



# MIAMI BEACH

OFFICE OF THE CITY MANAGER

NO. LTC # 103-2009

## LETTER TO COMMISSION

TO: Mayor Matti Herrera Bower and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager

DATE: April 17, 2009

SUBJECT: Follow-Up, Seville Hotel

At the March "Mayor on the Move" at Triton Towers, residents requested assistance related to the conditions of the neighboring, abandoned Seville Hotel, located at 2901 Collins Ave. We know that several commissioners have also received inquiries about this vacant building. Below, please find a summary of staff efforts to date to improve and address the conditions of the property.

### **BACKGROUND:**

#### ***Permit Status:***

The status of permits for 2901 Collins Ave. is as follows:

The project currently has three approved permits.

- B0705871 is for the renovation of the existing Seville Hotel and is valid until June 17, 2009.
- B0803806 is for the new construction of North Tower and is valid until June 21, 2009.
- B0803805 is for the new construction of the South Tower and is valid until June 21, 2009.

#### ***Site Conditions:***

On April 3, 2009, a team consisting of Alberto Martinez, Building Code Compliance Officer, and Laurel Hemmings, Code Compliance Officer visited the property. Their visit was intended to assist in identifying what, if any, building and city code violations exist at the site; identify what corrective action may be necessary to secure the site; and develop a plan of action to address the issues. The following issues were found on the site during their visit:

- An open entrance to a staircase
- Non-structural cracked concrete columns that cover some pipes
- Graffiti
- Trash and debris
- Deteriorated wood/metal
- Overgrown grass
- Painting needed in some areas

The Building Code Compliance staff spoke with the owner and requested that the opening with access to the second floor be boarded up to prevent any access. The opening was closed.

With regards to the other items, the following actions were taken:

- Violation BV09000617 was issued and posted in the property by the Building Code Compliance Officer. The violation is for the spalling concrete at the South of the Building over the pedestrian accessible area. The owner needs to secure the area and remove the loose concrete within 30 days to comply.
- Violation CE09004548 and CE09004547 were issued by Code Compliance Officer. CE09004548 was issued for graffiti and CE09004547 was issued for trash, debris, deteriorated wood/metal,

painting, and overgrown grass. Both violations were issued with 15 days to comply. The owner requested an extension because they are hiring a contractor to resolve the violations. An additional 15 days were granted and the new compliance date is May 2, 2009.

Building and Code Compliance staff will continue to monitor the location to ensure compliance and identify any other issues for correction. Additionally, other city efforts, such as police patrols and homeless outreach, continue in that location.

Please feel free to call me should you have any questions or require additional information.

cc: Alex Rey, Building Department Director  
Greg Tindle, Code Compliance Division Director

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