

STIPULATION

CITY OF MIAMI GARDENS

Petitioner,
REEF PROPERTIES

LLC

CASE NUMBER: RE-2018-011303

The City of Miami Gardens, Florida ("City") and the Respondent REEF PROPERTIES LLC ("Respondent") hereby stipulate and agree as follow:

- That the person(S) signing this Stipulation has the authority to enter into the Stipulation and bind the respective parties to the terms contained herein.
- That the property located at 15200 NW 32 PL, Miami Gardens, Florida, ("Property") is currently not in compliance with the City of Miami Gardens Code of Ordinances and/or Miami-Dade Code of Ordinances due to zoning violation(s).
 - Unsafe Structure Shed Illegal Additions Life Safety Issues Use Work without a permit
 - 1. Dry wall in disrepair (permit required)
 - 2. Illegal Additions (2 efficiencies with kitchen) permits required to remove: property must be free flowing and accessible to all parts of the property through the main house.
 - 3. Electrical sockets missing & socket covers missing throughout property (permit required)
 - 4. Light fixtures missing throughout property
 - 5. Apply and obtain after the fact building permits to legalize 1 extra bedroom and 1 extra bathroom or update Miami Dade Property Appraiser (311) to reflect 4 bedrooms and 3 bathrooms.
 - 6. All interior (drywall, kitchen, bathrooms) and exterior renovations work will require a permits
- That the Respondent agrees to correct all zoning violations specified in this stipulation agreement.
- That the Respondent is granted and additional period of 90 days until 3/22/2019, to take all necessary remedial action to correct the violation(s) to bring the Property into compliance with the City of Miami Gardens Code of Ordinance and/or Miami-Dade County Code of Ordinances.
- That the Respondent agrees to allow the City of Miami Gardens Code Compliance Division to arrange for a re-inspection of the Property in order to verify that the violation(s) have been corrected and that the Property is in compliance with the City of Miami Gardens Code of Ordinances and/or Miami-Dade County Code of Ordinances.
- That if the terms of this Stipulation are not complied with, the City has the right to proceed with an issuance of a Civil Violation Notice to the new property owner.
- The effective date of this stipulation is the date of its execution.
- This Stipulation shall be binding only between the City and Respondent and shall not inure to the benefit of the successor or assign of the parties, or any other person or entity.
- That Respondent has read and understands the terms of this Stipulation and agrees to the terms.

(Note: Stipulation is null and void if not fully executed within 30 days.)

CITY OF MIAMI GARDENS,

RESPONDENT

By: _____
Housing Inspector

By: _____
Print Name: _____
Title: Property Owner or Authorized Agent

Date: _____

Date: _____

Approved by: City Manager

Sworn to and subscribed before me this _____ Day of _____, 200____
Notary Public-State of Florida-Print , Type or Stamp Commissioned
Name of Notary Public

Date: _____

Personally Known or Produced Identification
Type of Identification Produced
ID # _____ Exp. Date _____