

NOTICE OF PUBLIC HEARING

A public hearing will be held by the **Miami-Dade County Unsafe Structures Appeal Panel** for all people who have an interest in the following properties that have been found to be in violation of the Building Code described as:

Case No.: F2024001487 Property Address: 17880 SW 232 ST Legal Description: 24 56 38 3.132 AC' NW1/4 OF NE1/4 LESS SAF' & N40FT & LESS PORT LYG SELY OF' SAF RR' OR 18842-4178-79 1099 1' COC 25979-4472 11 2006 5' Action: (A) REPAIR OR DEMOLISH 1-Story METAL COMMERCIAL STRUCTURE Owner of Record: ROLANDO VILLAVISANIS LE REM JESUS VILLAVISANIS, REM JESSICA VILLAVISANIS	Hearing Session: 9:00 AM
Case No.: F2024003153U Property Address: 19398 SW 248 ST Legal Description: 26 56 38 4.13 AC M/L' W1/2 OF NW1/4 OF NE1/4 OF NW1/4' LESS N & W40FT FOR R/W' OR 19625-3647 032001 1' Action: (A) REPAIR OR DEMOLISH 1-Story METAL STRUCTURE Owner of Record: TECH FARM ENTERPRISES INC	Hearing Session: 9:00 AM
Case No.: F2023012969 Property Address: 6221 NW 21 AVE BLDG 4 Legal Description: 15 53 41 0.92 AC' LINCOLN FIELDS PB 48-64' TRACT 3' LOT SIZE 40075 SQUARE FEET' OR 11610-1555 0982 5' Action: (A) REPAIR OR DEMOLISH 4-Story CBS COMMERCIAL BLDG Owner of Record: BUENA VISTA APARTMENTS LLC	Hearing Session: 9:00 AM
Case No.: F2023013052 Property Address: 9300 NW 36 AVE 4 Legal Description: 4 53 41 5.354 AC M/L' BEG 25FTW & 473.07FTS OF NE COR' OF NW1/4 OF NW1/4 OF SW1/4 TH' S851.93FT W272.15FT N931.90FT' E17.50FT S79.97FT E254.65FT TO' POB' LOT SIZE 233220 SQ FT' Action: (A) REPAIR OR DEMOLISH 1-Story CBS COMMERCIAL BLDG Owner of Record: GANCEDO LUMBER CO INC	Hearing Session: 9:00 AM
Case No.: F2024000505 Property Address: 3409 NW 72 AVE BLDG 3 Legal Description: 26 53 40 5.789 AC M/L' BEG 200.04FTE & 130.02FTS OF NW COR' OF SW1/4 OF NE1/4 TH E598.78FT ELY' AD 41.95FT S226.01FT W639.36FT' N236.88FT TO POB' AND PORT OF LAND DESC BEG 839.37' FT & 368.93FT S OF NW COR OF SW' 1/4 OF NE1/4 TH N226.01FT SELY' AD 490.88FT W274.20FT N80.71FT' W69.90FT TO POB & PORT OF LAND' DESC BEG 50.01FT & 130.02FT OF NW' COR OF SW1/4 OF NE1/4 TH E150.03' FT S222.38FT W150FT N224.41FT TO' POB' LOT SIZE 252169 SQ FT M/L' Action: (A) REPAIR OR DEMOLISH 1-Story CBS COMMERCIAL BLDG Owner of Record: AMB PROPERTY LP	Hearing Session: 9:00 AM
Case No.: F2024013963 Property Address: 1920 NW 54 ST 1 Legal Description: FLORAL PK' PB 8-5' LOT 1 LESS N10FT TO CO & LOTS 2 & 3 BLK 31' LOT SIZE 150.000 X 120' 75R269895' Action: (A) REPAIR OR DEMOLISH 1-Story CBS COMMERCIAL BLDG Owner of Record: HALL FERGUSON & HEWITT MORTUARY	Hearing Session: 9:00 AM
Case No.: F2025006621 Property Address: 8701 NW 186 ST BLDG 2 - CARWASH Legal Description: LAKES ON THE GREEN BUSINESS PARK' PB 141-49 / SEC 1' TR A' LOT SIZE .889 AC M/L' F/A/U 30-2004-000-0031' OR 16413-3267 0694 6' Action: (A) REPAIR OR DEMOLISH 1-Story CBS COMMERCIAL BLDG Owner of Record: SUNSHINE GASOLINE DISTRIBUTORS INC	Hearing Session: 9:00 AM
Case No.: 20240225764-U Property Address: 19960 SW 190 ST Legal Description: 3 56 38 4.861 AC M/L' E446FT OF S1/2 OF SW1/4 OF NE1/4' LYG N OF C-102-1 CANAL R/W' LESS N & E25FT FOR R/W' OR 20271-0081 022002 6' COC 24095-4023 12 2005 4' Action: (A) REPAIR OR DEMOLISH 2-Story CBS DWELLING (B) DEMOLISH 1-Story CBS / WOOD FRAME ROOF STRUCTURE (C)) REPAIR OR DEMOLISH1-Story CBS STRUCTURE (D) DEMOLISH 1-Story CBS ADDITION (E) REPAIR OR DEMOLISH 1-Story CONCRETE SWIMMING POOL (F) DEMOLISH 1-Story CBS STRUCTURE (G) DEMOLISH1-Story METAL AND WOOD FRAME CANOPY ROOF (H) DEMOLISH1-Story WOOD FRAME ROOF STRUCTURE (I) NO ACTION REQUIRED 1-Story CBS / IRON FENCE FRONT (J) NO ACTION REQUIRED 1-Story 5FT CHAIN LINK FENCE Owner of Record: MABEL MARICHAL	Hearing Session: 9:00 AM
Case No.: 20250241065-U Property Address: 10541 SW 102 AVE Legal Description: KENDALE SOUTH SEC 2 PART 2' PB 84-83' LOT 6 BLK 13' LOT SIZE 115.000 X 115' COC 21377-4002 06 2003 1' Action: (A) REPAIR OR DEMOLISH 1-Story CBS DWELLING (B) DEMOLISH 1-Story PRE-MANUFACTURED SHED (C) REPAIR OR DEMOLISH 1-Story CONCRETE SWIMMING POOL (D) DEMOLISH 1-Story 5FT CHAIN LINK FENCE Owner of Record: CAMPOS REAL ESTATE LLC	Hearing Session: 9:00 AM
Case No.: F2024000685 Property Address: 105 GRAND CANAL DR Legal Description: 2 54 40 .28 AC' CORR PL FLAGAMI 2ND ADDN PB 34-15' SWLY72FT TR 7' LOT SIZE 72.000 X 175' OR 15800-3183 0193 4' Action: (A) REPAIR OR DEMOLISH 2-Story CBS MULTIFAMILY DWELLING Owner of Record: MIAMI GRAND CORPORATION	Hearing Session: 9:00 AM
Case No.: F2024001220 Property Address: 11175 SW 40 ST Legal Description: 18 54 40 .51 AC' W185FT OF S200FT OF W1/2 OF SW1/4' OF SW1/4 OF SE1/4 LESS W35FT & S' 50FT' LOT SIZE 22366 SQ FT' OR 16829-3129 1094 4' Action: (A) REPAIR OR DEMOLISH 1-Story CBS / STEEL FRAME COMMERCIAL BLDG Owner of Record: SUNSHINE GASOLINE DISTRIBUTORS INC INC	Hearing Session: 9:00 AM

<p>Case No.: 20250238926-U</p> <p>Property Address: 13410 SW 78 ST</p> <p>Legal Description: WINSTON PARK UNIT 4 PB 99-72' LOT 24 BLK 37' LOT SIZE 75.000 X 100' OR 18228-4560 0898 1' COC 24146-2841 01 2006 1'</p> <p>Action: (A) REPAIR OR DEMOLISH 1-Story CBS DWELLING (B) REPAIR OR DEMOLISH 1-Story CBS DRIVEWAY (C) REPAIR OR DEMOLISH 1-Story METAL COVERED PATIO (D) REPAIR OR DEMOLISH 1-Story ` (E) REPAIR OR DEMOLISH 1-Story CBS SLAB (F) NO ACTION REQUIRED 1-Story `</p> <p>Owner of Record: LIANET MUNOZ PEREZ</p>	Hearing Session: 9:00 AM
<p>Case No.: 20250241400-U</p> <p>Property Address: 9301 SW 76 ST</p> <p>Legal Description: LEWINS SUB' PB 117-40' LOT 4 BLK 1' LOT SIZE 76.88 X 145.90' OR 20005-2841 112001 1' COC 23001-1776 01 2005 1'</p> <p>Action: (A) REPAIR OR DEMOLISH 2-Story CBS DWELLING (B) NO ACTION REQUIRED 1-Story CONCRETE SLAB (C) NO ACTION REQUIRED 1-Story CONCRETE SLAB (D) NO ACTION REQUIRED 1-Story 6FT WOOD FENCE</p> <p>Owner of Record: WELLS FARGO BANK N A TRS ABCF 2006 OPT2 TR</p>	Hearing Session: 9:00 AM
<p>Case No.: F2023012954</p> <p>Property Address: 6955 NW 36 AVE</p> <p>Legal Description: PB 52-24' CENTRAL INDUSTRIAL SITES SEC 1' LOTS 19 & 20 BLK 1' LOT SIZE 71200 SQUARE FEET' COC 26359-1835 04 2008 1'</p> <p>Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG</p> <p>Owner of Record: EXETER 6955 NW 36TH LLC</p>	Hearing Session: 9:00 AM
<p>Case No.: 20250239073-U</p> <p>Property Address: 16920 SW 277 ST</p> <p>Legal Description: THE REDLANDS SEC 1 PB 99-84' LOT 11 BLK 4' LOT SIZE 17012 SQ FT' OR 9987 1524 0378 1'</p> <p>Action: (A) REPAIR OR DEMOLISH 1-Story CBS DWELLING (B) DEMOLISH 1-Story ALUMINUM ATTACHED TERRACE (C) REPAIR OR DEMOLISH 1-Story METAL FRAME CANOPY ROOF (D) REPAIR OR DEMOLISH 1-Story METAL FRAME CANOPY ROOF (E) DEMOLISH 1-Story ALUMINUM SHED STRUCTURE (F) DEMOLISH 1-Story FRAME SWIMMING POOL (G) DEMOLISH 1-Story METAL SHED (H) DEMOLISH 1-Story ALUMINUM SHED STRUCTURE (I) REPAIR OR DEMOLISH 1-Story CONCRETE DRIVEWAY (J) REPAIR OR DEMOLISH 1-Story METAL FENCE</p> <p>Owner of Record: REINALDO MARRERO LAUREN M MARRERO</p>	Hearing Session: 9:00 AM
<p>Case No.: F2024000083</p> <p>Property Address: 13698 SW 152 ST</p> <p>Legal Description: PATRICK PLAT' PB 130-18' TR A' LOT SIZE .9161 AC M/L' OR 13072-3499 1086 1'</p> <p>Action: (A) REPAIR OR DEMOLISH 1-Story CBS COMMERCIAL STRUCTURE</p> <p>Owner of Record: AZG PETROLEUM LLC ATTN ZAIRA PAPAGEORGIOU</p>	Hearing Session: 1:00 PM
<p>Case No.: F2024000426</p> <p>Property Address: 18400 S DIXIE HWY</p> <p>Legal Description: 5 56 40 1.217 AC' SUB OF PB 1-4' BEG AT X OF N/L SEC 5 & WLY' R/W/L OF US #1 TH SWLY 83.09FT' FOR POB CONT SWLY ALG SD WLY' R/W/L OF US #1 233.92FT TH N 68' DEG 28 MIN 35 SEC W FOR 237.51FT' TO ELY R/W/L OF SEC RR TH NELY' ALG SD R/W/L 177.02FT TH E ALG A' LINE 40FTS OF & PARR TO N/L SEC 5' 222.05FT TO PC TH SELY ALG ARC' FOR 50.06FT TO POB' PR ADD 18400 US #1' LOT SIZE IRREGULAR' OR 23524-2544-2549 06/2005 6'</p> <p>Action: (A) REPAIR OR DEMOLISH 1-Story CBS COMM ACCESSORY STRUCTURE</p> <p>Owner of Record: JEANNE BARBER GODWIN TRS</p>	Hearing Session: 1:00 PM
<p>Case No.: F2024014510</p> <p>Property Address: 12810 SW 43 DR - CONDO 10</p> <p>Legal Description: ROYALE GREEN CONDO NO 10 DESC' ROYALE GREEN CONDO PB 95-12' PORT TR B DESC BEG SE COR' TR B N372.13FT W36FT N18.15FT' W120.35FT S76FT W46.50FT S91.89' FT E44FT S172.38FT E133.85FT' S50FT E25FT TO POB'</p> <p>Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG</p> <p>Owner of Record: ROYALE GREEN CONDOMINIUM ASSOCIATION, INC.</p>	Hearing Session: 1:00 PM
<p>Case No.: F2024001713</p> <p>Property Address: 8215 W FLAGLER ST</p> <p>Legal Description: FLAGLER PARK PLAZA' PB 134-87' E90FT OF TR H' LOT SIZE 19440 SQ FT' F/A/U 30-4003-035-0080' OR 14304-527 1089 1'</p> <p>Action: (A) REPAIR OR DEMOLISH 1-Story CBS COMMERCIAL BLDG</p> <p>Owner of Record: SUNSHINE GASOLINE DISTRIBS INC C/O MAXIMO ALVAREZ</p>	Hearing Session: 1:00 PM
<p>Case No.: F2024013761</p> <p>Property Address: 12200 SW 8 ST</p> <p>Legal Description: 1 54 39 1.78AC M/L PB 102-67' INTERNATIONAL GDNS PLAZA' TRACT A' LOT SIZE 77422 SQ FT' OR 15421-0282/ 0292'</p> <p>Action: (A) REPAIR OR DEMOLISH 1-Story CBS COMMERCIAL BLDG</p> <p>Owner of Record: FIRST UNION NATIONAL BANK OF FL BANK REAL ESTATE</p>	Hearing Session: 1:00 PM
<p>Case No.: F2024000681</p> <p>Property Address: 8700 SUNSET DR</p> <p>Legal Description: 33 54 40 .36 AC M/L' SUB OF PB 1-84' N150FT OF E175FT OF TR 1 LESS' N40FT & E30FT' LOT SIZE 15814 SQ FT' COC 25243-0271 12 2006 6'</p> <p>Action: (A) REPAIR OR DEMOLISH 1-Story CBS / STEEL FRAME COMMERCIAL BLDG</p> <p>Owner of Record: SUNSHINE GASOLINE DISTRIBUTORS INC</p>	Hearing Session: 1:00 PM

The hearings will be held on **February 13, 2026 at the Miami-Dade County Herbert S. Saffir, Permitting and Inspection Center, Department of Regulatory and Economic Resources, on the 2nd Floor, NC Conference Room, 11805 S.W. 26 ST (Coral Way), Miami, Florida 33175**, all in accordance with authority established under the provisions of Section 8-5 of the Code of Miami-Dade County.

NON-ENGLISH-SPEAKING APPEARANCES: The Regulatory and Economic Resources Department is unable to provide translators for individuals appearing at this proceeding. You may make arrangements to bring your own translator.

It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act. For sign language interpreter services, please call (786) 315-2239 at least five business days in advance.

Spencer Errickson, Unsafe Structures Section Supervisor
Miami-Dade County Unsafe Structures Appeal Panel
Miami-Dade Regulatory and Economic Resources Department