matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on May 13, 2019, at 2:00 p.m. The hearing will be strictly limited to determining whether and when you corrected the code violations and pay the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. Any applicable fines shall continue to accrue while the hearing is pending and if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

You have the right to be represented by an attorney and may present and question witnesses and evidence. However, certain rules of evidence shall not apply. Failure to appear at the hearing will result in a default hearing on your behalf. Be sure that you appear at the hearing in person. If you are unable to appear at the hearing, you must provide a power of attorney to the City of Coral Gables. The power of attorney must be made in writing to Betty's Gates, Secretary to the Board, at City of Coral Gables, Commission Room 405 Biltmore Way, 3rd floor, Coral Gables, FL 33134, through e-mail: [betty.gates@coralgables.com](mailto:betty.gates@coralgables.com) or (305) 460-5329. The Department's hours are Monday through Friday, 8:30 a.m. to 5:00 p.m.

Please print your name and address.

*Betty's Gates*  
Betty's Gates, Secretary to the Board

City of Coral Gables  
405 Biltmore Way  
Coral Gables, FL 33134

Phone: (305) 444-6667

7016 2290 0001 6693

04/25/2019 07:52



1450

**UNSAFE BUILDING**  
THIS BUILDING OR STRUCTURE IS, IN THE  
OPINION OF THE BUILDING OFFICIAL, UNSAFE  
AND IN VIOLATION OF SECTION 106-09 OF THE CITY  
CODE OF LOS ANGELES. THIS BUILDING  
SHALL BE VACATED IMMEDIATELY. THE OWNER  
ACTION SHALL BE TAKEN BY THE OWNER  
AS PRESCRIBED BY WRITTEN NOTICE. THIS  
NOTICE SHALL NOT BE REMOVED EXCEPT BY  
THE BUILDING OFFICIAL.

City of Los Angeles  
Department of Building and Safety  
1000 South Main Street, Room 1000  
Los Angeles, CA 90015  
Phone: (213) 475-3333  
Fax: (213) 475-3334  
www.lacounty.gov/buildings

UNSAFE BUILDING

04/25/2019 07:52

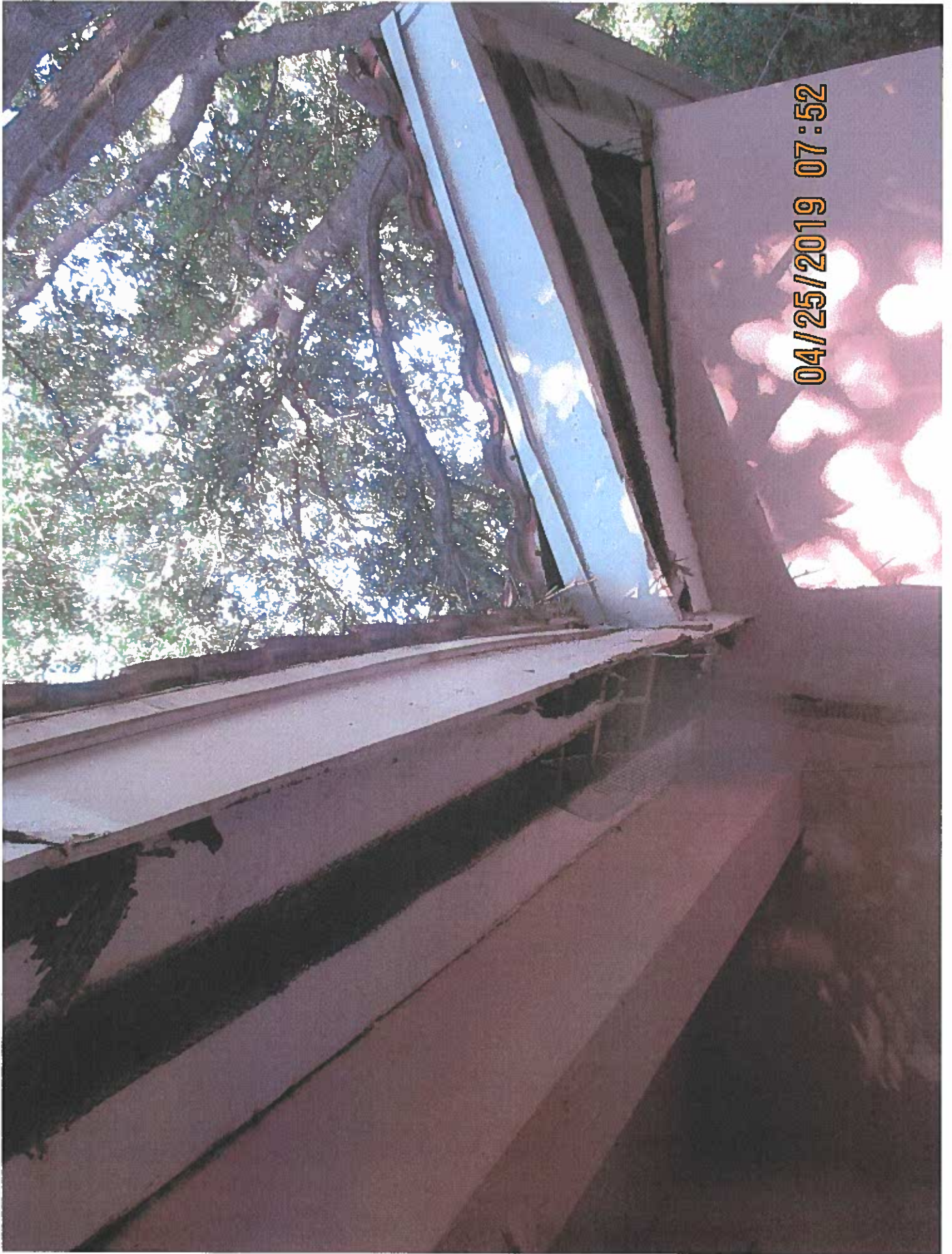


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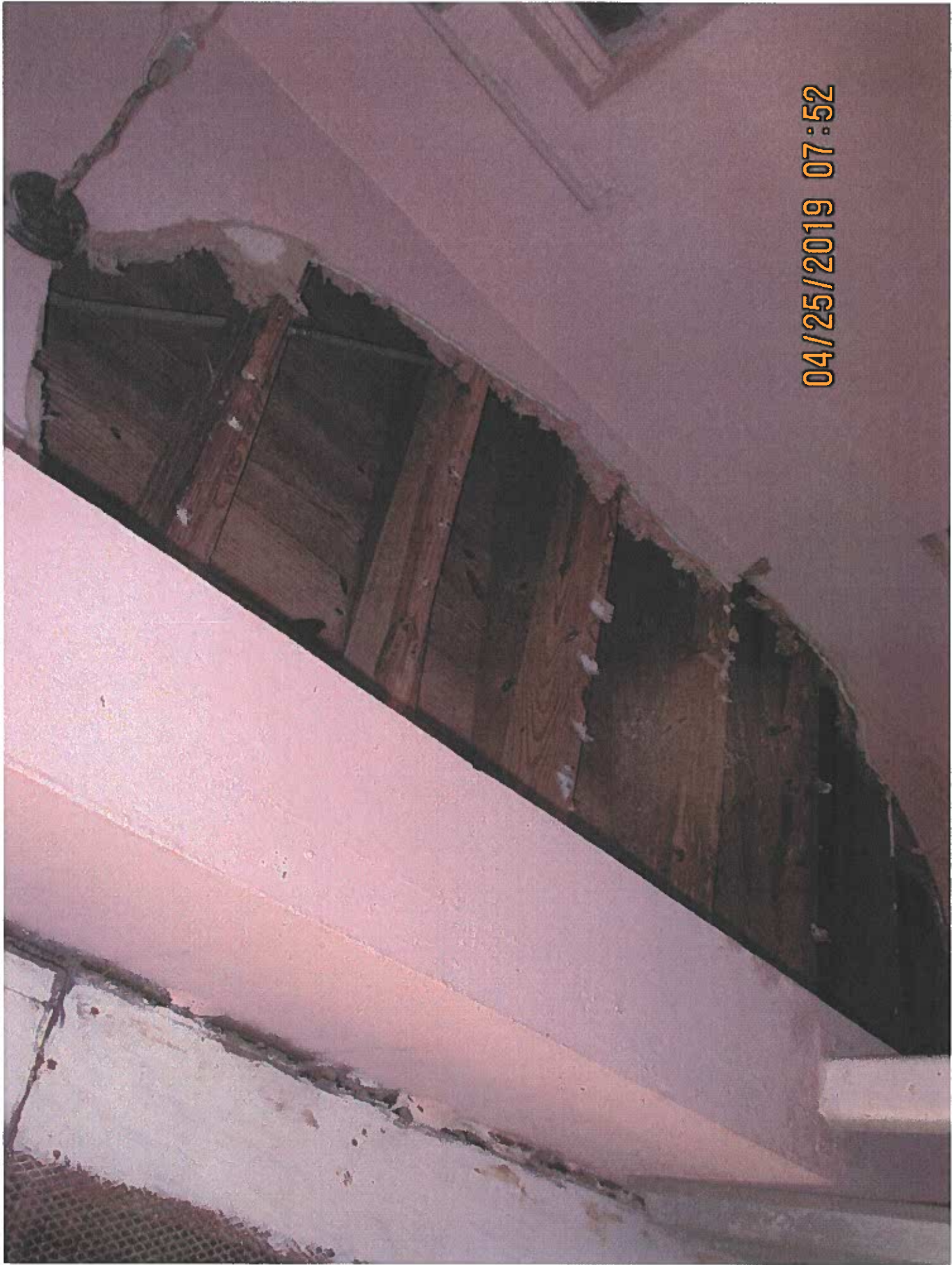
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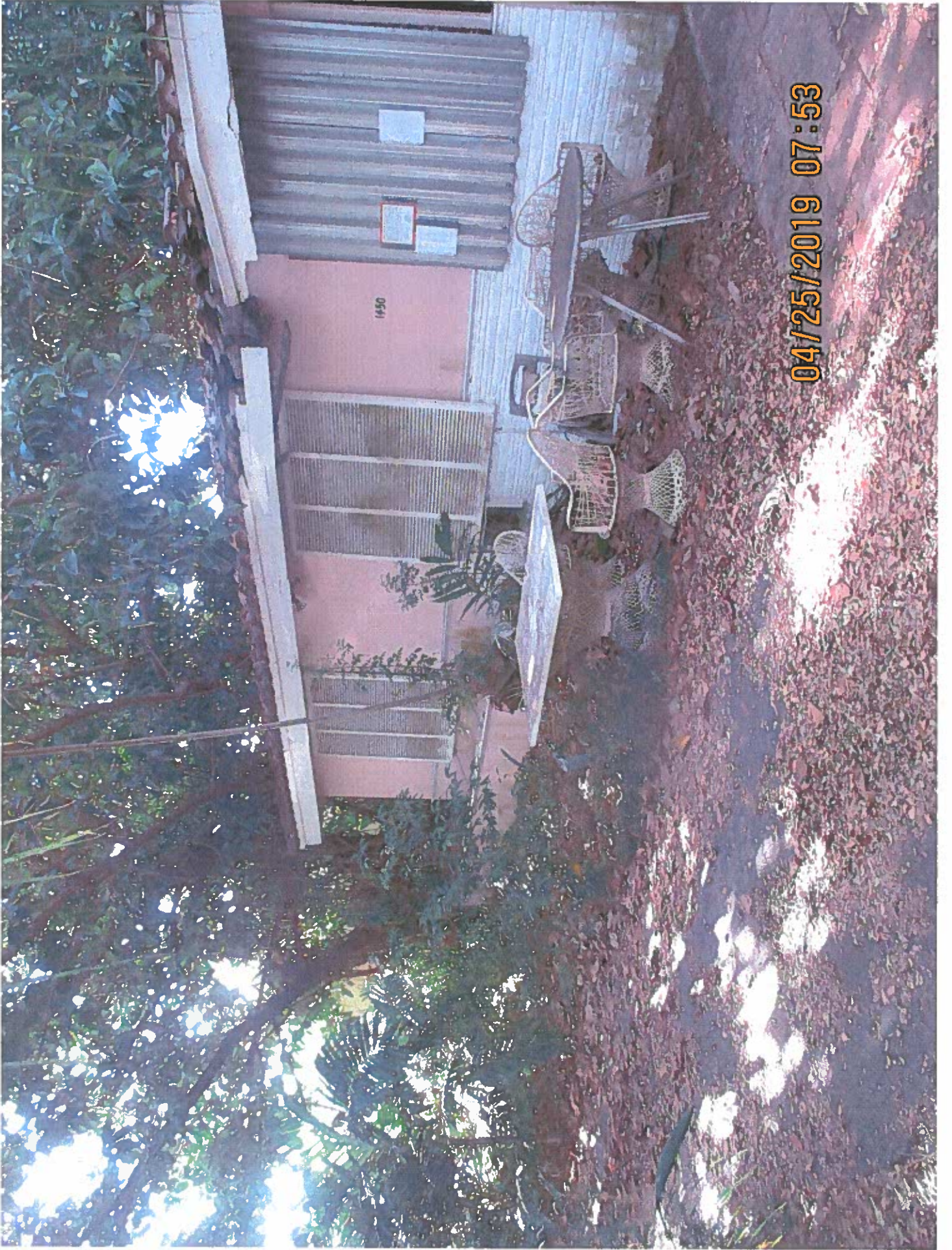


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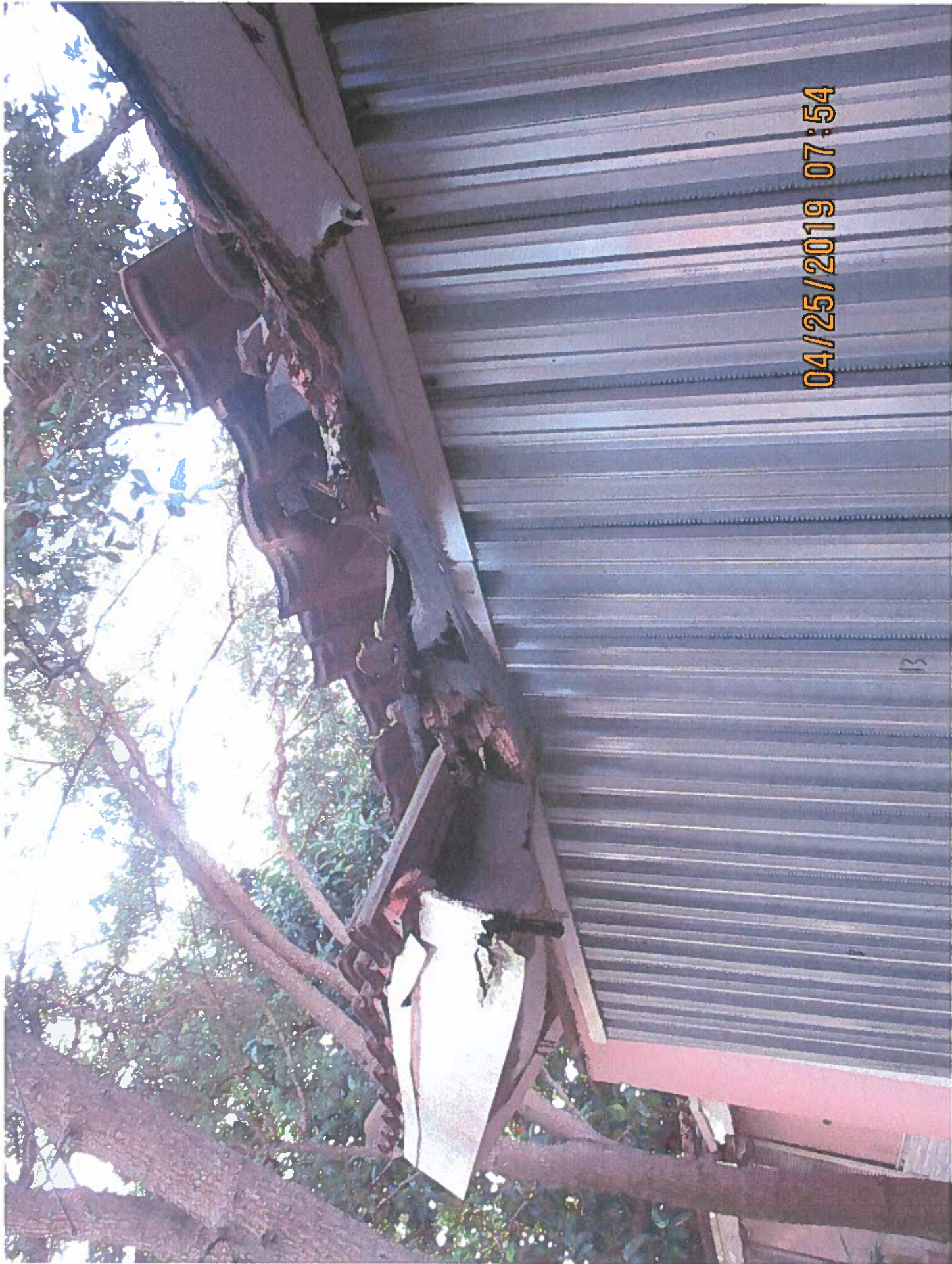
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04/25/2019 07:54

13



04/25/2019 07:54