



# MIAMI BEACH

OFFICE OF THE CITY MANAGER

NO. LTC # 182-2006

LETTER TO COMMISSION

06 JUL 13 AM 9:33  
CITY CLERK'S OFFICE

RECEIVED

TO: Mayor David Dermer and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager

DATE: July 12, 2006

SUBJECT: Versailles Condo-Hotel

The purpose of this Letter to Commission is to inform you of the City's action with regard to the Versailles Condominium Hotel, 3425 Collins Avenue. As you are aware, our Fire Department responded to a two-alarm fire yesterday afternoon at this location. The fire was quickly brought under control and all residents were evacuated safely. The fire was contained to one unit on the sixth floor (unit 602), and there was only one minor injury reported (smoke inhalation; treated on-site).

Because of safety concerns resulting from water intrusion in the building that affected the electrical system, particularly from the sixth floor down to the lobby, it was necessary to de-energize and vacate the building. As a result, the American Red Cross was contacted and provided relocation assistance to those residents who did not make arrangements for alternative accommodations last night.

This morning, Building officials met with the building's electrical engineer of record, and along with Fire Department staff, visited the site. In response to continued concerns regarding safety, the building has been posted unsafe and a violation has been issued (copies attached). The building will remain closed until the electrical engineer and electrical contractor inspect the building and provide a damage assessment report to determine the repairs necessary to restore the electrical/life-safety system to normal operating conditions. Our Building Department has also requested the electrical engineer to explore the possibility of having the floors above the sixth opened for occupancy if the electrical/life-safety systems can be safely put back into operation. The building – or parts of it – will not be open until all necessary repairs are completed, inspected, tested, and approved.

It should be noted that the building is private property, and it is up to the condominium association, acting as the property owner, to take the actions necessary to re-occupy the building. Assuming the association moves expeditiously, it may be possible for a partial reopening in the next few weeks. The Building Department will expedite any necessary permits related to the repairs needed to re-occupy the building. The American Red Cross has agreed to provide assistance with accommodations until Monday. Staff from our Neighborhood Services Department, Community Services Division, is on site providing assistance to the American Red Cross.

As you may recall, the Versailles Condo-Hotel Association agreed to a voluntary evacuation for two weeks last year to address life-safety building code violations, as an alternative to a mandatory evacuation. Life-safety improvements were made, allowing the building to be re-occupied. It is important to note that improvements that were required by the City last year appear to have resulted in the containment of the fire yesterday, minimizing additional damage to other units and potential injuries to other residents.

To ensure that impacted residents are provided with information on the status of repairs to the building, the City is establishing a telephone "Hotline" number (305.673.7419). In addition, the City will be working with the American Red Cross to distribute informational flyers to impacted residents, advising them of this number and urging them to begin making necessary arrangements for alternate accommodations.

We will continue to keep you informed on the status of repairs to the building. Please feel free to call me should you have any questions or require additional information.

Attachment

Cc: Tim Hemstreet  
Hilda M. Fernandez  
Tom Velazquez  
Sonia Machen  
Vivian Guzman

## UNSAFE BUILDING

THIS BUILDING OR STRUCTURE IS, IN THE OPINION OF THE BUILDING OFFICIAL, UNSAFE, AS DEFINED IN 8-5 UNSAFE STRUCTURES OF THE MIAMI-DADE COUNTY MUNICIPAL CODE. ACTION SHALL BE TAKEN BY THE OWNER AS FURTHER DESCRIBED IN THE WRITTEN NOTICE TO BE SERVED. THIS NOTICE SHALL NOT BE REMOVED EXCEPT BY THE BUILDING OFFICIAL

DATE: 7-12-2006

OWNER: Versailles Hotel Condo

ADDRESS: 3425 Collins Ave

BY: Thomas [Signature] BUILDING VIOLATION: BV06000927

BUILDING DIRECTOR/OFFICIAL  
CITY OF MIAMI BEACH BUILDING DEPARTMENT  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FLORIDA 33139  
305-673-7610

# CITY OF MIAMI BEACH

CITY HALL, 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139  
www.ci.miami-beach.fl.us



Building Department

Telephone (305) 673-7610  
Facsimile (305) 673-7667

## STOP WORK ORDER / NOTICE OF VIOLATION

Violator: **VERSAILLES HOTEL CONDO**  
3425 COLLINS AV  
MIAMI BEACH FL

Owner: **VERSAILLES HOTEL CONDO**  
3425 COLLINS AV  
MIAMI BEACH FL

Case Information:

Case No:	BV06000927	Date Inspected:	07/12/2006
Sub-Type:	UNSAFE	Fees (if applicable):	\$0.00
Property Address:	3425 COLLINS AV	Permit#:	
Proximity/Unit:	3425 COLLINS AVE-COMMON AREAS		
Days to Comply:	10		

You must take the necessary action(s) to correct or eliminate the violation(s) and contact the Inspector listed below. If you do not comply within **10 days** from receipt of this notice, the City of Miami Beach Building Department will file charges and present this case before the governing agency having jurisdiction. If you intend to pull a permit in response to this violation, a copy of the violation notice must be supplied to the Building Department. Any fines or fees incurred from this violation that remain outstanding will result in a lien being placed on the property.

ADRIAN AVALOS  
SENIOR BUILDING INSPECTOR  
305-673-7610

Received By:

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

### VIOLATION(S)

Unit: **GENRL**

MIAMI-DADE COUNTY, CHAPTER 8, SECTION 8-5 - UNSAFE STRUCTURES (b) PHYSICAL CRITERIA. (1) A BUILDING SHALL BE DEEMED A FIRE HAZARD AND/OR UNSAFE WHEN: (iii) THE BUILDING CONDITION CREATES HAZARDS WITH RESPECT TO MEANS OF EGRESS AND FIRE PROTECTION AS PROVIDED HEREIN FOR THE PARTICULAR OCCUPANCY.

FIRE AT 602 UNIT, WATER DAMAGE FROM 6TH FLOOR TO LOBBY, ELECTRICAL SYSTEM WET, SUBMIT AN ELECTRICAL ENGINEER REPORT TO ASSES DAMAGE TO ELECTRICAL / LIFE SAFETY SYSTEM AND METHODS OF REPAIRS.  
SUBMIT STRUCTURAL REPORT FOR THE DAMAGE OF STRUCTURE AND METHODS OF REPAIRS

PLEASE BE ADVISED THAT THIS VIOLATION CASE WILL NOT BE CLOSED UNTIL SUCH TIME THAT ALL BUILDING PERMITS REQUIRED TO CORRECT THE VIOLATION(S) NOTED HAVE BEEN OBTAINED AND FINAL INSPECTION APPROVAL(S) HAVE BEEN GRANTED BY THE CITY OF MIAMI BEACH.