

Case #: CE-2015-7289  
Master Case #: CC-2015-1185  
Type: CE Case Status: Pending Initiated Date: 12/02/2015  
Disposition: Compliance Date:  
Description: UNSAFE NOV Closed Date:  
Address: 7955 SW 162 ST APN: 3350270030340 Parcel ID: 80078  
PALMETTO BAY, FL 33157

Responsible Party  
Name: RICHARD J &W HOLLIS CARAVETTA Home #:  
Address: 7955 SW 162 ST Work #:  
PALMETTO BAY, FL 33157

Owner \*Owner is Responsible\*  
Name: RICHARD J &W HOLLIS CARAVETTA Home/Cell/Work #:  
Address: 7955 SW 162 ST Alt/Pager/Fax #:  
PALMETTO BAY, FL 33157

Conditions

Type	Number	Template Code	Status	Due Date	Approved
miami	1	8-5 (b)(1)(i)		01/02/2016	No
<u>Description</u> Unsafe Structures					
<u>Text</u> Unsafe Structures; (b)Physical criteria.; (1) A building shall be deemed a fire hazard and/or unsafe when: (i) It is vacant, unguarded and open at doors or windows.					
miami	2	8-5(b)(2)(ii)		01/02/2016	No
<u>Description</u> Unsafe Structures.					
<u>Text</u> Unsafe Structures.; (b) Physical criteria.; (2) A building, or part thereof, shall be presumed to be unsafe if:(ii) There is a deterioration of the structure or structural parts.					
miami	3	8-5(b)(2)(v)		01/02/2016	No
<u>Description</u> Unsafe Structures.					
<u>Text</u> Unsafe Structures.; (b) Physical criteria.; (2) A building, or part thereof, shall be presumed to be unsafe if: (v) The electrical or mechanical installations or systems create a hazardous condition contrary to the standards of the Building Code.					



Actions

Action / Desc	Comp By	Hours Worked	Start Date	Completed / Date & Code
Notice of Violation Comment: -POSTED AND MAILED COPY OF NOTICE OF VIOLATION. -HOUSE CITED AS UNSAFE STRUCTER PER BUILDING OFFICAL. -8-5.(b)(1)(i) TWO OPEN UNSECURED DOORS. -8-5.(b)(2)(ii) OPEN HOLES IN REAR PATIO ROOF AND CRACKS IN SUPPORT BEAM. -8-5.(b)(2)(v) EXPOSED UNSAFE WIRING AT MISSING A/C UNITS. -HOUSE IS CURRENTLY IN A STATE OF ABANDONEDMENT, AND NEGLECT, AND LOCATED NEXT TO A MIDDLE SCHOOL. -R/C 1.04.2016	awhite		12/2/2015 10:01:29AM	Y 12/2/2015 10:01:29AM
Comments Comment: -RECIEVED COMPLAINT ON 12.14.2015 REFERANCE UNSAFE STRUCTURE NOTICE REMOVED, AND EAST GATE LEFT OPEN. ARRIVED ON SITE TOOK PHOTOS, ADVISED BUILDING OFFICIAL, CLOSED AND LOCKED EAST GATE. -12.15.2015 REPOSTED UNSAFE STRUCTURE NOTICE AS PER BUILDING OFFICIAL, PHOTOS TAKEN AFFIDAVIT OF SERVICE PREPARED. -R/C 12.28.2015.	vbencomo		12/15/2015 8:44:25AM	Y 12/15/2015 8:44:25AM
Comments Comment: Certified mail came back unclaimed for warning and NOV.	vbencomo		12/22/2015 1:16:32PM	Y 12/22/2015 1:16:32PM
Follow Up Inspection Comment: -VIOLATION REMAINS. -EAST DOOR OFF GARAGE IS NOW SECURED. -POOL HAS STAGNANT WATER. -ROOF HAS NOT BEEN REPAIRED. -SERVICE ON N/O/V WAS 12.08.2015. -NO PERMITS OR APPLACATIONS FOUND IN SYSTEM TO CORRECT VIOLATION. -R/C 1.30.2015. -GATES ON EAST SIDE OF HOUSE LEFT OPEN.	awhite		1/4/2016 8:44:27AM	Y 1/4/2016 8:44:27AM
Follow Up Inspection Comment: -NO PERMITS FOUND IN SYSTEM TO CORRECT VIOLATION. -SIDE DOOR TO GARAGE IS LOKED BUT IS IN THE SAME CONDITION AS BEFORE. -GATE LEADING TO REAR OF PROPERTY NOW HAS A CHAIN AND LOCK. -POSTED AND MAILED CITATION 1610. -R/C 2.23.2016 FOR COMPLIANCE. CERTIFIED MAIL 70141820000084117644.	awhite		2/10/2016 11:04:39AM	Y 2/10/2016 11:04:39AM
Comments Comment: Certified mail came back unclaimed for citation 1610.	vbencomo		2/23/2016 9:54:47AM	Y 2/23/2016 9:54:47AM
Citation Issued Comment: -VIOLATION REMAINS NO PERMIT FOUND IN SYSTEM TO CORRECT VIOLATION. -NO APPEAL FOUND IN CASE FILE. -R/C 3.08.2016 FOR APPEAL AND COMPLIANCE.	awhite		2/24/2016 10:41:38AM	Y 2/24/2016 10:41:38AM
Citation Issued Comment: -UNSAFE STRUCTURE NOTICE REMOVED. -VIOLATIONS REMAIN. -PREPARE INTENT TO LIEN FOR POSTING AND MAILING. -R/C 3.19.2016	awhite		3/11/2016 12:06:46PM	Y 3/11/2016 12:06:46PM
Notice of Lien	awhite		3/14/2016 8:49:22AM	Y 3/14/2016 11:14:15AM







## Vanessa Bencomo

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**From:** Allen White  
**Sent:** Saturday, October 20, 2018 12:19 PM  
**To:** Vanessa Bencomo  
**Cc:** Wesley Maltby; Idalmy Vidaurre  
**Subject:** 7955 SW 162 Street (Unknow Posting)

- FYI,
- Power on to house.
- House painted.
- No permits found in system.
- See CE.2015.7289
- POSTED AND MAILED COPY OF NOTICE OF VIOLATION.
- HOUSE CITED AS UNSAFE STRUCTER PER BUILDING OFFICAL.
- 8-5.(b)(1)(i) TWO OPEN UNSECURED DOORS.
- 8-5.(b)(2)(ii) OPEN HOLES IN REAR PATIO ROOF AND CRACKS IN SUPPORT BEAM.
- 8-5.(b)(2)(v) EXPOSED UNSAFE WIRING AT MISSING A/C UNITS.
- HOUSE IS CURRENTLY IN A STATE OF ABANDONEDMENT, AND NEGLECT, AND LOCATED NEXT TO A MIDDLE SCHOOL.
- R/C 1.04.2016

## Vanessa Bencomo

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**From:** Allen White  
**Sent:** Monday, May 01, 2017 11:01 AM  
**To:** Wesley Maltby  
**Cc:** Vanessa Bencomo; Robert Shanahan (shazam66@bellsouth.net)  
**Subject:** Complaint (7955 SW 162 Street)  
**Attachments:** 2017-05-01 09.23.39.jpg; 2017-05-01 09.23.47.jpg; 2017-05-01 09.24.05.jpg; 2017-05-01 09.24.58.jpg; 2017-05-01 09.28.43.jpg; 2017-05-01 09.28.46.jpg; 2017-05-01 09.29.36.jpg; 2017-05-01 09.36.37.jpg; 2017-05-01 09.38.34.jpg; 2017-05-01 09.38.57.jpg; 2017-05-01 09.43.37.jpg; 2017-05-01 09.43.41.jpg; 2017-05-01 09.43.43.jpg; 2017-05-01 09.43.48.jpg; 2017-05-01 09.43.52.jpg; 2017-05-01 09.43.55.jpg; 2017-05-01 09.44.02.jpg; 2017-05-01 09.44.05.jpg; 2017-05-01 09.44.17.jpg; 2017-05-01 09.44.22.jpg; 2017-05-01 09.44.41.jpg; 2017-05-01 09.48.19.jpg; 2017-05-01 09.48.29.jpg; 2017-05-01 09.48.37.jpg; 2017-05-01 09.48.44.jpg; 2017-05-01 09.48.50.jpg; 2017-05-01 09.49.00.jpg; 2017-05-01 09.49.03.jpg; 2017-05-01 09.49.05.jpg; 2017-05-01 09.50.16.jpg; 2017-05-01 09.50.30.jpg

-FYI

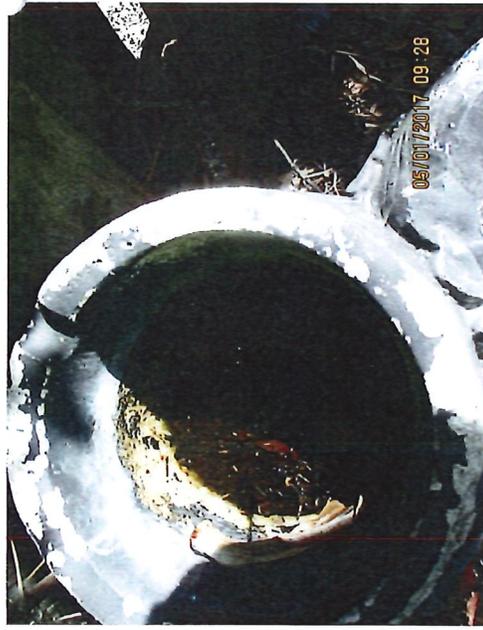
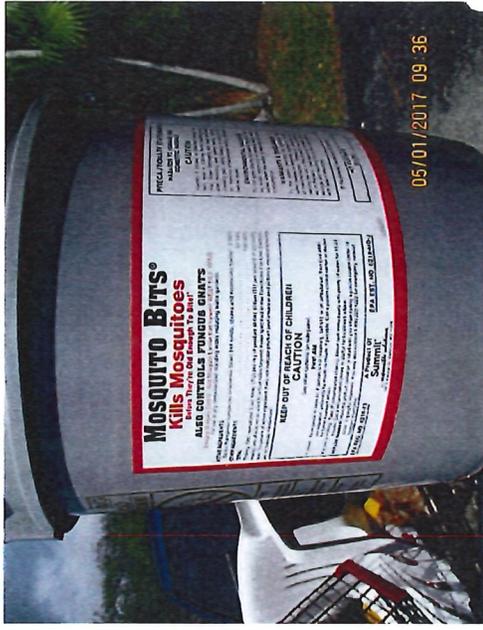
-Allen

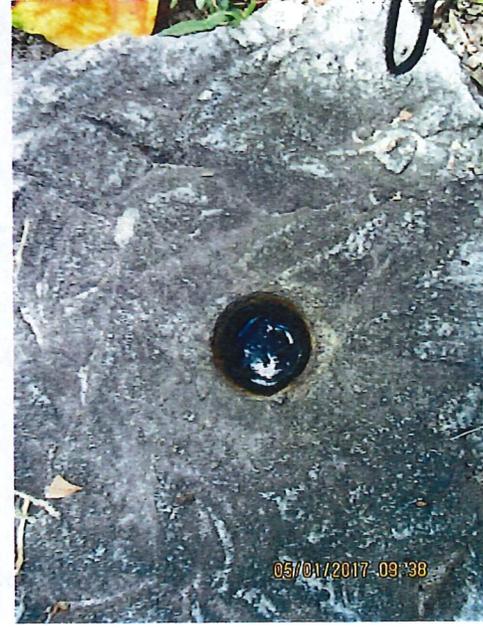
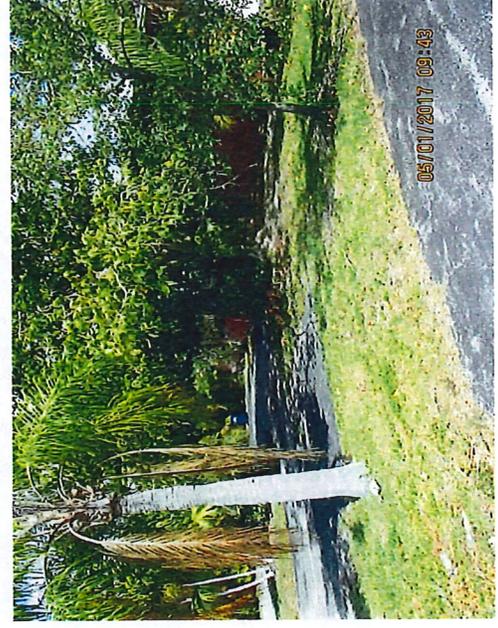
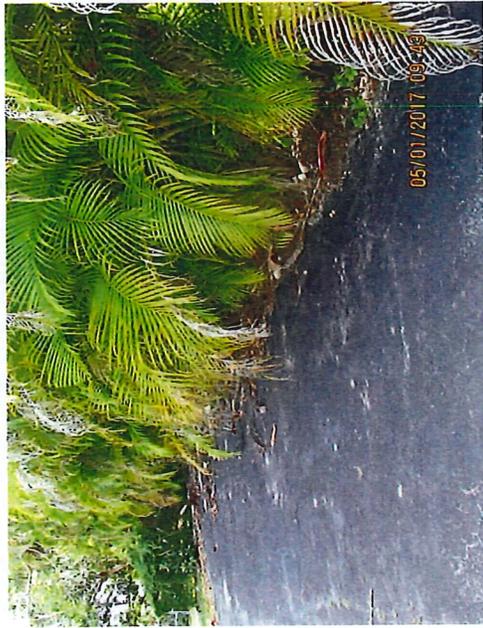
Your message is ready to be sent with the following file or link attachments:

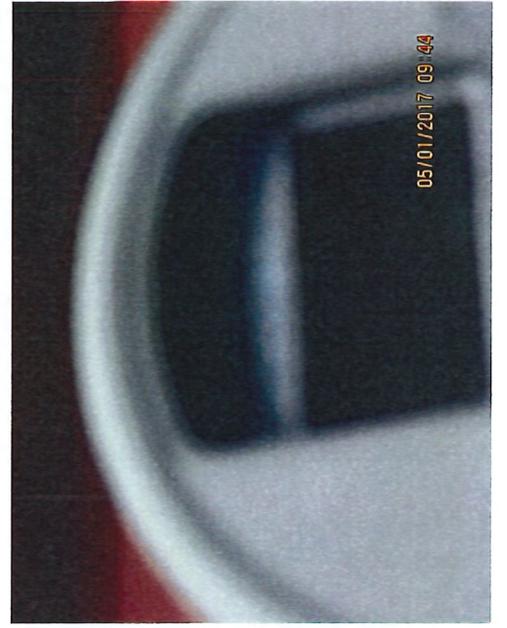
2017-05-01 09.23.39  
2017-05-01 09.23.47  
2017-05-01 09.24.05  
2017-05-01 09.24.58  
2017-05-01 09.28.43  
2017-05-01 09.28.46  
2017-05-01 09.29.36  
2017-05-01 09.36.37  
2017-05-01 09.38.34  
2017-05-01 09.38.57  
2017-05-01 09.43.37  
2017-05-01 09.43.41  
2017-05-01 09.43.43  
2017-05-01 09.43.48  
2017-05-01 09.43.52  
2017-05-01 09.43.55  
2017-05-01 09.44.02  
2017-05-01 09.44.05  
2017-05-01 09.44.17  
2017-05-01 09.44.22  
2017-05-01 09.44.41  
2017-05-01 09.48.19  
2017-05-01 09.48.29  
2017-05-01 09.48.37  
2017-05-01 09.48.44  
2017-05-01 09.48.50  
2017-05-01 09.49.00

2017-05-01 09.49.03  
2017-05-01 09.49.05  
2017-05-01 09.50.16  
2017-05-01 09.50.30

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.









## Vanessa Bencomo

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**From:** Allen White  
**Sent:** Saturday, April 29, 2017 7:50 AM  
**To:** Vanessa Bencomo  
**Cc:** Wesley Maltby  
**Subject:** FW: 7955 SW 162 st

FYI

-----Original Message-----

**From:** Robert Shanahan [<mailto:shazam66@bellsouth.net>]  
**Sent:** Friday, April 28, 2017 10:38 AM  
**To:** Allen White  
**Subject:** 7955 sw 162 st

Hello Allen...

It seems the property listed above is not secure again... found the side door unlocked.

Thanks!

Rob Shanahan

**Vanessa Bencomo**

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**Subject:** FW: 7955 SW 162 St.

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**From:** Wesley Maltby  
**Sent:** Monday, March 27, 2017 4:13 PM  
**To:** Allen White  
**Cc:** Vanessa Bencomo  
**Subject:** FW: 7955 SW 162 St.

We could add the roof disrepair to the case and will be forced to go to the county if they don't respond favorably.

Wesley C. Maltby  
Building Official  
Department of Building and Capital Projects  
Village of Palmetto Bay  
9705 East Hibiscus Street  
Palmetto Bay, FL 33157  
Office :305-259-1250  
Fax: 866-927-5576

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**From:** Wesley Maltby [<mailto:maltbyw@bellsouth.net>]  
**Sent:** Monday, March 27, 2017 3:38 PM  
**To:** Wesley Maltby  
**Subject:** 7955 SW 162 St.



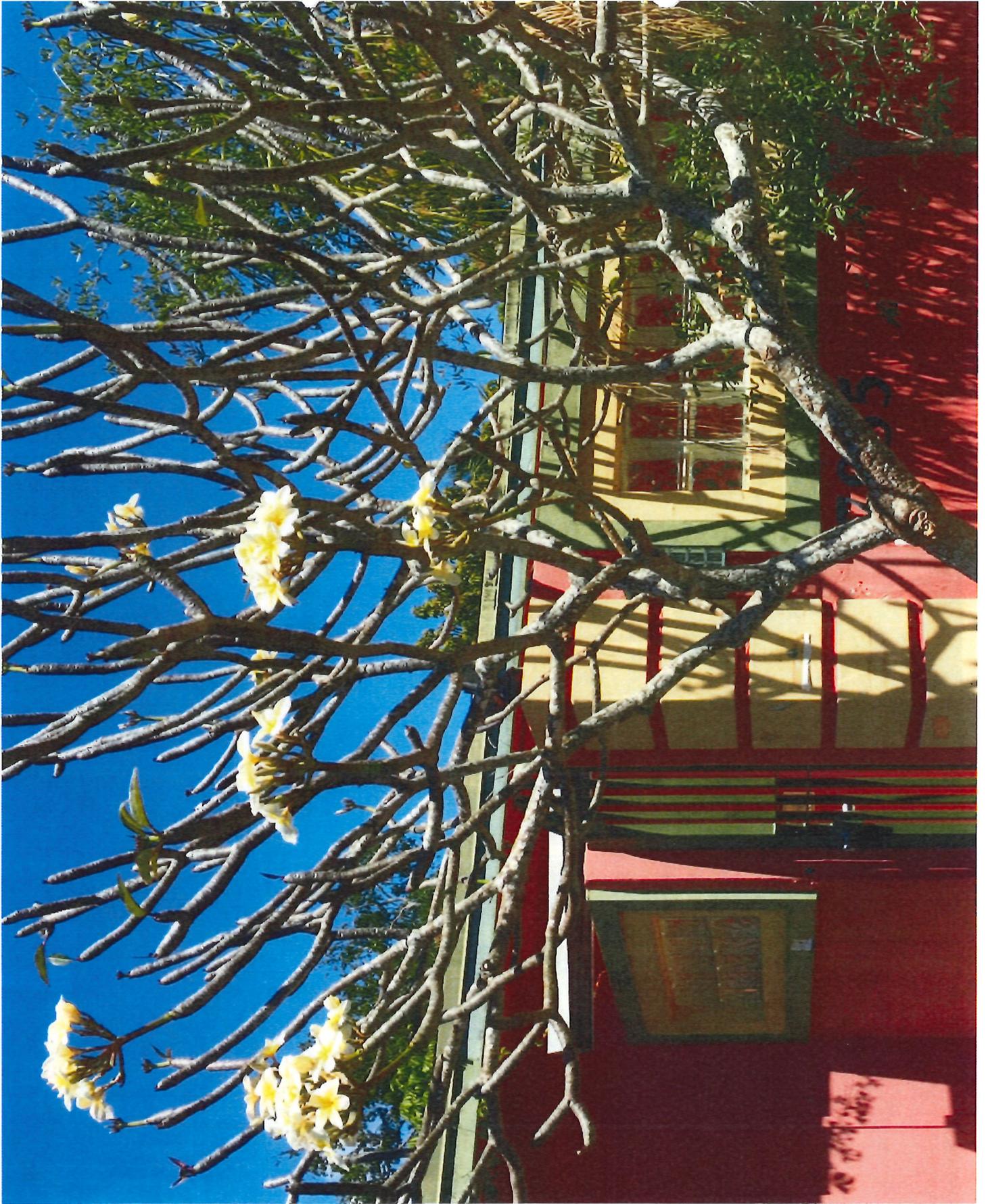












Sent from my iPhone

## Vanessa Bencomo

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**From:** Wesley Maltby  
**Sent:** Monday, March 27, 2017 4:10 PM  
**To:** Allen White  
**Cc:** Vanessa Bencomo  
**Subject:** RE: 7955 SW 162 Street

I went by this afternoon and found the gate leading towards the front door locked. All the other doors on the side and rear were also in good repair and locked. The chain link fence gate on the east side of the house is laying on the ground. The pool is still adequately covered from when our contractor last covered it. The owner/ property manager should repair the gate as a proper pool barrier. I would not want us liable for tragedy if a child was involved with the pool and its present cover. The pool and its standing water is a mosquito danger especially with the Zika Virus. I think we need to pursue the owner/ management company for the pool. It would be best if they could come into compliance through the Village but if they don't then we could take them to the county and the unsafe structures board as a stagnant unmaintained pool is covered under their ordinance also.

I took some current pictures today, 3/27/2017 and will send them in following email.

Wesley C. Maltby  
Building Official  
Department of Building and Capital Projects Village of Palmetto Bay  
9705 East Hibiscus Street  
Palmetto Bay, FL 33157  
Office :305-259-1250  
Fax: 866-927-5576

-----Original Message-----

From: Allen White  
Sent: Saturday, March 25, 2017 7:33 AM  
To: Wesley Maltby  
Subject: FW: 7955 SW 162 Street

-FYI,  
-This is also one of our unsafe structure homes.  
-Allen

-----Original Message-----

From: Beverly Shanahan [<mailto:kywconch@gmail.com>]  
Sent: Wednesday, March 22, 2017 7:20 PM  
To: Allen White  
Subject: 7955 SW 162 Street

Hi Allen,  
We are having issues with kids hanging out at the abandoned house located at 7955 SW 162 street, next door to us. I had to call the police today for 3 girls trespassing in the back yard & the officers told me one of the back doors was unlocked so I imagine that's where the girls were headed before I told them I was calling the police. The side gate has been completely taken down. I tried to call the mortgage company on the front door but was left on hold forever. I need to have a watch order placed on the house.  
Thank you for all your great help in the past with this issue!!!

Sincerely,  
Beverly & Robert Shanahan

Sent from my iPhone



CFN 2016R0536345  
DR BK 30229 Pgs 2788-2789 (2Pgs)  
RECORDED 09/14/2016 11:12:57  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:  
Dexter Lehtinen,  
Office of Village Attorney  
Village of Palmetto Bay  
9705 E Hibiscus Street  
Palmetto Bay, FL 33157

(Space Reserved for Clerk of Court)

**CLAIM OF LIEN – SPECIAL ASSESSMENT PRIORITY**

STATE OF FLORIDA )  
 ) SS  
COUNTY OF MIAMI-DADE )

BEFORE ME, the undersigned authority, personally appeared EDWARD SILVA who, being duly sworn, deposes and says that:

1. He is the Village Manager of the Lienor, the **VILLAGE OF PALMETTO BAY, Florida**, a municipal corporation incorporated under the laws of the State of Florida, address at 9705 E Hibiscus Street, Palmetto Bay, FL 33157.
2. In accordance with the authority granted Lienor by the Florida Statutes and the Municipal Code of the Village, a **Lien with Special Assessment Priority as recognized under section 170.09, Florida Statutes, and as provided under the Village’s Code of Ordinances, section 2-205(i)(2)**, is hereby imposed for failure to comply lawfully imposed fine for the violation described on the true copy of the Notice of Civil Infraction 1610.
3. This Lien, with Special Assessment priority, is imposed in the amount of **\$5,000.00** plus recording fees, which remains unpaid as of this date (3/7/2016), together with an additional fine of \$ **00.00** per day which shall continue to accrue until the violator, HOLLIS CARAVETTA comes into compliance or until a judgment is rendered in a suit to foreclose this Lien with special assessment priority, against the real property known as 7955 SW 162 ST and whose legal description is 27 55 40GARDEN GROVES PB 68-40LOT 18 BLK 2LOT SIZE 120.000 X 130OR 12335-2336 0884 1F/A/U 30-5027-003-0340 FOLIO NO. 3350270030340.
4. The Village of Palmetto Bay does impose and claim Certified Lien with Special Assessment Priority for said services from the first day of 3/7/2016 with interest thereon at a rate of 18% per annum.



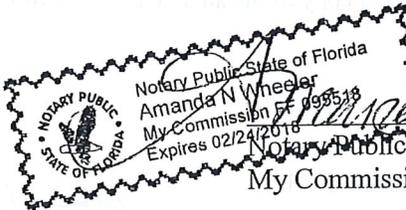
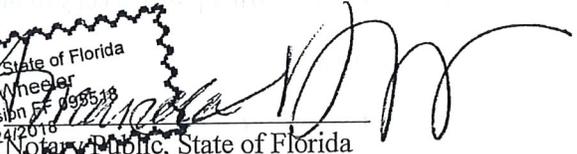
(Space Reserved for Clerk of Court)

- 5. A Notice of Lien with special assessment priority was posted to the record owner **HOLLIS CARAVETTA**, of the aforementioned real property, to-wit: **7955 SW 162 ST, Palmetto Bay, Florida 33157** by posting method, on the **12** day of **March**, 2016.

VILLAGE OF PALMETTO BAY

By   
**Edward Silva C.B.O., R.A.C.F.M**  
**Village Manager**

The foregoing instrument was acknowledged before me this 2 day of August, 2016 by **EDWARD SILVA** who is () personally known to me or () who produced \_\_\_\_\_ as identification.

   
 Notary Public, State of Florida  
 My Commission expires:

  
 Notary Public State of Florida  
 Amanda N Wheeler  
 My Commission FF 095518  
 Expires 02/24/2018

STATE OF FLORIDA, COUNTY OF DADE  
 I HEREBY CERTIFY that this is a true copy of the  
 original filed in this office on SEP 14 2016 day of \_\_\_\_\_, A D 20\_\_\_\_  
 WITNESS my hand and Official Seal:  
**HARVEY RUVIN, CLERK, of Circuit and County Courts**  
 D.C.  
**SHAKIERRA BRAZIL #162588**





**AFFIDAVIT OF SERVICE/POSTING**

VILLAGE OF PALMETTO BAY,  
FLORIDA  
Petitioner,

Case Number: CE-2015-7289

vs.

HOLLIS CARAVETTA

Respondent (s) \_\_\_\_\_ /

BEFORE ME, the undersigned authority, personally appeared Allen White, Code Compliance Inspector for the Village of Palmetto Bay who, after being duly sworn, deposes and says:

1. I am a Code Compliance Inspector for the Village of Palmetto Bay.
2. *March 12, 2016*, I posted a copy of the attached Notice of Lien on the following described property:

*7955 SW 162 Street*

FURTHER AFFIANT SAYETH NOT,

Allen White, Code Compliance Inspector

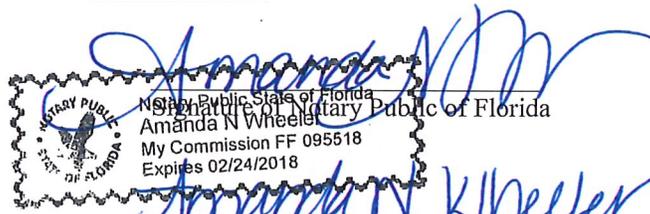
STATE OF FLORIDA )

SS:

COUNTY OF MIAMI DADE )

The foregoing instrument was acknowledged before me this 12 day of March, 2016 by Allen White, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Name of Notary Typed, Printed or Stamped



## POSTING NOTICE

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Date of posting 3/12/2016

Case Number CE-2015-7289

THIS PROPERTY IS IN VIOLATION OF THE CODE OF THE VILLAGE OF PALMETTO BAY. ATTEMPTS TO SERVE THE ATTACHED NOTICE BY CERTIFIED MAIL AND/OR REGULAR MAIL AND/OR HAND DELIVERY WERE MADE PRIOR TO OR CONCURRENTLY WITH POSTING OF THIS NOTICE. ACCORDINGLY, THIS CASE HAS BEEN SCHEDULED TO BE LIENED BY THE VILLAGE OF PALMETTO BAY, SHOULD YOU REQUIRE ANY ADDITIONAL INFORMATION, PLEASE CALL THE VILLAGE OF PALMETTO CODE COMPLIANCE DIVISION.

\_\_\_\_\_  
Code Compliance Inspector

Division of Code Compliance  
9705 E Hibiscus Street  
Palmetto Bay, Florida 33157  
Phone (305) 259-1272  
Fax (786) 338-7432



## NOTICE OF LIEN

March 12, 2016

HOLLIS CARAVETTA  
7955 SW 162 ST  
MIAMI, FL 331573739

**RE: CASE NUMBER: CE-2015-7289**  
**CIVIL INFRACTION: 1610**  
**PROPERTY ADDRESS: 7955 SW 162 ST, Palmetto Bay, FL**  
**FOLIO NO.: 3350270030340**  
**PROPERTY OWNER: HOLLIS CARAVETTA**

Our records indicate that the above referenced Notice of Civil Infraction(s) fine in the amount of \$5,000.00 by Code Enforcement remains unpaid as of this day.

A lien will be recorded with the Miami-Dade County office of the Clerk of Circuit and County Court against your personal and real estate property, if payment is not received by April 3, 2016. In addition, your property must come into compliance before fines can be stopped.

If you have any questions, please feel free to call this office at (305) 259-1272 Monday through Friday between 8:30 A.M. and 5:00 P. M.

Your cooperation will be greatly appreciated.

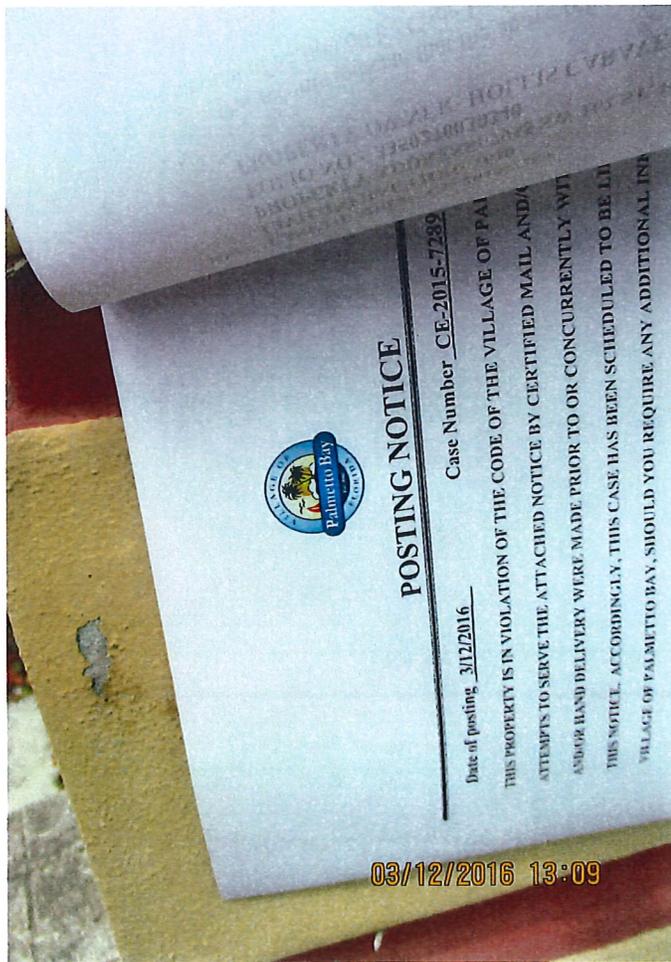
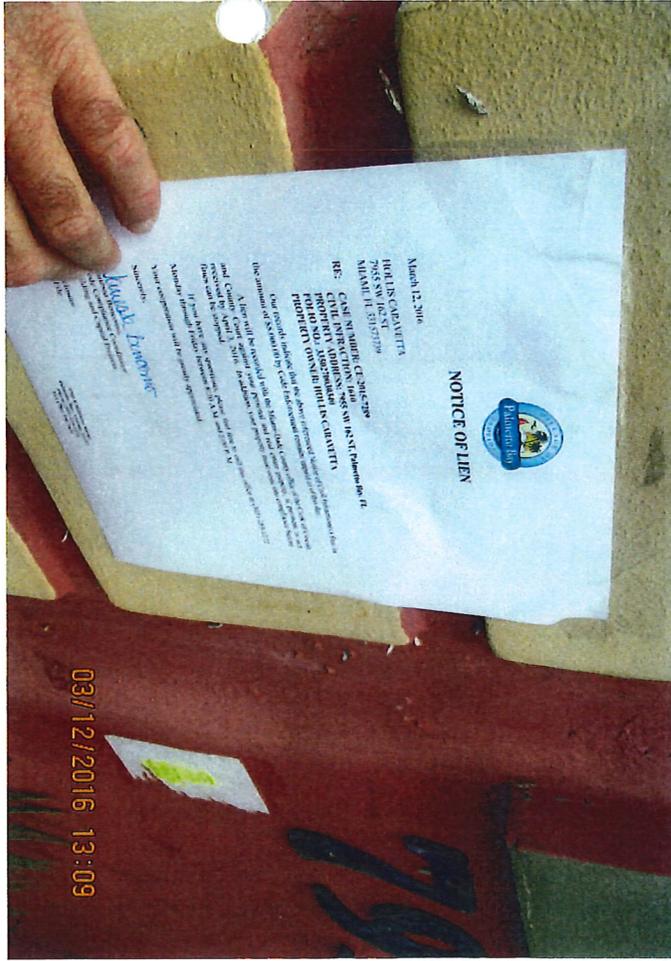
Sincerely,

A handwritten signature in blue ink that reads "Vanessa Bencomo".

Vanessa Bencomo,  
Code Compliance Coordinator  
Building and Capital Projects

Enclosure  
cc: File

9705 E Hibiscus Street  
Palmetto Bay, Florida 33157  
Phone (305) 259-1272  
Fax (786) 338-7432







**VILLAGE OF PALMETTO BAY  
UNIFORM CIVIL VIOLATION NOTICE  
BUILDING CODE COMPLIANCE DIVISION**

DATE ISSUED 08.16	TIME ISSUED 4:00 P	CODE INSPECTOR NAME White
NAME OF VIOLATOR(S) Billis Caravetta		FOLIO # 3250270030140
MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip) 7955 SW 162 St Palmetto Bay, FL 33157		REPEAT VIOLATION <input type="checkbox"/> YES <input type="checkbox"/> NO
THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON 08.02.16 AT 11:00 AM I failed to comply with NFV code 8-5.16(1)(1) OF THE VILLAGE OF PALMETTO BAY CODE TO WIT: 8-5.16(1)(1) 8-5.16(2)(1) 8-5.16(2)(4) NO OF UNSECURED DEGS.		CASE NUMBER CE-2015-7289
DESCRIPTION NO OF UNSECURED DEGS.		
LOCATION OF VIOLATION 7955 SW 162 St. Palmetto Bay, FL 33157		

**YOU SHALL:**

(THE ONE-TIME FINE OF \$ \_\_\_\_\_ ON OR BEFORE \_\_\_\_\_ AND CORRECT THE VIOLATION ON OR BEFORE \_\_\_\_\_

(THE DAILY FINE OF \$ 250.00 ON OR BEFORE 08.02.16 AND CORRECT THE VIOLATION ON OR BEFORE 08.22.2016

(SEE INSTRUCTIONS ON REVERSE SIDE)

IF YOU FAIL TO PAY THE CIVIL FINE WITHIN THE TIME LIMIT SPECIFIED ABOVE OR FILE IN WRITING A REQUEST FOR AN ADMINISTRATIVE HEARING WITHIN 20 DAYS FROM RECEIPT OF THE CIVIL INFRACTION NOTICE. YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AT A HEARING AND SUCH WAIVER SHALL CONSTITUTE AND ADMISSION OF THE VIOLATION.

BY MY KNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS VIOLATION IS NOT AN ADMISSION OF GUILT.

VIOLATOR <u>White</u>	DATE <u>7.08.16</u>	SERVICE PERSONAL <input checked="" type="checkbox"/> MAIL <input type="checkbox"/> POSTING
CODE COMPLIANCE OFFICER'S SIGNATURE	DATE <u>08.16</u>	(CITATION #) No <u>1610</u>

WHITE - VIOLATOR'S COPY / YELLOW - OFFICER / CARD - CASE FILE

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only**

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total P		

Sent To: **HOLLIS CARAVETTA**  
7955 SW 162 ST  
MIAMI, FL 331573739  
CE-2015-7289  
CITATION 1610

PS Form 3800, July 2014 See Reverse for Instructions

7955 SW 162 ST PALMETTO BAY, FL 33157

HOLLIS CARAVETTA  
7955 SW 162 ST  
MIAMI, FL 331573739  
CE-2015-7289  
CITATION 1610

333 SE 1 0002/17/16

BC: 33157560605 \* 2106-02725-11-42

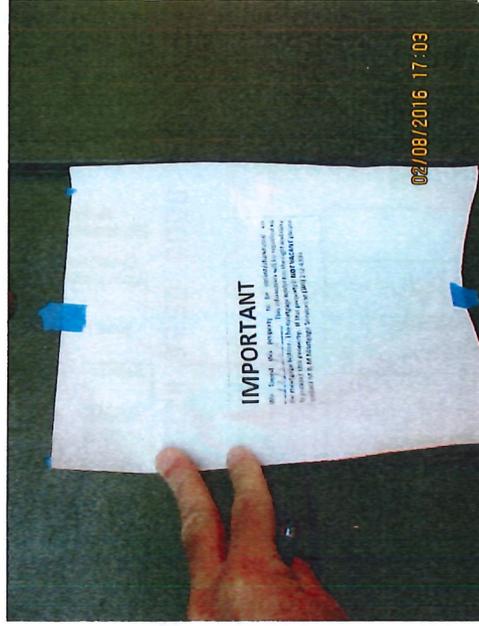
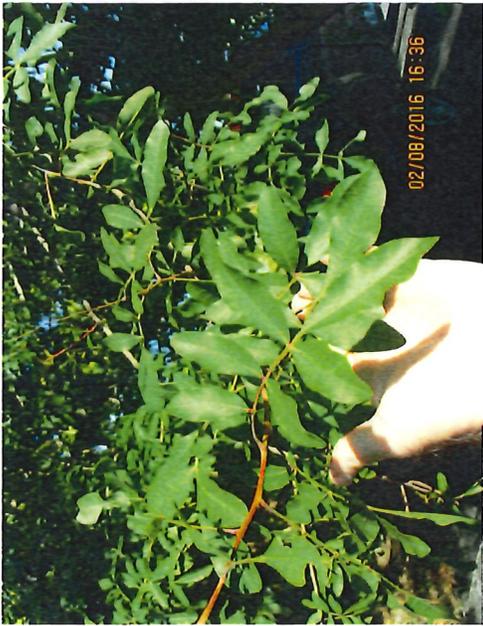
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

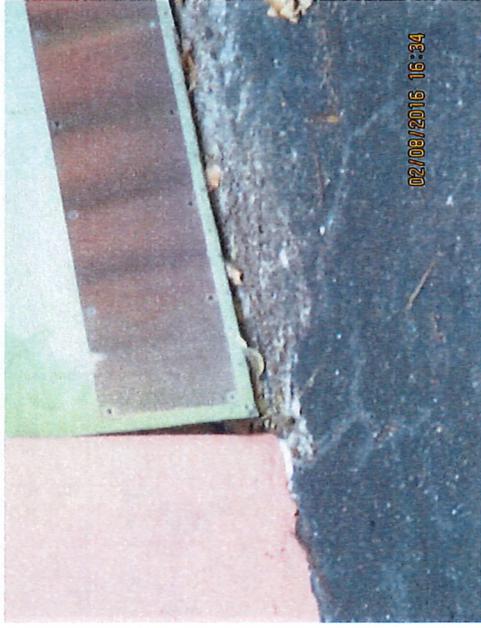
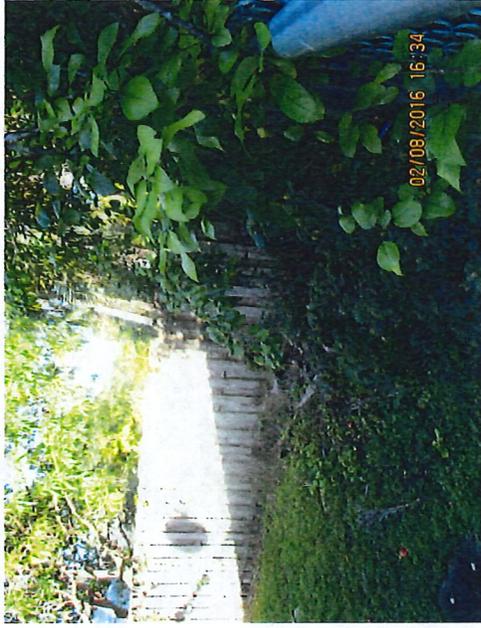
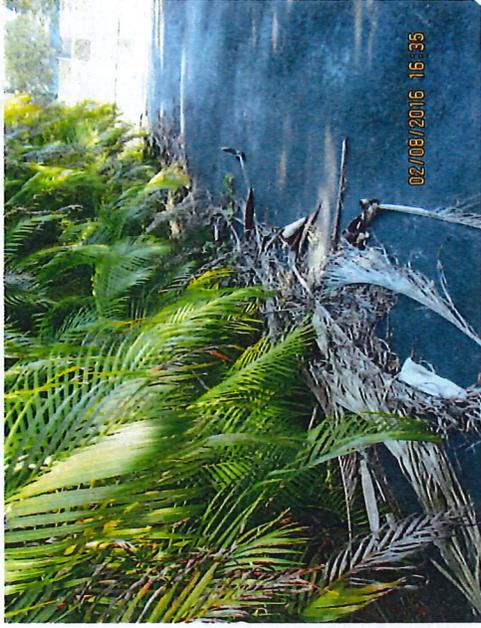
0002/17/16

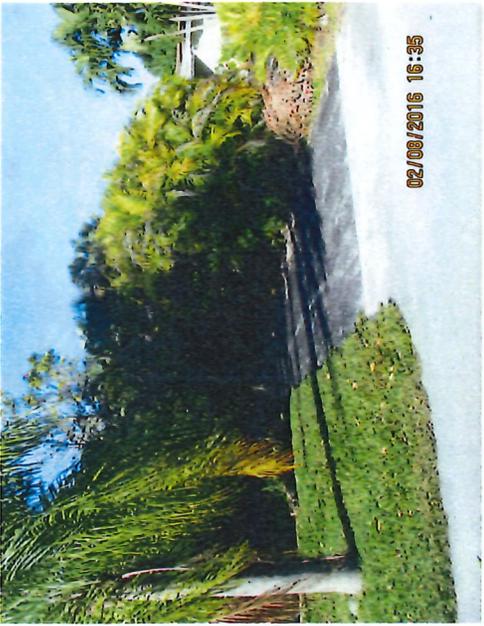
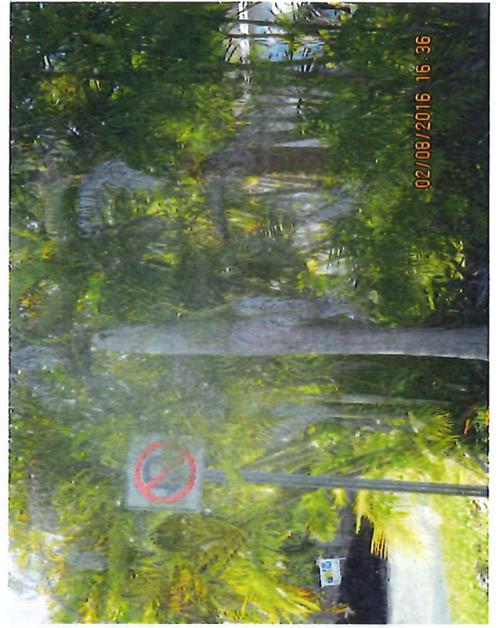
7955 SW 162 ST PALMETTO BAY, FL 33157

02 1P  
0003205329  
MAILED FROM ZIP CODE 33157

UNITED STATES POSTAGE  
PITNEY BOWES  
\$ 006.735  
FEB 11 2016









01/02/2016 13:46



01/02/2016 13:42



01/02/2016 13:41



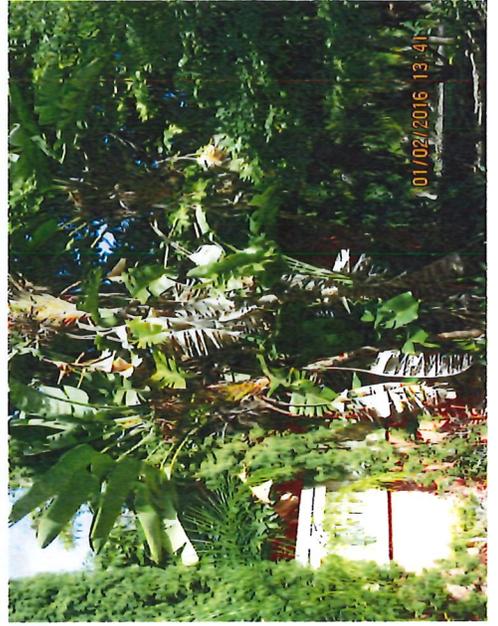
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01/02/2016 13:41



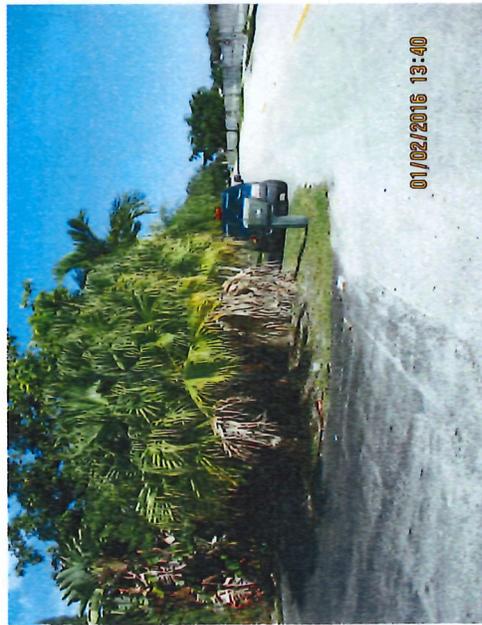
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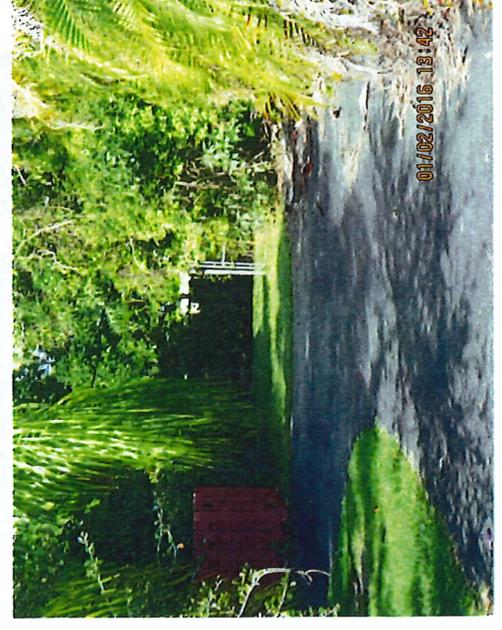
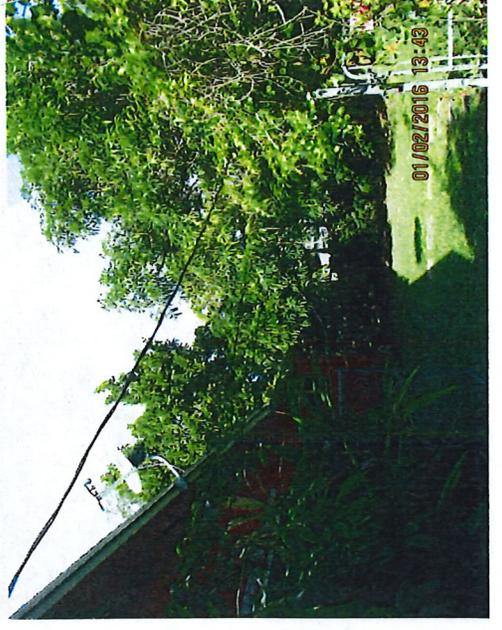
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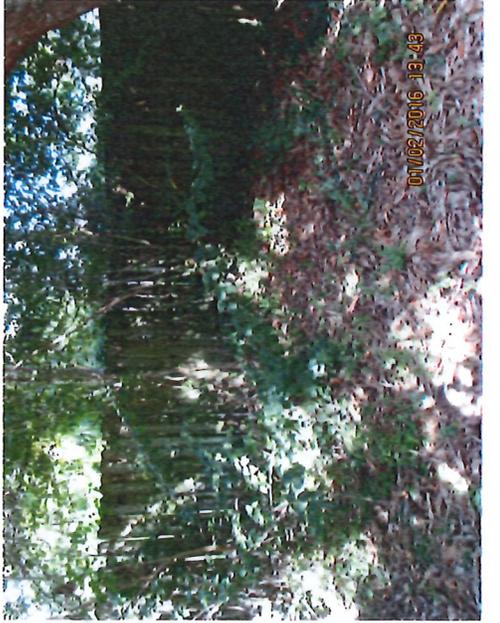
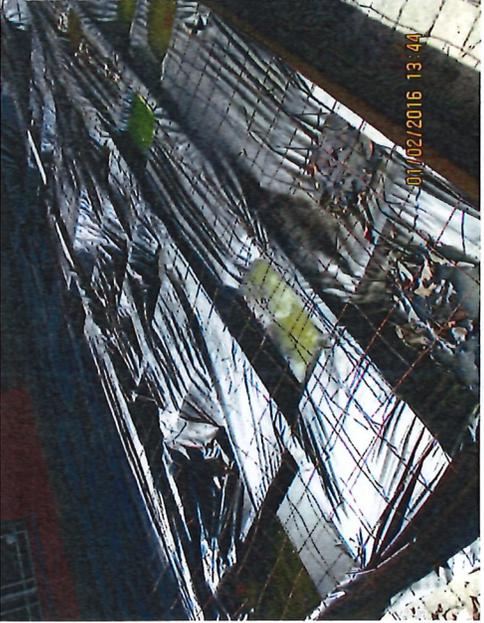
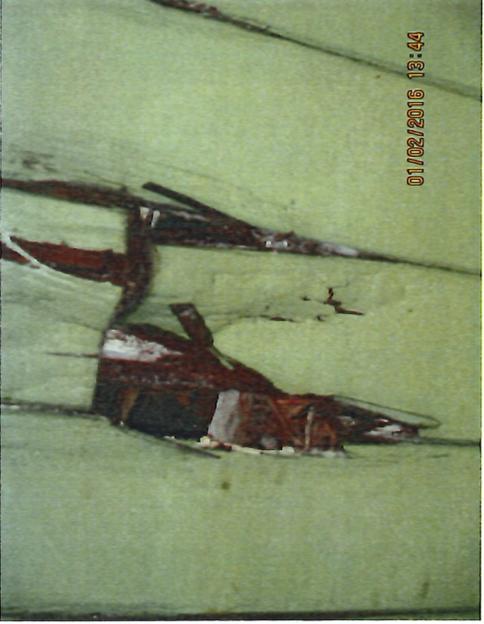


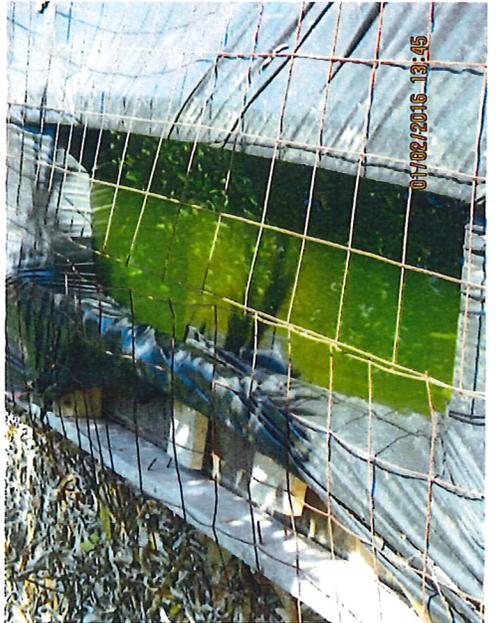
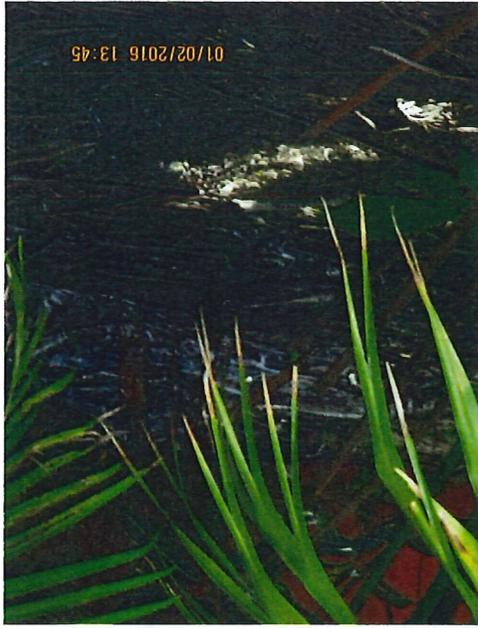
01/02/2016 13:40



01/02/2016 13:40









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**OFFICIAL USE**

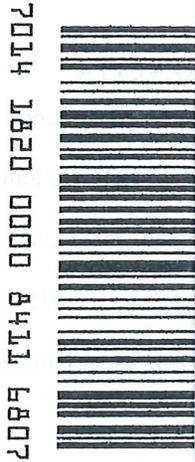
2089 1148 0000 0281 4102

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total</b>		

Sent To  
 Street & or PO E  
 City, St

HOLLIS CARAVETTA  
 7955 SW 162 ST  
 MIAMI, FL 331573739  
 CE-2015-7289  
 Warning & NOV

PS Form 3800, July 2014 See Reverse for Instructions



331573739289606

HOLLIS CARAVETTA  
 7955 SW 162 ST  
 MIAMI, FL 33157  
 CE-2015-7  
 Warning & 1

NIXIE 333 7E 1 0012/19/15  
 RETURN TO SENDER  
 NOT DELIVERABLE AS ADDRESSED  
 UNABLE TO FORWARD  
 BC: 3315756605 \*2606-04215-05-00

UNITED STATES POSTAGE  
 PITNEY BOWES  
 02 1P \$006.735  
 0003205329 DEC 03 2015  
 MAILED FROM ZIP CODE 33157



**AFFIDAVIT OF SERVICE/POSTING**

VILLAGE OF PALMETTO BAY,  
FLORIDA

Case Number: CE.2015.7289

Petitioner,

Vs.

HOLLIS CARAVETTA

BEFORE ME, the undersigned authority, personally appeared Allen White, Building Code Compliance

Inspector for the Village of Palmetto Bay who, after being duly sworn, deposes and says:

1. I am a Building Code Compliance Inspector for the Village of Palmetto Bay.
2. *December, 15 2015* I posted an Unsafe Structure Notice on the following described property: 7955 SW 162 Street Palmetto Bay, Florida 33157.

FURTHER AFFIANT SAYETH NOT,

*Allen White*  
Allen White, Code Compliance Inspector

STATE OF FLORIDA )

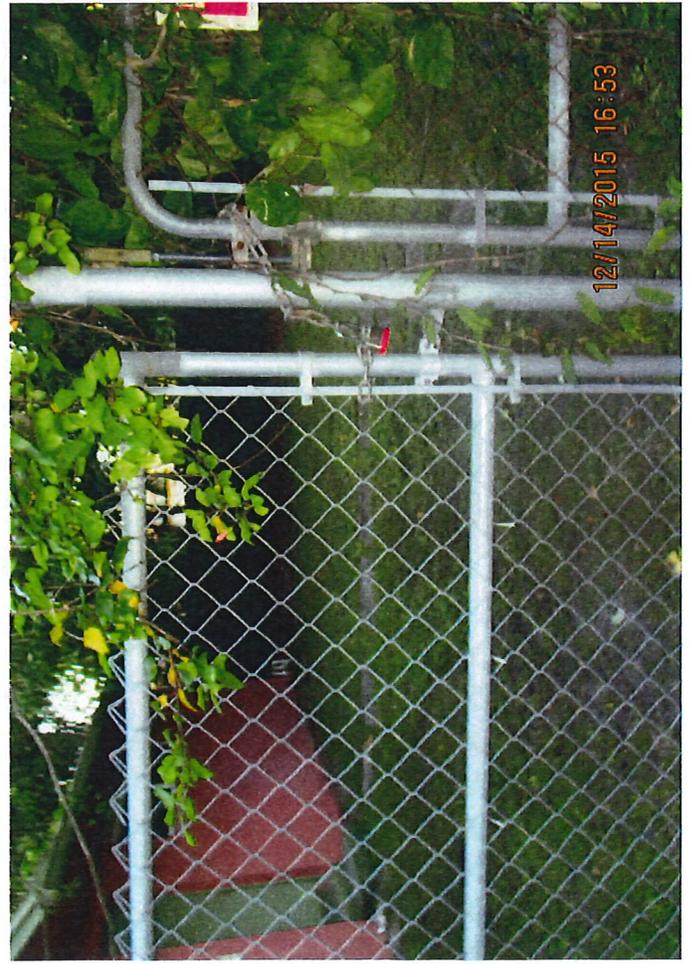
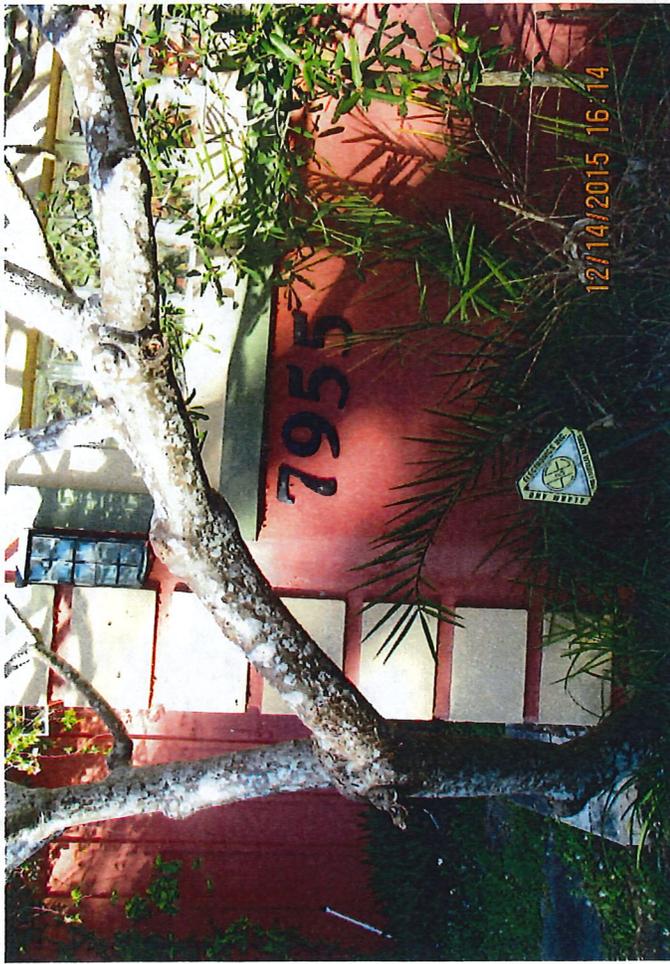
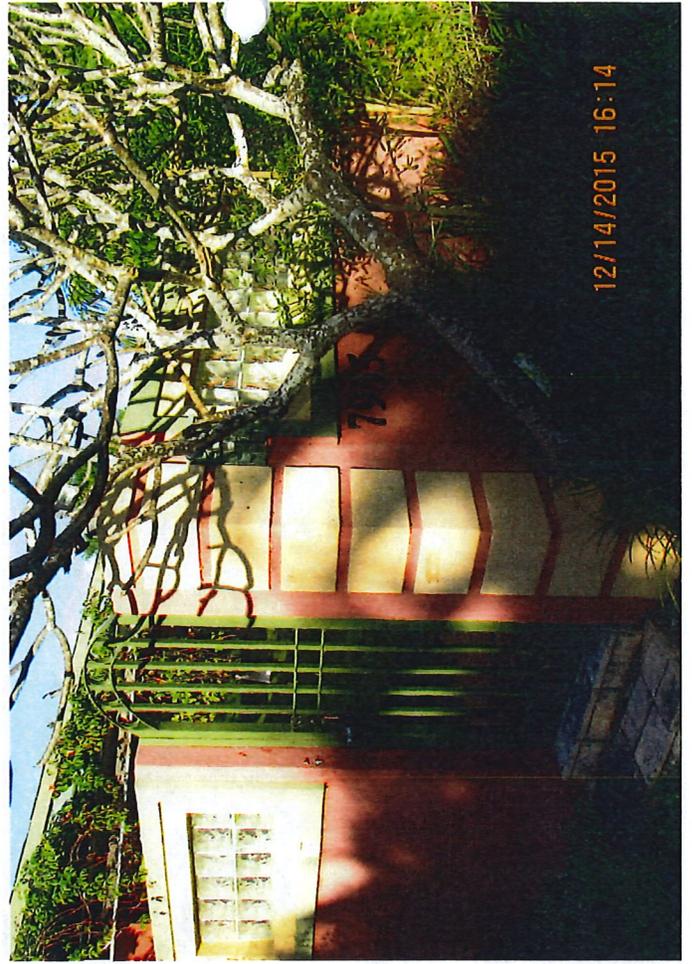
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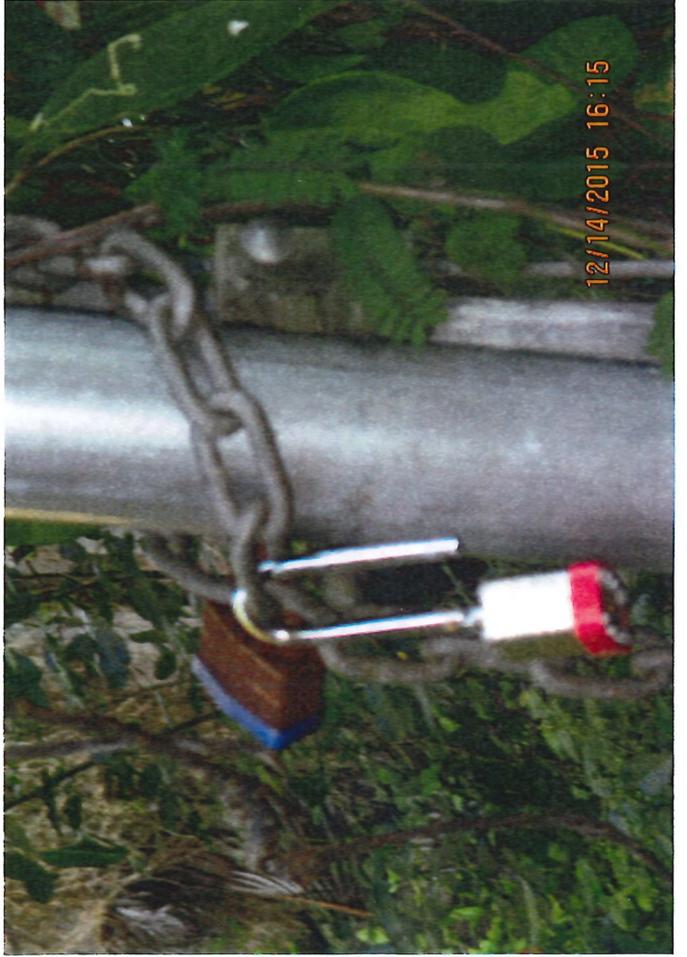
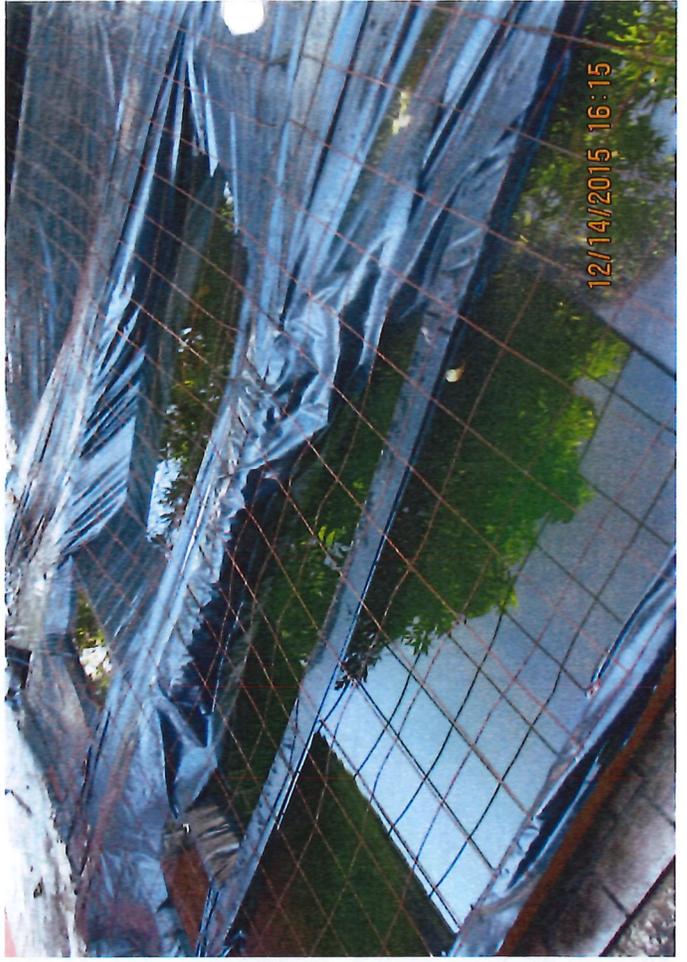
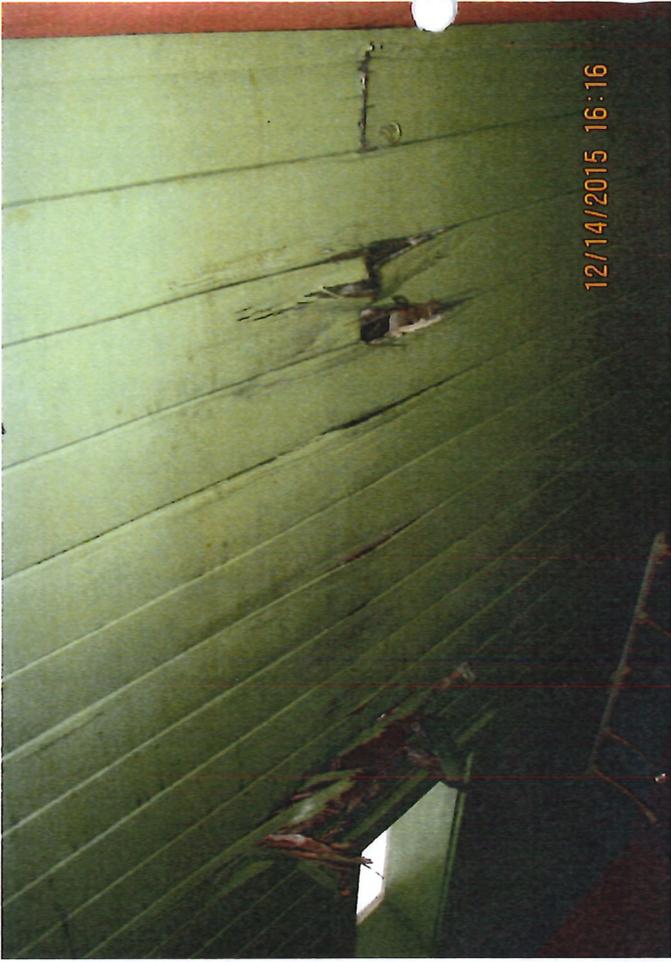
COUNTY OF MIAMI DADE )

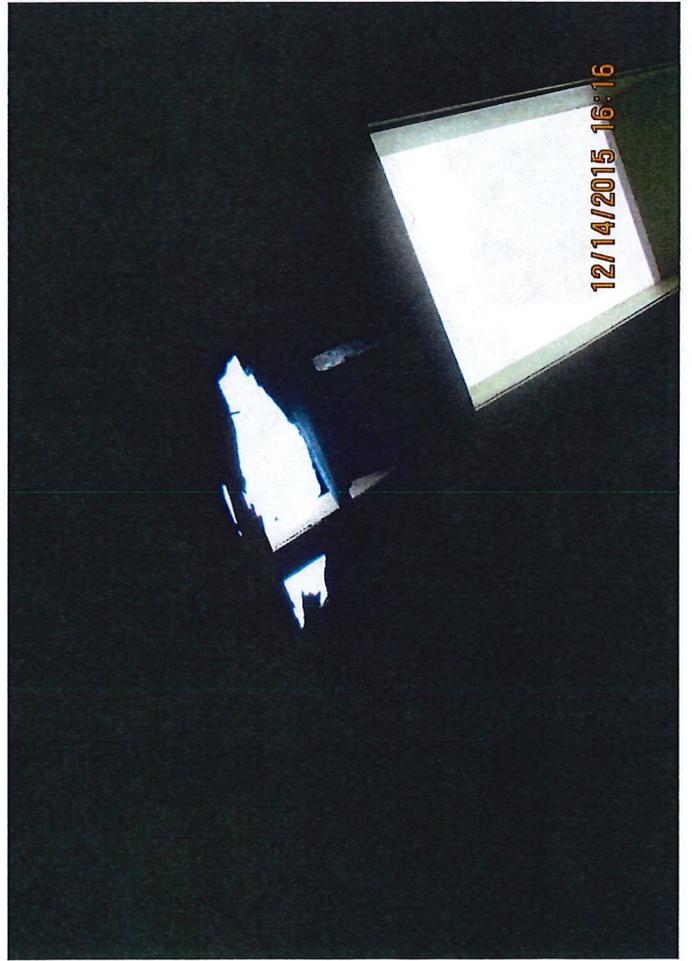
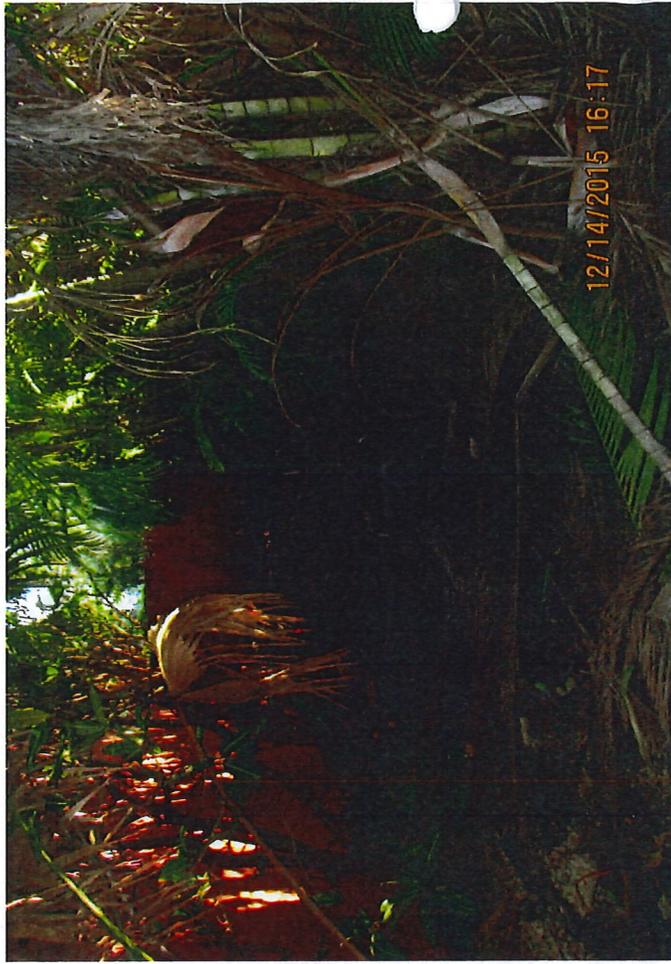
The foregoing instrument was acknowledged before me this 16 day of Dec, 2015 by Allen White, who is personally known to me or who has produced \_\_\_\_\_ as identification.

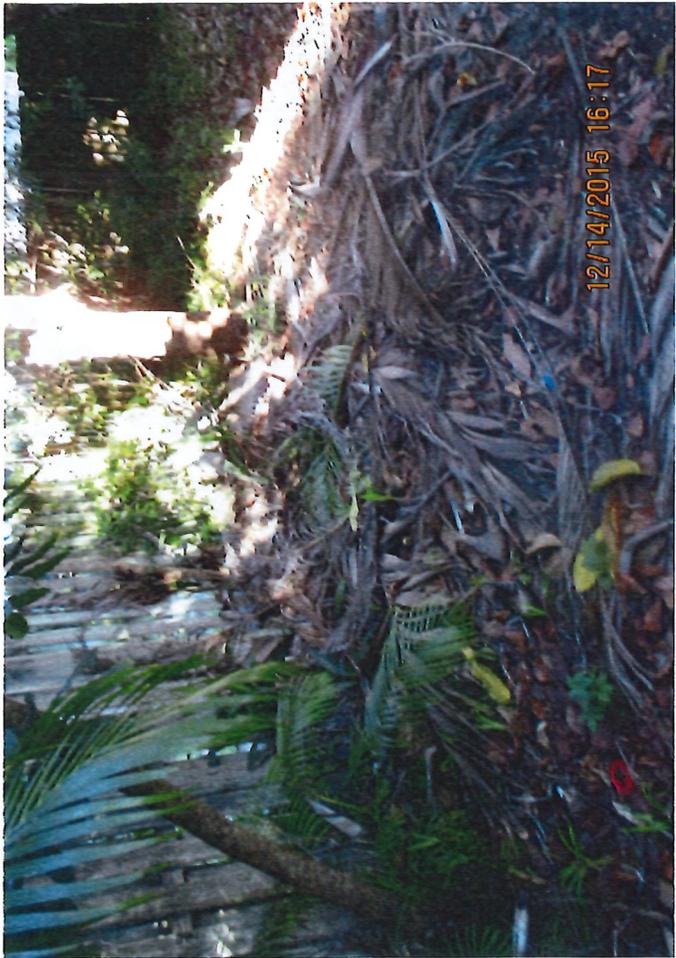
(NOTARY SEAL)

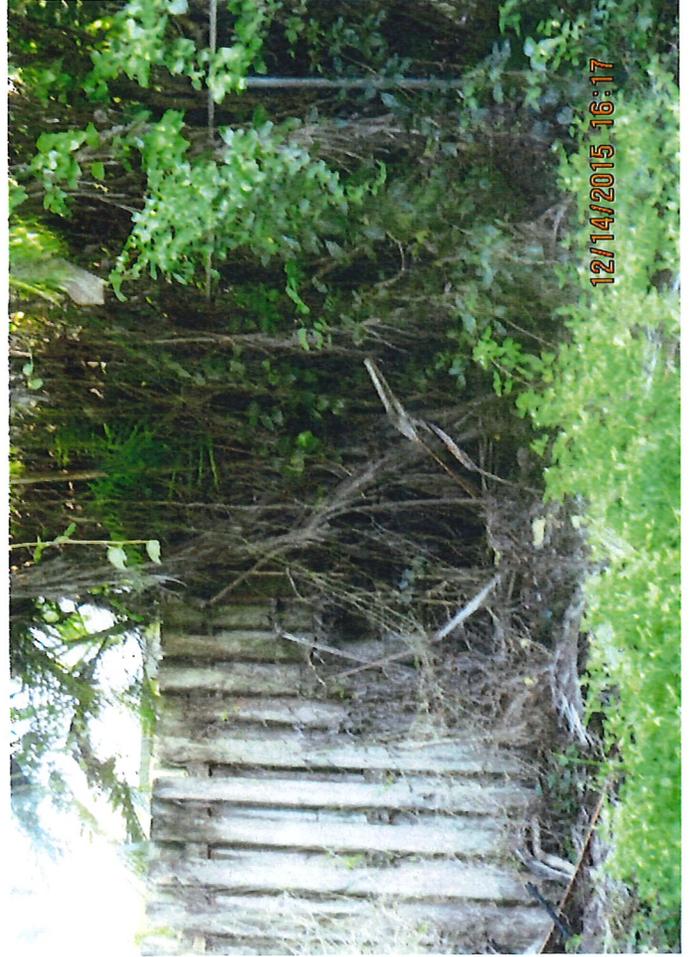
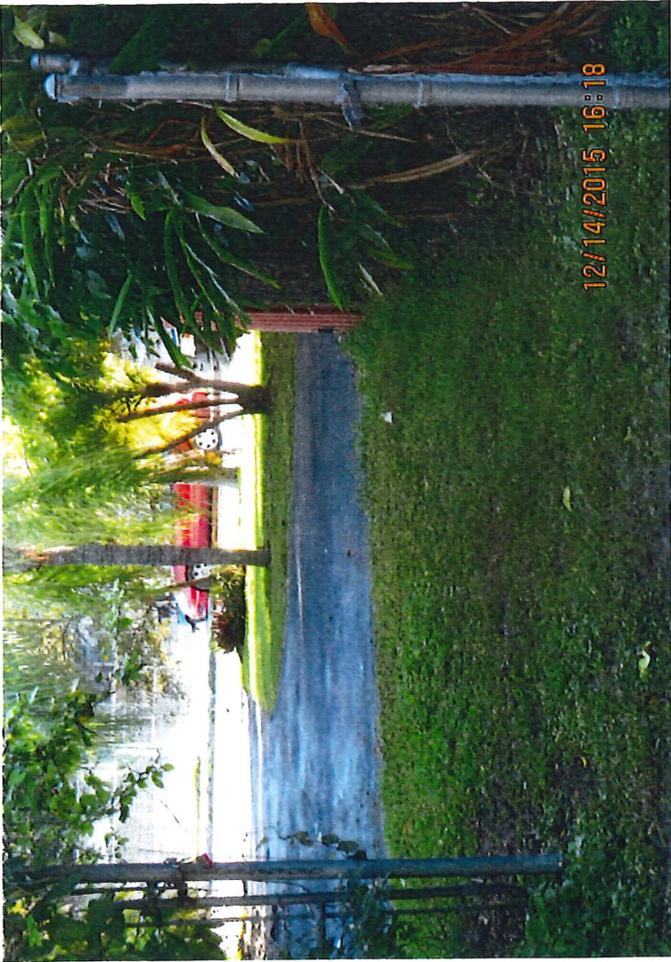
*Amanda N Wheeler*  
 Notary Public of Florida  
 Amanda N Wheeler  
 My Commission FF 095518  
 Expires 02/24/2018  
*Amanda N Wheeler*  
 Name of Notary Typed, Printed or Stamped













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7014 1820 0000 8411 6791

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total P</b>	

Postmark  
Here

Sent To  
Street &  
or PO Box  
City, State

Kristina Orozco  
Property Preservation/Caliber Home  
Loans/M&M Mortgage Services, Inc.  
12901 SW 132 Avenue  
Miami, FL 33186  
CE-2015-7043 Warning & NOV

PS Form 3800, July 2014

See Reverse for Instructions

**SENDER: COMPLETE**

**CERTIFIED MAIL**

**DELIVERY**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kristina Orozco  
Property Preservation/Caliber Home  
Loans/M&M Mortgage Services, Inc.  
12901 SW 132 Avenue  
Miami, FL 33186  
CE-2015-7043 Warning & NOV

A. Signature  Agent  Addressee  
*Miguel*

B. Received by (Printed Name) C. Date of Delivery  
12/8/15

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type  
 Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
(Transfer from service label)

7014 1820 0000 8411 6791

PS Form 3811, July 2013

Domestic Return Receipt



## VILLAGE OF PALMETTO BAY

12.01.2015

**Name:** Hollis Caravetta  
7955 SW 162 Street  
Palmetto Bay, Florida 33157

### NOTICE OF VIOLATION

**Property Location: 7955 SW 162 Street  
Palmetto Bay, Florida 33157  
Parcel #: 33-5027-003-0340  
Case #: CE.2015.7289**

You are hereby notified that an inspection of the above referenced premises disclosed that the structure was deemed to be unsafe and was subsequently posed as an unsafe structure.

**Type of Violation:** On December, 01 2015 Palmetto Bay Building Inspector observed abandoned property at 7955 SW 162 Street Palmetto Bay, FL 33157, photos attached.

- Two open unsecured doors. 8-5.(b)(1)(i) MDCC
- Open holes in rear patio roof and cracks in support beam. 8-5.(b)(2)(ii) MDCC
- Exposed unsafe wiring at missing A/C units. 8-5.(b)(2)(v) MDCC
- House is currently, in a state of abandonment, and neglect, and located next to a middle school.

### REQUIREMENT FOR CORRECTION:

Submit plans as required by the 2010 Florida Building Code and obtain permit for the building, structural replacement of roof wood trusses and sheathing required in order to bring the structure into compliance within 30 days from the posting of this notice.

The building shall be brought into full compliance with the Florida Building Code prior to the expiration of the periods provided herein, subject to the provisions of Miami-Dade County Code Section 8-5.



## VILLAGE OF PALMETTO BAY

In the event that permits and final inspections for the Repair/Demolition of the unsafe conditions are not completed within 30 calendar days from the posting and certified mailing noted above of this notice, and no application for extension is made an approved pursuant to 8-5(g) (8), the Building Official will initiate a case to the unsafe structure board for demolition of an unsafe building and will order the disconnection of utilities and order the evacuation of the premises.

### **2010 Florida Building Code Section 8.5 Appeals and Review:**

The owner or anyone having an interest in a building or structure which has been determined to be unsafe, and concerning which a Notice of Violation has been served by the Building Official, may appeal the decision of the Building Official as stated in the Notice of Violations, to the Unsafe Structure Board, if such appeal is filed prior to the expiration of the time allowed for compliance specified in such notice; provide, in no event shall appeal period be less than 15 days. Such appeal shall be in writing, addressed to the Secretary of the Unsafe Structure Board, and shall be in the form of a certified statement, stating the reasons for such an appeal and stating wherein they consider the Building Official to be in error. Appeals based on personal or economic hardship will not be considered proper unless the appellant also states wherein the Building Official is believed to be in error. Upon receipt of the appeal, the Secretary of the Board will proceed to notify all parties in interest as to the time and place the Unsafe Structure Board shall conduct a public hearing on the matter. The procedure for the serving of and the form of notice is provided hereinafter.

Therefore you are hereby directed to notify the Village of Palmetto Bay Building & Capital Department within (30) thirty calendar days from the posting and certified mailing of this notice for the repair/demolition work when said violations have been corrected. Failure to make corrections will result in the Building Official immediately ordering the disconnection of utility services to the building and commence an unsafe structure case to



**VILLAGE OF PALMETTO BAY**

the Miami-Dade Unsafe Structure Board, and the issuance of a \$250.00 fine and additional daily fines as prescribed in Miami-Dade County and Village of Palmetto Bay Code.

  
\_\_\_\_\_

Wesley C Maltby  
Building Official  
Building & Capital Projects

**STATE OF MIAMI-DADE)  
COUNTY OF MIAMI-DADE)**

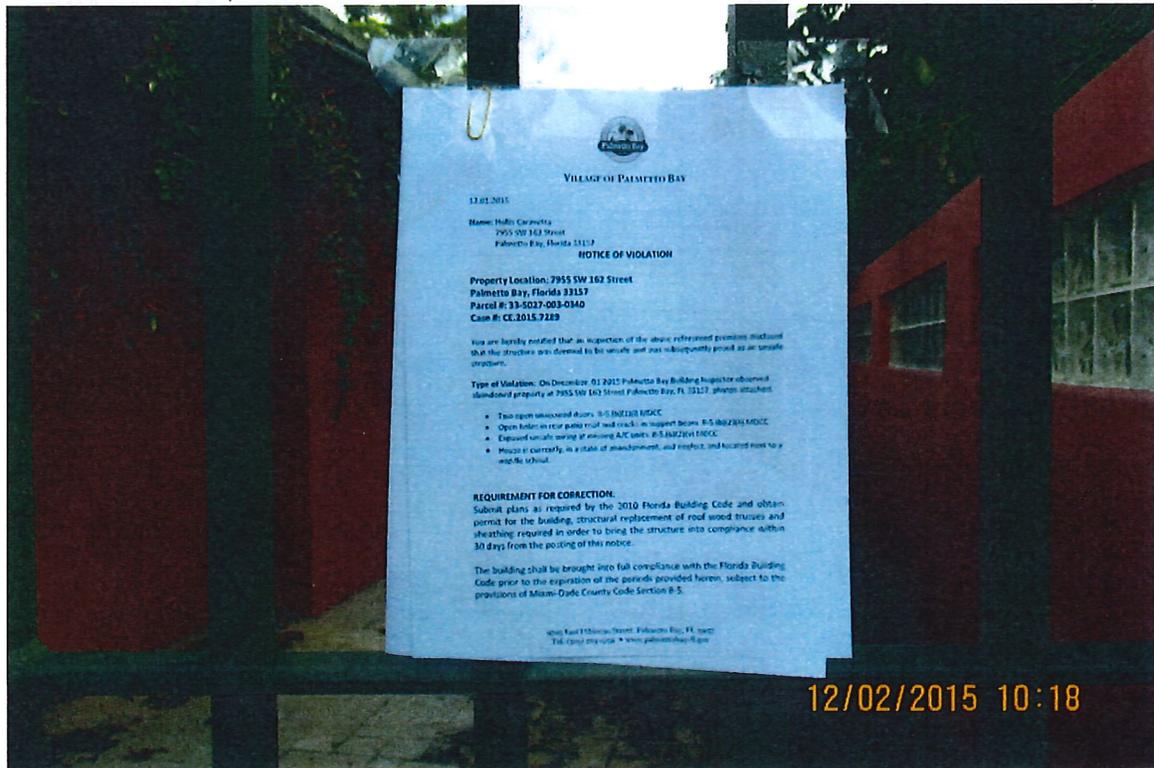
I HEREBY CERTIFY that on this day personally appeared before me \_\_\_\_\_, who is personally known to or has produced \_\_\_\_\_ (Type of identification) as identification and he /she executed the foregoing, freely and voluntarily for purposes therein expressed.

SWORN TO AND SUBSCRIBED before me on this 2<sup>nd</sup> day of December 2015.

  
\_\_\_\_\_

**Notary Public  
State of Florida**

ANGELINA HEWLETT  
MY COMMISSION # FF 031765  
EXPIRES: June 26, 2017  
Bonds Thru Notary Public Underwriters





VILLAGE OF PALMETTO BAY

# UNSAFE BUILDING

THIS BUILDING OR STRUCTURE IS, IN THE OPINION OF THE BUILDING OFFICIAL, UNSAFE AS DEFINED IN SECTION 8-5 OF THE CODE OF MIAMI-DADE COUNTY. 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: 12/02/2015

BY: *Walter C. ...*  
Building Official

OWNER: HOLLIS GARAVETTA

UNSAFE STRUCTURES UNIT  
VILLAGE OF PALMETTO BAY  
BUILDING & CAPITAL PROJECTS  
9705 E. HIBISCUS STREET  
PALMETTO BAY, FL 33157

ADDRESS: 7955 SW 162 ST  
MIAMI-DADE CODE CHAPTER 8  
8-5 (b)(1)(i), (b)(2)(ii), (b)(2)(v)

(305) 259-1250 / FAX: 1-866-927-5576

F4I  
A Copy for your  
FILE  
*was*





VILLAGE OF PALMETTO BAY

# UNSAFE BUILDING

THIS BUILDING OR STRUCTURE IS, IN THE OPINION OF THE BUILDING OFFICIAL, UNSAFE AS DEFINED IN SECTION 8-5 OF THE CODE OF MIAMI-DADE COUNTY. 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: 12/02/2015

OWNER: HOLLIS GARAVETTA

ADDRESS: 17955 SW 162 ST  
MIAMI-DADE CODE CHAPTER 8-5 (b)(2)(i), (b)(2)(ii), (b)(2)(v)

BY: *[Signature]*  
Building Official

UNSAFE STRUCTURES UNIT  
VILLAGE OF PALMETTO BAY  
BUILDING & CAPITAL PROJECTS  
9705 E HIBISCUS STREET  
PALMETTO BAY FL 33157

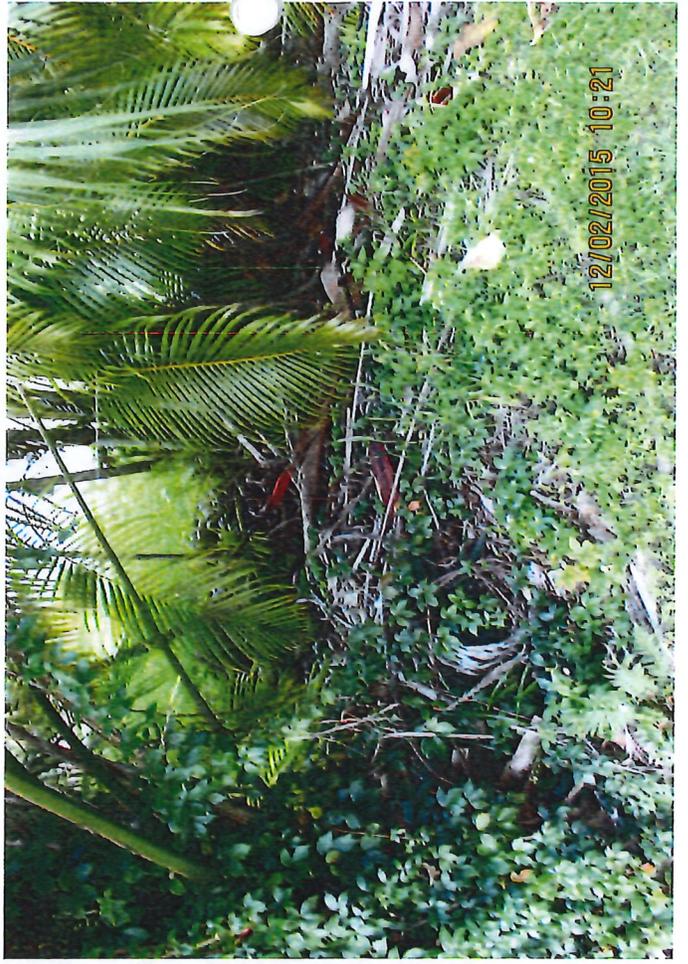
(305) 259-1250 / FAX 1-866-927-5576

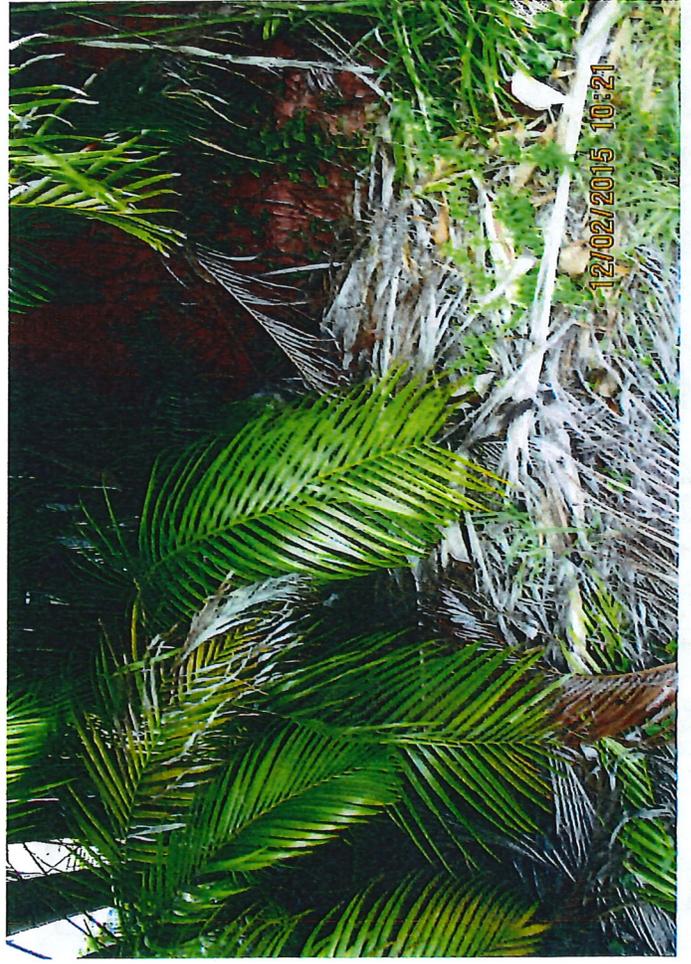


7955

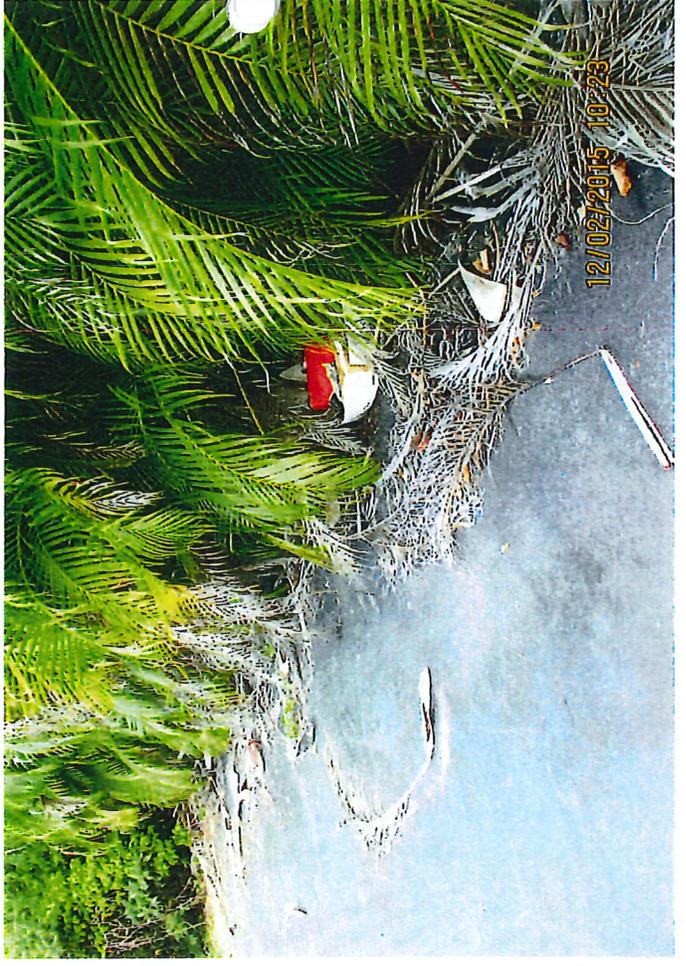
7955

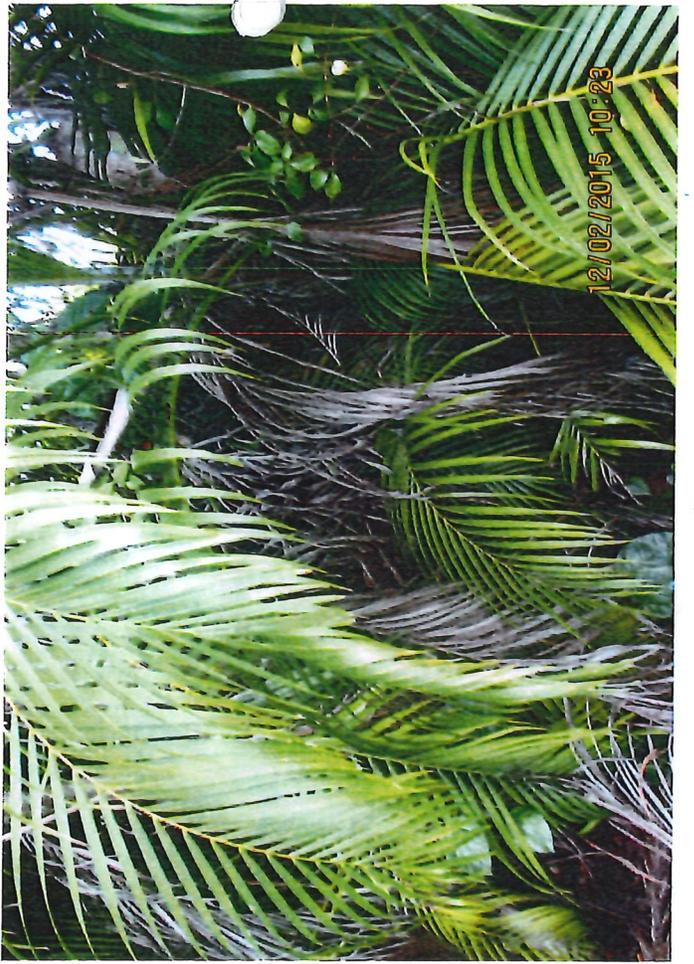
















12/02/2015 10:55

**Vanessa Bencomo**

---

**From:** Wesley Maltby  
**Sent:** Tuesday, December 01, 2015 4:56 PM  
**To:** Allen White; Gladys Bilbraut  
**Cc:** Vanessa Bencomo  
**Subject:** RE: CC.2015.1185 7955 SW 162 Street Field Inspection Request for Unsafe Structure

All,  
I went by today and the home does have a few items that meet the definition of a unsafe structure per Dade County Chapter 8.

Chapter 8 Building Code  
8-5 (b) (1) (i)  
Open / unsecured doors (2)

8-5 (b) (2) (ii)  
Open holes in rear patio roof & cracks in support beam

8-5 (b) (2) (v)  
Exposed/ unsafe wiring at missing A/C units

Thanks,  
Wes

Wesley C. Maltby  
Building Official  
Department of Building and Capital Projects Village of Palmetto Bay  
9705 East Hibiscus Street  
Palmetto Bay, FL 33157  
Office :305-259-1250  
Fax: 866-927-5576

-----Original Message-----

**From:** Allen White  
**Sent:** Monday, November 30, 2015 10:19 AM  
**To:** Gladys Bilbraut  
**Cc:** Wesley Maltby; Vanessa Bencomo  
**Subject:** CC.2015.1185 7955 SW 162 Street Field Inspection Request for Unsafe Structure

-Gladys, can we have Wesley do a field inspection for the above listed property to see if it meets the criteria for unsafe structure. Please advise, thanks.

Your message is ready to be sent with the following file or link attachments:

IMG\_4905  
IMG\_4891  
IMG\_4892  
IMG\_4893  
IMG\_4894

IMG\_4895  
IMG\_4896  
IMG\_4897  
IMG\_4898  
IMG\_4899  
IMG\_4900  
IMG\_4901  
IMG\_4902  
IMG\_4903  
IMG\_4904

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

**Vanessa Bencomo**

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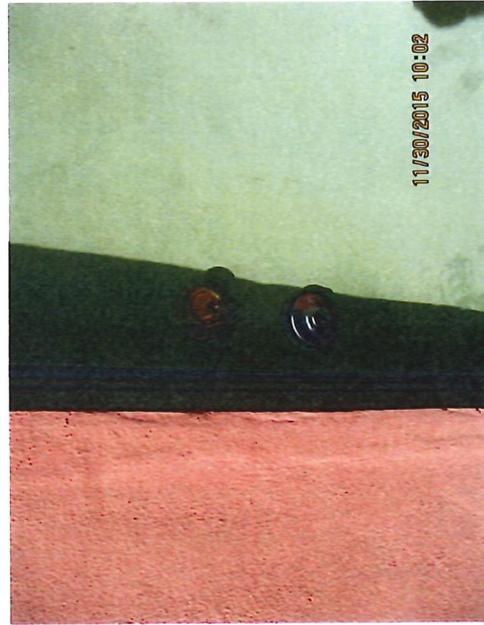
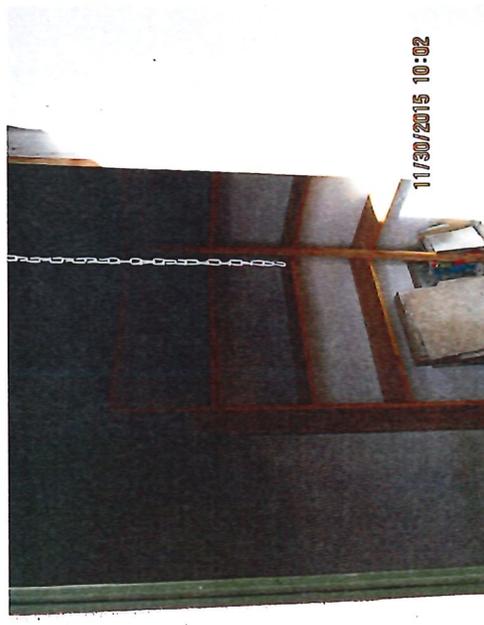
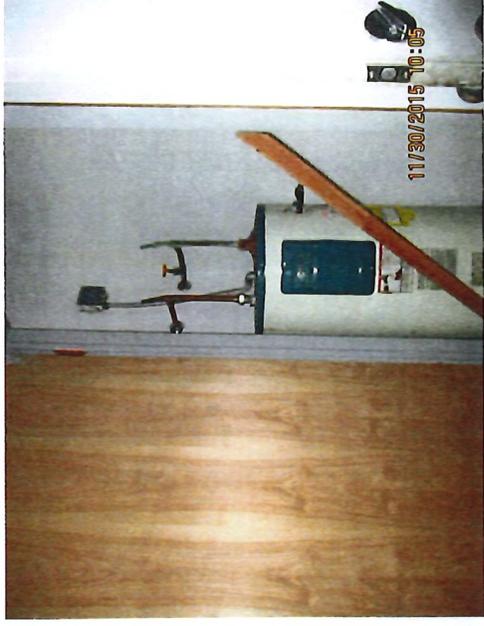
**From:** Allen White  
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**To:** Gladys Bilbraut  
**Cc:** Wesley Maltby; Vanessa Bencomo  
**Subject:** CC.2015.1185 7955 SW 162 Street Field Inspection Request for Unsafe Structure  
**Attachments:** IMG\_4905.jpg; IMG\_4891.jpg; IMG\_4892.jpg; IMG\_4893.jpg; IMG\_4894.jpg; IMG\_4895.jpg; IMG\_4896.jpg; IMG\_4897.jpg; IMG\_4898.jpg; IMG\_4899.jpg; IMG\_4900.jpg; IMG\_4901.jpg; IMG\_4902.jpg; IMG\_4903.jpg; IMG\_4904.jpg

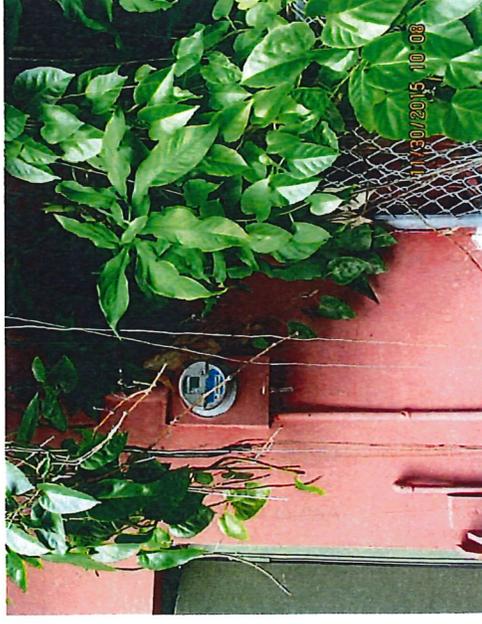
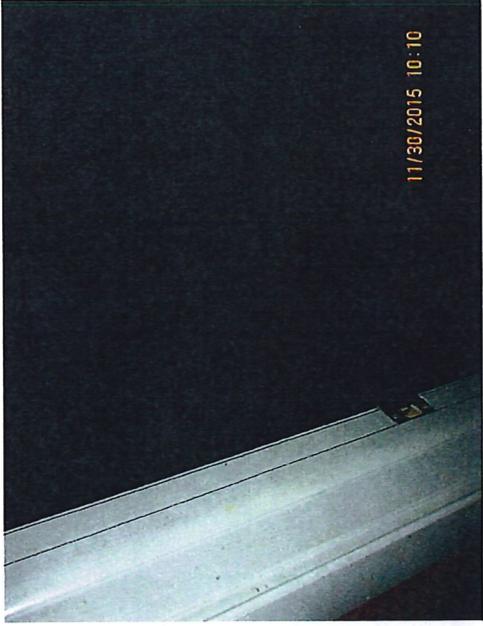
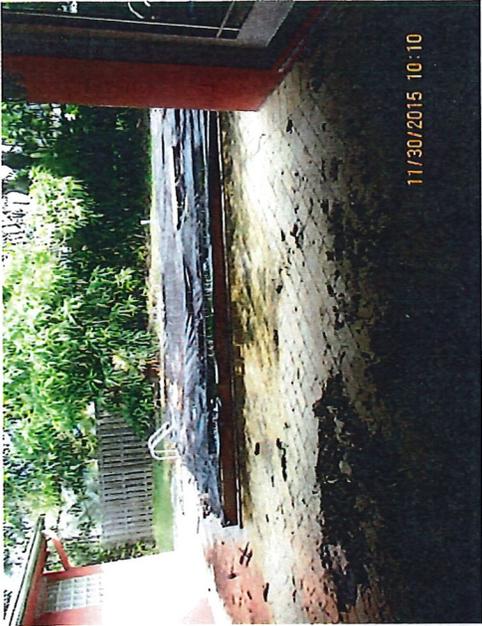
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- IMG\_4905
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- IMG\_4895
- IMG\_4896
- IMG\_4897
- IMG\_4898
- IMG\_4899
- IMG\_4900
- IMG\_4901
- IMG\_4902
- IMG\_4903
- IMG\_4904

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Living Area	2,570 Sq.Ft
Adjusted Area	2,826 Sq.Ft
Lot Size	15,600 Sq.Ft
Year Built	1964



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- [Non-Ad Valorem Assessments](#)
- [Property Record Cards](#)

- [Glossary](#)
- [PA Additional Online Tools](#)
- [Property Search Help](#)

Property Taxes  
 Report Homestead Fraud  
 Tax Estimator  
 Value Adjustment Board

Report Discrepancies  
 Tax Comparison  
 TRIM Notice

## ASSESSMENT INFORMATION

Year	2015	2014	2013
Land Value	\$160,650	\$145,350	\$130,050
Building Value	\$207,488	\$201,615	\$172,602
Extra Feature Value	\$14,757	\$14,888	\$15,020
Market Value	\$382,895	\$361,853	\$317,672
Assessed Value	\$382,895	\$349,439	\$317,672

## TAXABLE VALUE INFORMATION

	2015	2014	2013
<b>COUNTY</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$382,895	\$349,439	\$317,672
<b>SCHOOL BOARD</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$382,895	\$361,853	\$317,672
<b>CITY</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$382,895	\$349,439	\$317,672
<b>REGIONAL</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$382,895	\$349,439	\$317,672

## BENEFITS INFORMATION

Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction		\$12,414	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

## FULL LEGAL DESCRIPTION

27 55 40

GARDEN GROVES PB 68-40

LOT 18 BLK 2

LOT SIZE 120.000 X 130

OR 12335-2336 0884 1

F/A/U 30-5027-003-0340

### SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
08/01/1984	\$109,000	99999-9999	Other disqualified
03/01/1980	\$102,000	10682-1523	Sales which are qualified
09/01/1978	\$67,800	10174-1905	Sales which are qualified

For more information about the Department of Revenue's Sales Qualification Codes.

2015    2014    2013

### LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	E-M	2100 - ESTATES - 15000 SQFT LOT	Square Ft.	15,000.00	\$157,500
GENERAL	E-M	2100 - ESTATES - 15000 SQFT LOT	Square Ft.	600.00	\$3,150

### BUILDING INFORMATION

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1964	2,844	2,214	2,497	\$178,536
1	2	1994	540	356	329	\$28,952

 Building Sketches Available!

### EXTRA FEATURES

Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	1996	30	\$202
Wall - CBS unreinforced	1996	300	\$1,008
Wood Fence	1994	120	\$1,181
Patio - Concrete Slab	1964	460	\$966
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	1964	1	\$11,400

## ADDITIONAL INFORMATION

\* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

### LAND USE AND RESTRICTIONS

**Community Development District:**

**Community Redevelopment Area:** NONE

**Empowerment Zone:** NONE

**Enterprise Zone:** NONE

**Urban Development:** INSIDE URBAN DEVELOPMENT BOUNDARY

**Zoning Code:** E-M -

**Existing Land Use:** 10 - SINGLE-FAMILY, MED.-DENSITY (2-5 DU/GROSS ACRE).

Government Agencies and Community Services

### OTHER GOVERNMENTAL JURISDICTIONS

Business Incentives

Childrens Trust

City of Palmetto Bay

Environmental Considerations

Florida Department Of Revenue

Florida Inland Navigation District

Miami-Dade County Bulletin Board

Non-Ad Valorem Assessments

School Board

South Florida Water Mgmt District

Tax Collector

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

For inquiries and suggestions email us at <http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx>.

Version: 2.0.3

## EXEMPTIONS & BENEFITS



Deployed Military

Disability Exemptions

Homestead

Institutional

Senior Citizens

[More >](#)

## **REAL ESTATE**

40 Yr Building  
Re-Certification

Appealing Your Assessment

Defective Drywall

Folio Numbers

Mortgage Fraud

[More >](#)

## **TANGIBLE PERSONAL PROPERTY**

Appealing your Assessment

Assessment Information Search

Exemptions

Extension Requests

Filing Returns

[More >](#)

## **PUBLIC RECORDS**

[Address Blocking](#)

[Change of Name](#)

[Change of Address](#)

[Change of Ownership & Title](#)

[Declaration of Condominium](#)

[More >](#)

## **ONLINE TOOLS**

[Property Search](#)

[Property Sales](#)

[Tax Estimator](#)

[Tax Comparison](#)

[Homestead Exemption and Portability](#)

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## **TAX ROLL ADMINISTRATION**

[Appealing your Assessment](#)

[Reports](#)