

NOTICE OF PUBLIC HEARING

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

Case No.: 20220216288-U Property Address: 1425 SW 78 AVE Legal Description: KARLA SUBDUVISION PB 96-52' LOT 5 BLK 3' LOT SIZE IRREGULAR' OR 17548-0188 0297 1' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS DWELLING, REPAIR OR DEMOLISH Structure (B) CONCRETE SWIMMING POOL, DEMOLISH Structure (C) 1-Story WOOD STRUCTURE, DEMOLISH Structure (D) -Story WOOD FRAME STRUCTURE, DEMOLISH Structure (E) 1-Story METAL STRUCTURE, NO ACTION REQUIRED Structure (F) 500 LF CBS FENCE Owner of Record: ROGER HERNANDEZ	Hearing Session: 9:00 AM
Case No.: 20260243324-U Property Address: 2301 NW 89 TER Legal Description: SHANNON PK 2ND ADDN PB 56-54' LOT 14 BLK 7' LOT SIZE 89.300 X 85' OR 21756-3807-3813 09 2003 4' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS DWELLING, DEMOLISH Structure (B) 1-Story METAL ATTACHED FRONT PORCH, DEMOLISH Structure (C) 1-Story METAL ATTACHED TERRACE, DEMOLISH Structure (D) 1-Story METAL ATTACHED TERRACE, DEMOLISH Structure (E) 1-Story WOOD FRAME STRUCTURE, REPAIR OR DEMOLISH Structure (F) 350 LF CHAIN LINK FENCE Owner of Record: CURTIS JAMES NEWTON JR, DARYLL LEON NEWTON, STEPHANIE LACY, ALISHA ELIZABETH NEWTON, BRANDON RUDOLPH CONGO, NENA NEWTON-CONGO	Hearing Session: 9:00 AM
Case No.: F2023013486-U Property Address: 270-276 NE 141 ST 3 Legal Description: THE ARBOUR TOWNHOUSE NO 2 CONDO' DESC-' THE ARBOUR SECOND ADDN PB 92-33' LOTS 1 THRU 5' Action: REPAIR OR DEMOLISH Structure (A) 2-STORY CBS COMMERCIAL BLDG Owner of Record: THE ARBOUR TOWNHOUSE NO 2 CONDO	Hearing Session: 9:00 AM
Case No.: F2024000219-U Property Address: 9497 NW 7 AVE Legal Description: 1 53 41' 2ND ADD PINEWOOD PARK PB 6-186' LOTS 10 TO 12 INC & N1/2 OF' E115FT OF W150FT OF BARBARA AVE' PER RESOL 3968 DB 3354-567 LESS' W35FT & LESS N35FT & LESS BEG' 50FTW & 64.69FTS OF W1/4 OF SEC' TH S9.99FT NELY39.25FT W9.99FT' SWLY23.55FT TO POB FOR R/W BLK 33' & N148.18FT OF LOTS 1 THRU 3 LESS' S25FT BLK 40 & S1/2 OF E115FT OF' W150FT OF BARBARA AVE' LOT SIZE 29894 SQ FT M/L' Action: REPAIR OR DEMOLISH Structure (A) 1-STORY CBS COMMERCIAL BLDG Owner of Record: 441 INVESTMENT PARTNERS LLC C/O BERNSTEIN LAW FIRM	Hearing Session: 9:00 AM
Case No.: F2024000246-U Property Address: 3576 NW 32 ST Legal Description: MELROSE HGTS 5TH SEC PB 17-22' LOT 10 & 11 BLK 65' LOT SIZE 12750 SQ FT' OR 11403-1505/19553-3295 0201 4' Action: REPAIR OR DEMOLISH Structure (A) 1-STORY CBS BLDG Owner of Record: WALKYRIA HERRERA LE REM LUIS BERMUDEZ	Hearing Session: 9:00 AM
Case No.: F2024000477-U Property Address: 3409 NW 72 AVE BLDG 2 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: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL BLDG Owner of Record: AMB PROPERTY LP	Hearing Session: 9:00 AM
Case No.: F2024001477-U Property Address: 7085 NW 46 ST Legal Description: 23 53 40 .68 AC M/L' FLA FRUIT LAND CO SUB' PB 2-17' E100FT OF W425FT OF TR 61 LESS' S35FT FOR R/W' OR 16720-2082 0395 6' COC 23760-0084 08 2005 1' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMM ACCESSORY STRUCTURE, DEMOLISH Structure (B) 1-Story ALUMINUM ATTACHED ADDITION (REAR) Owner of Record: MAXBELLA LLC	Hearing Session: 9:00 AM
Case No.: F2024014096-U Property Address: 3680 NW 73 ST Legal Description: 9 53 41' CENTRAL INDUSTRIAL SITES SEC 2' LOTS 6 THRU 8 & N65FT OF LOT 9' BLK 5' LOT SIZE 86809 SQ FT F/A/U 30 3109 001 0500' OR 22619-0863 0804 1' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL BLDG Owner of Record: 3680 NW 73 ST LLC	Hearing Session: 9:00 AM
Case No.: F2024014106-U Property Address: 3100 NW 94 ST 2 Legal Description: THE TROPICS AMD PL PB 10-17' LOTS 1 THRU 12 LESS E7.5FT OF' LOTS 1-6-7-12 BLK 55' LOT SIZE SITE VALUE Action: REPAIR OR DEMOLISH Structure (A) 1-STORY CBS COMMERCIAL BLDG Owner of Record: BROADMOOR BAPTIST CHURCH TRUSTEES	Hearing Session: 9:00 AM

Case No.: F2024014208-U Property Address: 14655 MEMORIAL HWY Legal Description: 19 52 42 - 24 52 41' BISC GDNS SEC D PB 44-36' N31.9FT OF LOT 886' LOT SIZE 6322 SQ FT' OR 21060-3026 0103 2 (3)' COC 25236-2415 10 2006 2' Action: REPAIR OR DEMOLISH Structure (A) 1-STORY CBS COMMERCIAL BLDG Owner of Record: NEW CHURCH OF GOD SOLID ROCK COMMUNITY CENTER INC	Hearing Session: 9:00 AM
Case No.: F2024014304-U Property Address: 16000 NW 2 AVE Legal Description: BISCAYNE GARDENS SEC B' LOT 418 PB 40-49' LOT SIZE 17160 SQUARE FEET' COC 22217-0063 02 2004 6' Action: REPAIR OR DEMOLISH Structure(A) 1-Story CBS COMMERCIAL BLDG Owner of Record: 16000 MIAMI LLC	Hearing Session: 9:00 AM
Case No.: 20240229730-U Property Address: 11530 SW 153 AVE Legal Description: REVISED PLAT OF HAMMOCKS ESTATES' PB 150-44 T-19601' LOT 5 BLK 10' LOT SIZE 6000 SQ FT' FAU 30-5909-001-1781 1790 1800 & 2200 2280 2360' OR 19665-2300 112000 4' COC 21713-0096 09 2003 6' Action: REPAIR OR DEMOLISH Structure(A) 1-Story CBS DWELLING, REPAIR OR DEMOLISH Structure(B) CONCRETE SWIMMING POOL, REPAIR OR DEMOLISH Structure(C) CONCRETE SLAB, REPAIR OR DEMOLISH Structure (D) 6FT WOOD FENCE Owner of Record: ALLEN JOVA GEORGIANA MAGADAN	Hearing Session: 9:00 AM
Case No.: 20250240321-U Property Address: 15023 SW 90 TER Legal Description KENDALL WALK' PB 117-22' LOT 4 BLK 11' LOT SIZE 2550 SQ FT' & INT IN COMMON AREA' OR 19445-302 1200 1' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS TOWNHOUSE, REPAIR OR DEMOLISH Structure (B) 1-Story CBS TOWNHOUSE, REPAIR OR DEMOLISH Structure (C) 1-Story CBS TOWNHOUSE, NO ACTION REQUIRED Structure (D) 6FT WOOD FENCE, REPAIR OR DEMOLISH Structure (E) 568 SQ FT CONCRETE SLAB Owner of Record: ANNIE VASSELL	Hearing Session: 9:00 AM
Case No.: F2023012913-U Property Address: 3562 NW 50 ST Legal Description: 21 53 41' SEMINOLE LAWN PB 16-4' LOTS 8 TO 10 INC BLK 17' LOT SIZE 16500 SQUARE FEET' OR 19540-3956 0101 1' Action: REPAIR OR DEMOLISH Structure(A) 1-Story CBS COMMERCIAL BLDG Owner of Record: YANCKYS IMPORT AND EXPORT LLC	Hearing Session: 9:00 AM
Case No.: 20250234259-U Property Address: 7910 SW 54 AVE Legal Description: HIGH PINES REV PLAT OF 2ND AMD PL' PB 31-57' S80FT OF N500FT OF E1/2 TR 31' LOT SIZE 80.000 X 125' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS DWELLING, REPAIR OR DEMOLISH Structure (B) CONCRETE DRIVEWAY, REPAIR OR DEMOLISH Structure (C) 400 LF METAL FENCE Owner of Record: RAMON A IMERY	Hearing Session: 9:00 AM
Case No.: 20250235018-U Property Address: 9722 SW 165 ST Legal Description: 29 55 40 PB 65-135' PALMETTO COUNTRY CLUB ESTS PT 1' LOT 9 BLK 5' LOT SIZE 85.000 X 110' OR 18305-2342 1098 6' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS DWELLING, DEMOLISH Structure (B) 1-Story 100 SQ FT WOOD SHED STRUCTURE, DEMOLISH Structure (C) 1-Story 400 SQ FT WOOD SHED STRUCTURE, REPAIR OR DEMOLISH Structure (D) 4 FT CBS FENCE Owner of Record: PATRICK DIAZ, ROBERT A DIAZ	Hearing Session: 9:00 AM
Case No.: 20240225206-U Property Address: 112 NW 158 ST Legal Description: 13 52 41 - 18 52 42 PB 40-41' BISCAYNE GARDENS SEC A' LOT 205' LOT SIZE 132.000 X 304' OR 15715-0740 1192 1' COC 25358-2987 01 2007 1' Action: REPAIR OR DEMOLISH Structure (A) 1-Story WOOD POLE DWELLING, REPAIR OR DEMOLISH Structure (B) 1-Story CBS/WOOD FRAME ATTACHED TERRACE, DEMOLISH Structure (C) 1-Story CBS / WOOD FRAME ATTACHED TERRACE, DEMOLISH Structure (D) 1-Story CONCRETE TERRACE, COMPLETE OR DEMOLISH Structure (E) CONCRETE SWIMMING POOL, REPAIR OR DEMOLISH Structure (F) ON GRADE CONCRETE SLAB, REPAIR OR DEMOLISH Structure (G) 870 LF CONCRETE PERIMETER FENCE Owner of Record: BEATRIZ EUGENIE VALENCIA, PABON DIEGO BUENDIA	Hearing Session: 9:00 PM
Case No.: F2024004703-U Property Address: 14140 - 14154 SW 93 LN BLD 15 Legal Description: PARC VISTA CONDO' PARKSIDE GLEN PB 129-31' TRS A C & E AS DESC IN DEC OFF' REC 22236-3262' LOT SIZE 29.404 AC' F/A/U 30 5903 028 0010' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS COMMERCIAL BLDG Owner of Record: PARC VISTA CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2023012533-U Property Address: 24800 KROME AVE Legal Description: 25 56 38 .44 AC M/L' W110FT OF E172.50FT OF S175FT OF' N215FT OF NE1/4 OF NE1/4 OF NE1/4 OF NE1/4' OR 18812-1297 1099 6' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL STRUCTURE Owner of Record: SUNSHINE GASOLINE DISTRIBUTORS INC INC	Hearing Session: 1:00 PM

Case No.: F2024000817-U Property Address: 28000 S DIXIE HWY Legal Description: COLES SUB' PB 29-9' ALL LOTS 6 & 7 & PORT OF LOTS 4' THRU 10 & 14 THRU 19 & 10FT ALLEY' LYG S CLOSED PER R-890-76 BLK 1' DESC COMM AT X OF N/L OF NW1/4 OF' SEC & NWLY R/WL OF USS 1 TH S 39' DEG W 371.89FT FOR POB TH N 50' DEG W 193.93FT N 39 DEG E' 142.81FT N 87 DEG E 205.05FT' SWLY AD 57.64FT S39 DEG W' 261.71FT TO POB PER W/P #17497' LOT SIZE 43992 SQ FT' OR 21916-4480 1203 6' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL STRUCTURE Owner of Record: SUNSHINE GASOLINE DIST INC	Hearing Session: 1:00 PM
Case No.: F2024001856-U Property Address: 13801 SW 88 ST Legal Description: KENDALE LAKES PLAZA PB 105-9' TRACT A' LOT SIZE 22500 SQ FT' OR 15962-0531 THRU 0533 0693 6' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL STRUCTURE Owner of Record: SUNSHINE GASOLINE DISTRIBUTORS INC	Hearing Session: 1:00 PM
Case No.: F2024002559-U Property Address: 15198 SW 56 ST Legal Description: CALISTOGA COMMERCIAL' PB 131-58' TRACT B' LOT SIZE .60 AC M/L' OR 13345-74 0787 1' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL STRUCTURE Owner of Record: SUNSHINE GASOLINE DISTR INC	Hearing Session: 1:00 PM
Case No.: F2024004047-U Property Address: 13350-13380 SW 128 ST Legal Description: PARK PLACE AT KENDALL CONDO DESC' PARKSIDE COMMERCIAL CENTER PB' LOTS 1 & 2 BLK 1' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL STRUCTURE Owner of Record: PARK PLACE OF KENDALL CONDOMINIUM I ASSOCIATION, INC	Hearing Session: 1:00 PM
Case No.: F2024000257-U Property Address: 14387 SW 96 ST Legal Description: BARRON SUB' PB 135-35' LOT 2 BLK 1' LOT SIZE 47395 SQ FT' OR 14031-2494 0389 1' COC 23980-4863 11 2005 5' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL BLDG Owner of Record: AEAHA LLC C/O AAMER MASOOD	Hearing Session: 1:00 PM
Case No.: F2024000270-U Property Address: 10000 W FLAGLER ST Legal Description: PLAZA DEL REY' PB 131-70' TR A' LOT SIZE 4.57 AC M/L' COC 24391-4650 03 2006 1' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL BLDG Owner of Record: THE Q V H CORPORATION	Hearing Session: 1:00 PM
Case No.: F2024000302-U Property Address: 11201 SW 184 ST Legal Description: 31 55 40 .75 AC M/L' S265.5FT OF E200FT OF E1/2 OF' SE1/4 OF SE1/4 OF SW1/4 LESS' E35FT & S65.5FT FOR R/W' COC 25564-3625 04 2007 6' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS/STEEL FRAME COMMERCIAL BLDG Owner of Record: SUNSHINE GASOLINE DISTR INC	Hearing Session: 1:00 PM
Case No.: F2024000513-U Property Address: 3715 SW 91 AVE Legal Description: OLYMPIC HEIGHTS PB 10-2' LOT 24 BLK 10' LOT SIZE 50.000 X 138' OR 14980-3093 0491 1' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY DWELLING, DEMOLISH Structure (B) 1-Story METAL ROOF STRUCTURE, DEMOLISH Structure (C) 1-Story METAL ROOF STRUCTURE Owner of Record: PAUL LEUNG & W SIU MAN	Hearing Session: 1:00 PM
Case No.: F2024001696-U Property Address: 11410 SW 88 ST Legal Description: 6 55 40 1.649 AC M/L' BEG 221FTN OF SE COR OF NE1/4 OF' NW1/4 OF NW1/4 CONT N184FT' W346.80FT S223FT E199.22FT N36FT' E148.02FT TO POB' OR 18261-3083 0998 2 (2)' COC 25820-1545 07 2007 2' Action: REPAIR OR DEMOLISH Structure (A) 3-Story CBS COMMERCIAL BLDG Owner of Record: COFE CIX SUMMIT LLC C/O COFE PROPERTIES LLC	Hearing Session: 1:00 PM

The hearings will be held on March 17, 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

