

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

BEFORE ME, personally appeared the undersigned authority, Luis Torres, III, who first being duly sworn, deposes and says on oath as follows:

1. I have personal knowledge of the facts herein set forth.

2. I am the Building Official for the City of Miami, Florida. As Building Official, I am responsible for the enforcement the City of Miami's Building Code as well as the Florida Building Code and the Miami-Dade County Building Code, including but not limited to the issuance of building permits.

3. I am familiar with the project located at property address 1265 Southwest 22nd Street, Miami, Florida and Permit No.: BD15-009792-001-B001.

4. On March 9, 2022, Building Inspector Mr. Andres Perez performed field walkthrough inspection, one day prior to the permit expiration date. Inspector Perez did not extend the expiring permit at the scheduled inspection. Nor did Inspector Perez accept the reports of the Threshold Inspector present at the scheduled inspection, since they lacked the necessary approval from the Private Provider. The project was being handled in accordance with the City of Miami Private Provider Policies, which requires the selected Private Provider to review and approve any Threshold Inspector's Report prior to the acceptance of the report.

5. At the scheduled inspection, Inspector Perez did not accept the Threshold Inspector's Report since it had not been reviewed or approved by the selected Private Provider and the project clearly lacked progress in accordance with FBC 105.4.1.1.

6. Inspector Perez inputted his comments into IBuild to reflect the following:

I INFORMED THE OWNER AND CONTRACTOR IN SEPT OF 2021, UNDER FBC105.4.1.1 THAT I WAS NOT GOING TO EXTEND PERMIT ANYMORE. UNLESS I SEE EXTENSIVE PROGRESS ON THE JOBSITE.

Inspector Perez further stated that the only work performed in the last six (6) months was only another row of seven (7) new foundation pads.

7. The lack of progress can be illustrated as follows: on July 14, 2015, Process No: BD15-009792-001 was created on under the 5th Edition of the 2014 Florida Building Code; on October 11, 2018, the plans were approved; on January 22, 2019, a permit was pulled; and since the permit was pulled and extensions granted, the only documented site progress has been the pouring of several footing pads.

8. The Florida Building Code has been amended several times since the commencement of this project and the footing pads, which is the only work done, represents less than 1% of the overall construction project.

9. Therefore, as Building Office for the City of Miami, the pertinent City of Miami Code along with the Miami-Dade County Code and Florida Building Code were properly applied and enforced in denying the extension of the permit due to the lack of progress at the job site.

FURTHER AFFAINT SAITH NAUGHT

Luis Torres

SWORN TO, SUBSCRIBED, and ACKNOWLEDGED before me by LUIS TORRES
on this 19 day of September, 2022.

Laquoya Belfort
NOTARY PUBLIC, STATE OF FLORIDA

Personal Known ✓
Or Produced Identification _____

