

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.: 20250240026-U Property Address: 17004 NW 49 PL Legal Description: FELICIA H MARTIN PETISCO ADRIANA E CASTELLANOS, AMANDA D MARTIN MONTOYA, 17004 NW 49TH PL OPA LOCKA FL, 33055 Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS 1700 SQFT DWELLING, REPAIR OR DEMOLISH Structure (B) 1-Story WOODSHED STRUCTURE, REPAIR OR DEMOLISH Structure (C) 200 SQFT DETACHED STRUCTURE Owner of Record: FELICIA H MARTIN PETISCO ADRIANA E CASTELLANOS, AMANDA D MARTIN MONTOYA	Hearing Session: 9:00 AM
Case No.: F2023007494-U Property Address: 15600 NE 6 AVE A Legal Description: GOLDEN TOWERS CO-OP' 18 52 42 3.10 AC M/L' BEG 8885FTS & 35FTW OF NE COR OF' SW1/4 TH W293FT S444.63FT E 293FT' N446.04 TO POB' FAU 30 2218 000 0440' Action: REPAIR OR DEMOLISH Structure (A) 3-Story CBS COMMERCIAL BLDG, Owner of Record: GOLDEN TOWERS INC-GOLDEN TOWERS CO-OP	Hearing Session: 9:00 AM
Case No.: F2023007495-U Property Address: 15600 NE 6 AVE B Legal Description: THE ARBOUR TOWNHOUSE NO 2 CONDO' DESC=' THE ARBOUR SECOND ADDN PB 92-33' LOTS 1 THRU 5'GOLDEN TOWERS CO-OP' 18 52 42 3.10 AC M/L' BEG 8885FTS & 35FTW OF NE COR OF' SW1/4 TH W293FT S444.63FT E 293FT' N446.04 TO POB' FAU 30 2218 000 0440' Action: REPAIR OR DEMOLISH Structure (A) 3-STORY CBS COMMERCIAL BLDG Owner of Record: GOLDEN TOWERS INC-GOLDEN TOWERS CO-OP	Hearing Session: 9:00 AM
Case No.: F2023007496-U Property Address: 15600 NE 6 AVE C Legal Description: GOLDEN TOWERS CO-OP' 18 52 42 3.10 AC M/L' BEG 8885FTS & 35FTW OF NE COR OF' SW1/4 TH W293FT S444.63FT E 293FT' N446.04 TO POB' FAU 30 2218 000 0440' Action: REPAIR OR DEMOLISH Structure (A) 3-STORY CBS COMMERCIAL BLDG Owner of Record: GOLDEN TOWERS INC-GOLDEN TOWERS CO-OP	Hearing Session: 9:00 AM
Case No.: F2023013229-U Property Address: 18920 W DIXIE HWY Legal Description: 4 52 42 .35 AC' BEG 165.68FTN & 33FTW OF SE' COR OF NE1/4 OF NE1/4 OF SE1/4' TH W150FT S100FT E150FT' OR 12148-539 0584 5' LOT SIZE IRREGULAR' OR 19054-3766 0300 1' COC 22500-2573 06 2004 1' Action: REPAIR OR DEMOLISH Structure (A) 1-STORY CBS COMMERCIAL BLDG Owner of Record: VRONIA INC & ITADREAM INC ITADREAM INC	Hearing Session: 9:00 AM
Case No.: F2024000773-U Property Address: 1000 NE 215 ST Legal Description: 32 51 42 .795 AC M/L' BEG 40FTE & 50FTS OF NW COR OF' SEC CONT S245.60FT E142.02FT' N246.57FT W140.11FT TO POB' OR 11828-1059 0683 2' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMM ACCESSORY Owner of Record: ORION PRO FUND 7CS LLC	Hearing Session: 9:00 AM
Case No.: F2024001629-U Property Address: 20209 NE 15 CT BLDG 5 Legal Description: VES DAIRY INDUSTRIAL PARK' PB 128-97' TR A LESS COMM SW COR OF SW1/4 OF' NE1/4 OF SE1/4 TH N40.84FT N 85' DEG E 367.16FT S32.82FT SLY AD' 26.83FT SLY & SELY AD 98.49FT FOR' POB CONT ALG CURVE AD 83.36FT N' 76 DEG E 49.32FT S235.06FT SLY AD' 237.87FT S 69 DEG E 18.57FT TO' POINT OF CUSP ON NLY R/W/L OF SCL' R/R SWLY AD 366.93FT S 52 DEG W' 180.19FT N453.70FT E62FT N75.86FT' E177.98FT N268.68FT N 61 DEG E' 98.61FT TO POB' LOT SIZE 6.04 AC M/L' OR 13734-98 0688 5' COC 24786-4516 08 2006 1' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL BLDG Owner of Record: IVES BUSINESS CENTER LLC	Hearing Session: 9:00 AM
Case No.: F2024002536-U Property Address: 9345 NW 22 AVE 2 Legal Description: SHANNON PARK 1ST ADDN PB 52-78' S37.5FT OF LOT 6 & ALL LOT 7' BLK 4' LOT SIZE 120 X 120' OR 13975-785/18380-4459 1198 4' Action: REPAIR OR DEMOLISH Structure (A) 1-STORY FRAME COMMERCIAL BLDG Owner of Record: SIDAMA INVESTMENT AND DEVELOPMENT LLC	Hearing Session: 9:00 AM
Case No.: F2024014264-U Property Address: 10702 NW 7 AVE Legal Description: PINEWOOD PARK EXT PB 34-91' LOTS 18 TO 21 INC LESS E15 FT' LOT SIZE 102.5 X 85** BLK 11' OR 16153-4424 1293 1' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS COMMERCIAL BLDG Owner of Record: 10702 NW 7 AVE INC	Hearing Session: 9:00 AM
Case No.: 20250239009-U Property Address: 19130 NE MIAMI CT Legal Description: SIERRA 1ST ADDN PB 53-96' LOT 3 BLK 20' LOT SIZE 75.000 X 110' OR 16601-2928-20 0693 4' Action: REPAIR OR DEMOLISH STRUCTURE (A)-STORY CBS DWELLING, DEMOLISH STRUCTURE(B)1-STORY METAL TERRACE, DEMOLISH STRUCTURE(C)1-STORY PRE-MANUFACTURED SHED, DEMOLISH STRUCTURE(D)1-STORY PRE-MANUFACTURED SHE, DEMOLISH STRUCTURE(E) 280-LF METAL FENCE Owner of Record: PEDRO DELGADO	Hearing Session: 9:00 AM
Case No.: 20260243961-U Property Address: 8130 SW 34 ST Legal Description: PAN AMERICAN SUB 1ST ADDN' PB 103-49' LOT 8 BLK 1' LOT SIZE 79.69 X 147' OR 20534-0625/24334-1699 0702 1' Action: REPAIR OR DEMOLISH Structure(A) 1-Story CBS DWELLING, REPAIR OR DEMOLISH Structure(B) 4 FT CBS WALL, DEMOLISH Structure(C) 1-Story METAL ATTACHED TERRACE, DEMOLISH Structure(D) 1-Story METAL ATTACHED TERRACE, REPAIR OR DEMOLISH Structure(E) CONCRETE SWIMMING POOL, NO ACTION REQUIRED Structure(F) METAL PICKET FENCE, NO ACTION REQUIRED Structure(G) CONCRETE SLAB Owner of Record: FLORA PAZOS LE REM RAFAEL SANCHEZ REM RAFAEL SANCHEZ	Hearing Session: 9:00 AM

Case No.: F202008435-U Property Address: 15001-15031 SW 80 TER 8 Legal Description: CORNERS OF KENDALL LAKES CONDO' PHASE 1 THRU 5 DESC' KENDALE LAKES WEST SEC TWO' PB 98-15 TRACT 6' Action: REPAIR OR DEMOLISH STRUCTURE(A) 2-Story CBS MULTIFAMILY DWELLING Owner of Record: CORNERS OF KENDALL LAKES TOWNHOUSE CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 9:00 AM
Case No.: F2023013130-U Property Address: 7501 NW 52 ST BLDG 2 Legal Description: AVIATION COMMERCIAL CENTER' PB 137-20' LOTS 4 THRU 8 & PORT OF LOT 3' DESC BEG SE COR OF LOT 3 TH' NLY294.60FT W10FT S294.43FT' E19.16FT TO POB BLK 1' LOT SIZE 134710 SQ FT' F/A/U 30-3023-001-0211' OR 17776-2958 0897 2 (2)' COC 25386-1968 02 2007 2' Action: REPAIR OR DEMOLISH Structure(A) 1-Story CBS COMMERCIAL BLDG, Owner of Record: KNICKERBOCKER PROP INC XLIII	Hearing Session: 9:00 AM
Case No.: F2023013131-U Property Address: 7501 NW 52 ST 1 Legal Description: AVIATION COMMERCIAL CENTER' PB 137-20' LOTS 4 THRU 8 & PORT OF LOT 3' DESC BEG SE COR OF LOT 3 TH' NLY294.60FT W10FT S294.43FT' E19.16FT TO POB BLK 1' LOT SIZE 134710 SQ FT' F/A/U 30-3023-001-0211' OR 17776-2958 0897 2 (2)' COC 25386-1968 02 2007 2' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL BLDG Owner of Record: KNICKERBOCKER PROP INC XLIII	Hearing Session: 9:00 AM
Case No.: F2024013658-U Property Address: 14141 SW 142 ST Legal Description: TAMIAIR INDUSTRIAL PARK SEC 2' PB 111-64' LOT 29 BLK 2' LOT SIZE 22300 SQ FT' OR 14921-1531 0291 4' COC 22380-1393 06 2004 6' Action: REPAIR OR DEMOLISH Structure(A) 1-Story CBS COMMERCIAL BLDG Owner of Record: GM FAMILY WEST KENDALL CORP	Hearing Session: 9:00 AM
Case No.: 20260243807-U Property Address: 4875 SW 80 ST Legal Description: 31-54-41 1.00 AC M/L' W172.58FT LESS W25FT OF' S1/2 OF SW1/4 OF SE1/4 OF' NE1/4 LESS S35FT' OR 17787-4661 0997 5' 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 100 SQ FT WOOD SHED STRUCTURE, REPAIR OR DEMOLISH Structure (D) 4 FT CBS FENCE Owner of Record: JAY H SOLOWSKY TRS C/O KRINZMAN HUSS LUBETSKY FELDMAN & HOTTE	Hearing Session: 9:00 AM
Case No.: F2024003765-U Property Address: 15460 SW 74 CIRCLE CT Legal Description: SOUTH LAKE VILLAGE II CONDO' OLYMPIC SEC 2 PB 104-67' PORTS OF TR O AS DESC IN' OR 18105-0431' LOT SIZE 3.719 AC M/L' FAU 30-4933-010-0140' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS COMMERCIAL, REPAIR OR DEMOLISH Structure (B) 2-Story CBS COMMERCIAL BLDG Owner of Record: SOUTH LAKE VILLAGE II CONDOMINIUM ASSOCIATION, INC	Hearing Session: 1:00 PM
Case No.: F2024003913-U Property Address: 15440 SW 74 CIRCLE CT Legal Description: SOUTH LAKE VILLAGE II CONDO' OLYMPIC SEC 2 PB 104-67' PORTS OF TR O AS DESC IN' OR 18105-0431' LOT SIZE 3.719 AC M/L' FAU 30-4933-010-0140' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS COMMERCIAL, REPAIR OR DEMOLISH Structure (B) 2-Story CBS COMMERCIAL BLDG Owner of Record: SOUTH LAKE VILLAGE II CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2024003922-U Property Address: 15475 SW 74 CIRCLE CT Legal Description: SOUTH LAKE VILLAGE II CONDO' OLYMPIC SEC 2 PB 104-67' PORTS OF TR O AS DESC IN' OR 18105-0431' LOT SIZE 3.719 AC M/L' FAU 30-4933-010-0140' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS COMMERCIAL, REPAIR OR DEMOLISH Structure (B) 2-Story CBS COMMERCIAL BLDG Owner of Record: SOUTH LAKE VILLAGE II CONDOMINIUM ASSOCIATION, INC	Hearing Session: 1:00 PM
Case No.: F2024004044-U Property Address: 15470 SW 74 CIRCLE CT Legal Description: SOUTH LAKE VILLAGE II CONDO' OLYMPIC SEC 2 PB 104-67' PORTS OF TR O AS DESC IN' OR 18105-0431' LOT SIZE 3.719 AC M/L' FAU 30-4933-010-0140' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL BLDG Owner of Record: SOUTH LAKE VILLAGE II CONDOMINIUM ASSOCIATION, INC	Hearing Session: 1:00 PM
Case No.: F2024004125-U Property Address: 15455 SW 74 CIRCLE CT Legal Description: SOUTH LAKE VILLAGE II CONDO' OLYMPIC SEC 2 PB 104-67' PORTS OF TR O AS DESC IN' OR 18105-0431' LOT SIZE 3.719 AC M/L' FAU 30-4933-010-0140' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS COMMERCIAL BLDG Owner of Record: SOUTH LAKE VILLAGE II CONDOMINIUM ASSOCIATION, INC	Hearing Session: 1:00 PM
Case No.: F2024004135-U Property Address: 15450 SW 74 CIRCLE CT Legal Description: SOUTH LAKE VILLAGE II CONDO' OLYMPIC SEC 2 PB 104-67' PORTS OF TR O AS DESC IN' OR 18105-0431' LOT SIZE 3.719 AC M/L' FAU 30-4933-010-0140' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS COMMERCIAL STRUCTURE Owner of Record: SOUTH LAKE VILLAGE II CONDOMINIUM ASSOCIATION, INC	Hearing Session: 1:00 PM
Case No.: F2024005049-U Property Address: 15430 SW 74 CIRCLE CT Legal Description: SOUTH LAKE VILLAGE II CONDO' OLYMPIC SEC 2 PB 104-67' PORTS OF TR O AS DESC IN' OR 18105-0431' LOT SIZE 3.719 AC M/L' FAU 30-4933-010-0140' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS COMMERCIAL BLDG Owner of Record: SOUTH LAKE VILLAGE II CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2024014585-U Property Address: 890 SW 129 PL 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) 2-Story CBS COMMERCIAL BLDG Owner of Record: UNIVERSITY TRAIL CONDOMINIUM ASSOCIATION, INC	Hearing Session: 1:00 PM

Case No.: F2024014586-U Property Address: 880 SW 129 PL Legal Description: UNIVERSITY TRAIL CONDO' UNIVERSITY TRAIL SUBDIVISION' PB 162-59 AKA UNIVERSITY' LAKES APTS PB 99-33' AS DESC IN CONDO DECL' OR 20870-2887 & 24482-3700' LOT SIZE 431244 SQ FT' FAU 30 4902 001 0020 & ' FAU 30 4902 000 0140' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS COMMERCIAL BLDG Owner of Record: UNIVERSITY TRAIL CONDOMINIUM ASSOCIATION, INC	Hearing Session: 1:00 PM
Case No.: F2024014587-U Property Address: 870 SW 129 PL Legal Description: UNIVERSITY TRAIL CONDO' UNIVERSITY TRAIL SUBDIVISION' PB 162-59 AKA UNIVERSITY' LAKES APTS PB 99-33' AS DESC IN CONDO DECL' OR 20870-2887 & 24482-3700' LOT SIZE 431244 SQ FT' FAU 30 4902 001 0020 & ' FAU 30 4902 000 0140' Action: REPAIR OR DEMOLISH Structure (A) 2-Story MULTIFAMILY STRUCTURE Owner of Record: UNIVERSITY TRAIL CONDOMINIUM ASSOCIATION, INC	Hearing Session: 1:00 PM
Case No.: F2024014588-U Property Address: 860 SW 129 PL Legal Description: UNIVERSITY TRAIL CONDO' UNIVERSITY TRAIL SUBDIVISION' PB 162-59 AKA UNIVERSITY' LAKES APTS PB 99-33' AS DESC IN CONDO DECL' OR 20870-2887 & 24482-3700' LOT SIZE 431244 SQ FT' FAU 30 4902 001 0020 & ' FAU 30 4902 000 0140' Action: REPAIR OR DEMOLISH Structure (A) 2-Story MULTIFAMILY STRUCTURE Owner of Record: UNIVERSITY TRAIL CONDOMINIUM ASSOCIATION, INC	Hearing Session: 1:00 PM
Case No.: F2024014589-U Property Address: 850 SW 129 PL 101 Legal Description: UNIVERSITY TRAIL CONDO' UNIVERSITY TRAIL SUBDIVISION' PB 162-59 AKA UNIVERSITY' LAKES APTS PB 99-33' AS DESC IN CONDO DECL' OR 20870-2887 & 24482-3700' LOT SIZE 431244 SQ FT' FAU 30 4902 001 0020 & ' FAU 30 4902 000 0140' Action: REPAIR OR DEMOLISH Structure (A) 2-Story MULTIFAMILY STRUCTURE Owner of Record: UNIVERSITY TRAIL CONDOMINIUM ASSOCIATION, INC	Hearing Session: 1:00 PM
Case No.: F2024014590-U Property Address: 840 SW 129 PL Legal Description: UNIVERSITY TRAIL CONDO' UNIVERSITY TRAIL SUBDIVISION' PB 162-59 AKA UNIVERSITY' LAKES APTS PB 99-33' AS DESC IN CONDO DECL' OR 20870-2887 & 24482-3700' LOT SIZE 431244 SQ FT' FAU 30 4902 001 0020 & ' FAU 30 4902 000 0140' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS COMMERCIAL BLDG Owner of Record: UNIVERSITY TRAIL CONDOMINIUM ASSOCIATION, INC	Hearing Session: 1:00 PM
Case No.: F2024014591-U Property Address: 820 SW 129 PL Legal Description: UNIVERSITY TRAIL CONDO' UNIVERSITY TRAIL SUBDIVISION' PB 162-59 AKA UNIVERSITY' LAKES APTS PB 99-33' AS DESC IN CONDO DECL' OR 20870-2887 & 24482-3700' LOT SIZE 431244 SQ FT' FAU 30 4902 001 0020 & ' FAU 30 4902 000 0140' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: UNIVERSITY TRAIL CONDOMINIUM ASSOCIATION, INC	Hearing Session: 1:00 PM
Case No.: F2024014592-U Property Address: 810 SW 129 PL Legal Description: UNIVERSITY TRAIL CONDO' UNIVERSITY TRAIL SUBDIVISION' PB 162-59 AKA UNIVERSITY' LAKES APTS PB 99-33' AS DESC IN CONDO DECL' OR 20870-2887 & 24482-3700' LOT SIZE 431244 SQ FT' FAU 30 4902 001 0020 & ' FAU 30 4902 000 0140' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS CBS MULTIFAMILY STRUCTURE Owner of Record: COFE CIX SUMMIT LLC C/O COFE PROPERTIES LLC	Hearing Session: 1:00 PM
Case No.: F2024014593-U Property Address: 800 SW 129 PL Legal Description: UNIVERSITY TRAIL CONDO' UNIVERSITY TRAIL SUBDIVISION' PB 162-59 AKA UNIVERSITY' LAKES APTS PB 99-33' AS DESC IN CONDO DECL' OR 20870-2887 & 24482-3700' LOT SIZE 431244 SQ FT' FAU 30 4902 001 0020 & ' FAU 30 4902 000 0140' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: UNIVERSITY TRAIL CONDOMINIUM ASSOCIATION, INC	Hearing Session: 1:00 PM

The hearings will be held on **April 28, 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