

From: "Pizzo, Jason" <Pizzo.Jason@flsenate.gov>

Date: July 7, 2021 at 10:05:00 PM EDT

To: arthur.sorey@citynmb.com, hans.ottinot@citynmb.com

Cc: "Gerson, Maggie" <Gerson.Maggie@flsenate.gov>, spencer.hennings@myfloridalicense.com, "Benjamin, Christopher" <Christopher.Benjamin@myfloridahouse.gov>, courtney.f.coppola@eog.myflorida.com, tasha.carter@myfloridacfo.com, gedel.merzius@citynmb.com, lourdes.gomez@miamidade.gov

Subject: Crestview Towers 2025 NE 164th St., NMB, FL 33162

Mr. Sorey (City Manager) & Mr. Ottinot (City Attorney),

Thank for taking the time to meet with us, today. As we discussed, we share your earnest concern for the safety and well-being of our residents, and I think we all appreciate not only the sense of urgency, but the necessity to move forward with comprehensive information, duties and transparency. As promised, I have attached a very rough draft of basic information spreadsheet (some missing fields, highlighted in yellow, that should be completed with your assistance), which should serve as a working and evolving file to be shared and used for reference.

I have cc'd **Lourdes Gomez**, Director of Regulatory and Economic Resources, State **Rep. Benjamin**, and Secretary of the Department and Business and Professional Regulation (DBPR) **Julie Brown**, whose state agency has purview over condominiums, along with the Ombudsman, **Spencer Hennings**. Additionally, I've included Florida's Insurance Consumer Advocate, **Tasha Carter**, who is an invaluable resource for our constituents who will need help navigating this process. Finally, Deputy Chief of Staff to the Governor, **Courtney Coppola** is on here, as the Governor's office has taken a very active role on these issues, and my legislative aides **Maggie Gerson** and **Teri Cariota**.

We have no pride of authorship, so everyone please feel free to reply with comments, suggestions, revisions, etc.

Of immediate interest and concern:

- 1) **Promptly** determine if it's necessary to gain (even forced) access to units – we need to be **absolutely sure there are no residents or pets inside units**. If limited entry is permitted, windows and doors should be closed and secured, to prevent water/pest intrusion.
- 2) Our preliminary research shows that **the condo association does not own the land upon which the building sits (we found a recorded 99 yr land lease)**, and the pool area is also under separate ownership. This is an important component, should the building be permanently condemned, for purposes of compensation. – *see attached*.
- 3) Set a meeting for **Friday, July 9, 2021**, for a general gathering of stakeholders, at a time convenient for your office, and **distribute a zoom link** for remote attendees.
- 4) Ask building manager/management company where **Crestview documents are currently stored** – if on site, there should be a clear chain of custody documented if they are held for safekeeping.
- 5) I would suggest running tags on all vehicles (we observed at least 12) on site to identify and contact owners. If the owners have no place to relocate them, perhaps NMB can provide a temporary location for safekeeping. At minimum, the vehicles should not remain under the building.
- 6) Review the **attached spreadsheet** and **edit the doc** with any entities or individuals who should be added, revised, etc. – NOTE: of particular urgency is identifying the name and contact for building insurance, utilities (e.g. electric, gas, cable, etc.) – *see attached*.

- 7) I spoke with FPL today, and they are awaiting an email for action needed on this property, and any other of concern in NMB. My contact is Daniel Martell (daniel.martell@fpl.com).
- 8) I spoke with TECO rep today, who will provide us with utility mapping, so we can more readily determine which locations also have gas service.
- 9) Begin a documented timeline of actions taken, and meetings held, on Crestview – please ask other officials (e.g. fire and building departments to also document actions) – e.g. when was water service shutoff, when is/was FPL contacted for service, etc.
- 10) If police/security are to remain on the site to prevent people entering the building, I would strongly suggest removing a section of the western portion of the fence line, as the only point of existing ingress/egress would endanger anyone trying to escape on foot in the event of collapse.
- 11) When we were at the site, late last night, the building security guard was **seated under the building** – the company should be advised to have their staff remain in a safe area.
- 12) The canal (northern) side of the building still has an active pathway for pedestrians, as observed last night. Consideration should be given as to whether that path should be closed to the public, as any collapse would endanger lives, or perhaps the temporary placement of a shelter/culvert.
- 13) Please email us a copy of the **first** engineering inspection report performed by B&A Engineering Services.
- 14) Please email us a copy of the **second** engineering inspection/survey report performed by A.S.D. Consulting Engineers, Inc.
- 15) Please email us a copy of the **third** engineering inspection report being performed, upon completion.
- 16) Please email a copy of the letter/notice NMB received from Miami-Dade County re: multiple buildings that have not complied with 40 yr recertification (I recall you mentioned 11 were identified in a letter to Daniel Ozuna).
- 17) Locate any and all copies of building plans, permits, etc. held by NMB (there will be public records requests, as well). Surfside took the pragmatic step of scanning and uploading all docs to their website.
- 18) Does MDC RER have any record of a recertification application, prior to 2021?
- 19) Identify whether there is any open litigation against the Association.
- 20) Are there any outstanding violations/citations/liens from NMB, outstanding?
- 21) Are there any outstanding violations/citations/liens from MDC, outstanding?
- 22) Does the State (either through DBPR, or other) have any outstanding matters w/ Crestview?
- 23) Identify whether there any open and closed permits for the building (**we were able to see some filed and recorded with MDC, not NMB**).
- 24) Solicit a full resident roster (owners and tenants from the management company and Association. When a resident/owner roster is made, it would be prudent to identify owner-occupied and/vs tenant occupancies (i.e.

we are seeing how some available resources vary in Surfside). NOTE: we started a unit/floor draft in the attached spreadsheet (see tabs at bottom).

25) I would caution city officials from being included or endorsing any particular individual or entity raising money for relief (e.g. GoFundMe), unless it's a local reputable organization, as often these situations lend themselves to the public taking advantage of others' misfortune.

26) I will forward a copy of this email to City Commissioners, individually, to assuage any concerns about sunshine – they can reply separately through your office(s).

Jason W.B. Pizzo

Florida State Senate – District 38

405 Senate Office Building

404 S. Monroe Street

Tallahassee, FL 32399