

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.: 20250236258-U Property Address: 21990 SW 178 AVE Legal Description: 13 56 38 3.727 AC M/L' S323.63FT OF S1/3 OF E1/2 OF' W1/2 OF NE1/4 OF NE1/4 &' S323.63FT OF S1/3 OF W1/4 OF' E1/2 OF NE1/4 OF NE1/4' OR 23752-3440 102003 4(2)' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS DWELLING, DEMOLISH Structure (B) 1-Story CBS STRUCTURE, DEMOLISH Structure (C) 1-Story ALUMINUM STRUCTURE, DEMOLISH Structure (D) 1-Story WOOD STRUCTURE, DEMOLISH Structure (E) 1-Story WOOD FRAME TERRACE, DEMOLISH Structure (F) 1-Story WOOD STRUCTURE, DEMOLISH Structure (G) 1-Story WOOD STRUCTURE, DEMOLISH Structure (H) 1-Story WOOD STRUCTURE, DEMOLISH Structure (I) 1-Story WOOD STRUCTURE, DEMOLISH Structure (J) 1-Story ALUMINUM SHED, DEMOLISH Structure (K) 1-Story ALUMINUM SHED, DEMOLISH Structure (L) 1-Story WOOD FRAME STRUCTURE, REPAIR OR DEMOLISH Structure (M) 1-Story CONCRETE SLAB, DEMOLISH Structure (N) 1-Story WOOD FRAME, DEMOLISH Structure (O) 1-Story WOOD STRUCTURE, REPAIR OR DEMOLISH Structure (P) 5FT CHAIN LINK FENCE Owner of Record: S AND M FL INVESTMENT INC	Hearing Session: 9:00 AM
Case No.: 20250236434-U Property Address: 9084 SW 6 ST Legal Description: BILBAO ESTATES' PB 120-77' LOT 11 BLK 6' LOT SIZE 40 X 120' OR 11993-2561 1283 1' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS DWELLING, Structure (B) 4 FT CHAIN LINK FENCE (SIDE), Structure (C) 1-Story CONCRETE SLAB Owner of Record: FRANCISCO A MIRANDA LOURDES SIMON	Hearing Session: 9:00 AM
Case No.: F2024004607-U Property Address: 13382-13422 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: 9:00 AM
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: 9:00 AM
Case No.: F2023013369-U Property Address: 20275 NE 2 AVE 20275 Legal Description: RO-MONT SOUTH CONDO 'L' 36 51 41 1.716 AC M/L' RO-MONT SOUTH SEC 2 PB 93-80' TRACT 'C' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS COMMERCIAL BLDG Owner of Record: ROMONT SOUTH CONDO L	Hearing Session: 9:00 AM
Case No.: F2025006772-U Property Address: 15327 NW 7 AVE Legal Description: BRANDON PARK SEC A PB 34-77' LOTS 5 THRU 8 LESS ST BLK 2' LOT SIZE 100.00 X 85.00' OR 20012-0029 1101 1' COC 25002-1151 09 2006 6' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL BLDG Owner of Record: PAULETTE PHILIAS	Hearing Session: 9:00 AM
Case No.: F2024014253-U Property Address: 11634 NE 2 AVE 2 Legal Description: LA PALOMA PB 8-44' LOT 3 & 4 BLK 8' LOT SIZE 16200 SQUARE FEET' OR 18595-2002 0599 1' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL BLDG Owner of Record: GASNER ANILUS & W MONA F	Hearing Session: 9:00 AM
Case No.: F2024014050-U Property Address: 6615 NW 18 AVE Legal Description: LIBERTY CITY PB 7-79' LOT 7 BLK 7' LOT SIZE 20.000 X 70' OR 14486-3179 0390 5' Action: REPAIR OR DEMOLISH Structure (A) 1-Story `STRUC-A (BLDG-01) IS A 813-SQFT, 1-STORY CBS COMMERCIAL BUILDING Owner of Record: BROADWAY NONSTOP PRODUCTION LLC	Hearing Session: 9:00 AM
Case No.: 20250236260-U Property Address: 2445 NW 94 ST Legal Description: 3 53 41' GULFAIR ESTATES PB 40-11' LOT 13 BLK 3' LOT SIZE 75.000 X 101' OR 20861-1560 1202 1' COC 23224-4820 03 2005 1' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS / WOOD FRAME DWELLING, DEMOLISH Structure (B) 1-Story CBS / FRAME ATTACHED FRONT PORCH, DEMOLISH Structure (C) 1-Story CBS / FRAME ADDITION, DEMOLISH Structure (D) 0-Story CONCRETE SLAB, DEMOLISH Structure (E) 6FT WOOD FENCE, NO ACTION REQUIRED Structure (F) 4 FT CHAIN LINK FENCE FRONT, DEMOLISH Structure (G) ALUMINUM FENCE FRONT Owner of Record: MARISOL PEREZ ZAIDA PENA	Hearing Session: 9:00 AM
Case No.: 20240230364-U Property Address: 3035 NW 100 ST Legal Description: 4 53 41' THE TROPICS AMD PL PB 10-17' LOT 8 BLK 100' LOT SIZE 50.000 X 140' OR 20337-0735 0402 5' COC 26479-1075 07 2008 5' Action: REPAIR OR DEMOLISH STRUCTURE (A) 1-Story CBS DWELLING, DEMOLISH STRUCTURE (B) 1-Story WOOD FRAME ATTACHED ADDITION REAR, NO ACTION REQUIRED Structure (C) CBS / IRON FENCE, NO ACTION REQUIRED Structure (D) CHAIN LINK FENCE Owner of Record: DENNIS PEREZ BARRIOS DEISY DANIELA CLAUDIO PATO	Hearing Session: 9:00 AM

Case No.: 20260244448-U Property Address: 2148 NW 85 ST Legal Description: EVERGLADES AVE HGTS ADDN' PB 19-59' LOT 8 BLK 7' LOT SIZE 48.000 X 87' OR 17781-4104 0897 1' COC 26342-0349 03 2008 5' Action: REPAIR OR DEMOLISH Structure(A) 1-Story CBS / WOOD FRAME DWELLING, NO ACTION REQUIRED Structure (B) 1-Story CBS DWELLING, NO ACTION REQUIRED Structure(C) WOOD FENCE Owner of Record: 3 MIND DEVELOPMENT LLC TRS THE BLACKSTONE DEVELOPMENT LAND TRUST	Hearing Session: 9:00 AM
Case No.: F2024000709-U Property Address: 6100 NW 74 AVE BLDG 1 Legal Description: 14 53 40 8.86 AC' AMD PL OF PB 8-16' TR 13 LESS E35FT & PALMETTO ROAD' R/W' LOT SIZE SITE VALUE' OR 16733-1384 0395 6 (2)' COC 24463-1393 04 2006 2' Action: REPAIR OR DEMOLISH STRUCTURE(A) 1-Story CBS COMMERCIAL BLDG Owner of Record BPREP PALMETTO AIRPORT LLC C/O BROOKFIELD PROPERTY GROUP	Hearing Session: 9:00 AM
Case No.: F2024000746-U Property Address: 6100 NW 74 AVE BLDG 2 Legal Description: 14 53 40 8.86 AC' AMD PL OF PB 8-16' TR 13 LESS E35FT & PALMETTO ROAD' R/W' LOT SIZE SITE VALUE' OR 16733-1384 0395 6 (2)' COC 24463-1393 04 2006 2' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL BLDG Owner of Record: BPREP PALMETTO AIRPORT LLC C/O BROOKFIELD PROPERTY GROUP	Hearing Session: 9:00 AM
Case No.: F2023013391-U Property Address: 7964-7970 CAMINO CIR BLDG 3 Legal Description: CAMINO CIRCLE CONDO' KINGS CREEK PB 93-22' TR 7' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: CAMINO CIRCLE CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 9:00 AM
Case No.: F2024001546-U Property Address: 7200 SW 117 AVE BLDG 2 Legal Description: T J MAXX SUB' PB 122-24' TR A' LOT SIZE 12.407 AC M/L' OR 18760-1050 0899 1' COC 22112-0340 03 2004 1' Action: REPAIR OR DEMOLISH Structure(A) 1-Story CBS COMMERCIAL BLDG Owner of Record: WEINGARTEN REALTY INVESTORS	Hearing Session: 9:00 AM
Case No.: F2024001016-U Property Address: 13707 SW 152 ST Legal Description: COUNTRY WALK SHOPPING CENTER' PB 126-11' TRACT A' LOT SIZE 9.7 AC M/L' OR 19915-0881 0901 1' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL BLDG Owner of Record: EQUITY ONE (COUNTRY WALK) LLC C/O PROPERTY TAX DEPT	Hearing Session: 9:00 AM
Case No.: 20190199987-U Property Address: 3520 SW 99 AVE Legal Description: DEWEY GUAY ESTATES PB 87-68' LOT 3 BLK 1' LOT SIZE 71.000 X 140' OR 18651-2353 0699 6' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS DWELLING, DEMOLISH Structure (B) 1-Story CBS ATTACHED ADDITION REAR, DEMOLISH Structure (C) 1-Story METAL ATTACHED TERRACE, DEMOLISH Structure (D) 1-Story PRE-MANUFACTURED SHED, DEMOLISH Structure (E) 1-Story OTHER ROOF STRUCTURE, DEMOLISH Structure (F) 1-Story OTHER POLE, DEMOLISH Structure (G) 6FT WOOD FENCE, DEMOLISH Structure (H) METAL FENCE (SIDE), REPAIR OR DEMOLISH Structure (I) METAL FENCE FRONT, REPAIR OR DEMOLISH Structure (J) CONCRETE DRIVEWAY Owner of Record: VIVIAN FRANCISCO	Hearing Session: 9:00 AM
Case No.: F2024001016-U Property Address: 13707 SW 152 ST Legal Description: COUNTRY WALK SHOPPING CENTER' PB 126-11' TRACT A' LOT SIZE 9.7 AC M/L' OR 19915-0881 0901 1' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL BLDG Owner of Record: EQUITY ONE (COUNTRY WALK) LLC C/O PROPERTY TAX DEPT.	Hearing Session: 9:00 AM
Case No.: F2024001560-U Property Address: 12345 SW 117 CT BLD 2 Legal Description: A+ MINI-STORAGE KENDALL' PB 151-22 T-19655' TR A' LOT SIZE 5.57 AC M/L' FAU 30-5913-002-0060' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL BLDG Owner of Record: MINI-WAREHOUSES OF KENDALL LTD	Hearing Session: 9:00 AM
Case No.: F2024005647-U Property Address: 15270 SW 80 ST Legal Description: THE CORAL CREST CONDO DESC' S & M SUB PB 132-46' TRACT A' LOT SIZE 133019 SQ FT' F/A/U 30-4933-056-0010' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS COMMERCIAL BLDG Owner of Record: THE CORAL CREST CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 9:00 AM
Case No.: F2024001545-U Property Address: 10360 SW 220 ST Legal Description: CUTLER CREEK VILLAGE CONDO DESC' BLACK CREEK VILLAS PB 96-59' TR A LESS S223FT & 35FT OF SW' 220 ST LYG N & ADJ CLOSED PER' R-1278-89' LOT SIZE 300022 SQ FT' FAU 30-6017-004-1650' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS COMMERCIAL BLDG Owner of Record: CUTLER CREEK VILLAGE CONDOMINIUM ASSOCIATION, INC	Hearing Session: 9:00 AM
Case No.: F2024001542-U Property Address: 12345 SW 117 CT BLD 1 Legal Description: A+ MINI-STORAGE KENDALL' PB 151-22 T-19655' TR A' LOT SIZE 5.57 AC M/L' FAU 30-5913-002-0060' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS COMMERCIAL BLDG Owner of Record: MINI-WAREHOUSES OF KENDALL LTD	Hearing Session: 9:00 AM
Case No.: F2024014335-U Property Address: 10350 SW 220 ST 10350 Legal Description: CUTLER CREEK VILLAGE CONDO DESC' BLACK CREEK VILLAS PB 96-59' TR A LESS S223FT & 35FT OF SW' 220 ST LYG N & ADJ CLOSED PER' R-1278-89' LOT SIZE 300022 SQ FT' FAU 30-6017-004-1650' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS COMMERCIAL BLDG Owner of Record: CUTLER CREEK VILLAGE CONDOMINIUM ASSOCIATION, INC	Hearing Session: 9:00 AM

Case No.: F2024014336-U Property Address: 10370 SW 220 ST Legal Description: CUTLER CREEK VILLAGE CONDO DESC' BLACK CREEK VILLAS PB 96-59' TR A LESS S223FT & 35FT OF SW' 220 ST LYG N & ADJ CLOSED PER' R-1278-89' LOT SIZE 300022 SQ FT' FAU 30-6017-004-1650' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS COMMERCIAL STRUCTURE Owner of Record: CUTLER CREEK VILLAGE CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 9:00 AM
Case No.: F2024004517-U Property Address: 9501 - 9515 SW 140 CT BLD 7 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. MIRZA BASULTO & ROBBINS, LLP	Hearing Session: 1:00 PM
Case No.: F2024004581-U Property Address: 13901 - 13915 SW 93 LN BLD 42 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.: F2024004594-U Property Address: 9500 - 9530 SW 140 CT BLD 2 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.: F2024004604-U Property Address: 9420 - 9450 SW 140 CT BLD 3 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.: F2024004617-U Property Address: 9501-9541 SW 138 PL BLD 8 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.: F2024004627-U Property Address: 14021 - 14051 SW 91 TER BLD 27 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.: F2024004659-U Property Address: 9051 - 9073 SW 141 PL BLD 28 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.: F2024004678-U Property Address: 13901 - 13931 SW 91 TER BLD 24 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.: F2024004687-U Property Address: 13941 - 13971 SW 91 TER BLD 25 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.: F2024004710-U Property Address: 14160 - 14174 SW 93 LN BLD 16 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.: F2024004716-U Property Address: 9121 - 9151 SW 138 PL BLD 35 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.: F2024005274-U Property Address: 9201 - 9231 SW 138 PL BLD 37 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.: F2024005282-U Property Address: 9201 - 9231 SW 141 PL BLD 17 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.: F2024005283-U Property Address: 9151 - 9165 SW 141 PL BLD 18 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.: F2024005291-U Property Address: 14060 - 14074 SW 91 TER BLD 19 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.: F2024005294-U Property Address: 9161 - 9191 SW 138 PL BLD 36 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.: F2024005633-U Property Address: 4580 SW 68 COURT CIR Legal Description: GABLES POINT III CONDO DESC' LUDLAM POINT FIRST ADDN PB 129-' 84 A PORT OF TR C BEG SW COR TR' C E459.82FT N87FT W136.17FT' N74FT W137FT S79.83FT W185.44FT' S81.18FT TO POB & BEG 134.07FTN' OF SW COR TR C E50.50FT N108FT' N 44 DEG E7.07FT E123.92FT' S22.14FT E285.09FT S66.90FT' E152FT N65FT E141.50FT N86FT' E4FT NWLY38.44FT N 33 DEG' W52.59FT W113.73FT S71.65FT' W115FT S11.67FT W281.33FT' N14.21FT W132.08FT N9.07FT' W52.80FT S180.32FT TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY BLDG Owner of Record: GABLES POINT III CONDO ASSOC.	Hearing Session: 1:00 PM
Case No.: F2024005153-U Property Address: 6860 SW 45 LN Legal Description: GABLES POINT III CONDO DESC' LUDLAM POINT FIRST ADDN PB 129-' 84 A PORT OF TR C BEG SW COR TR' C E459.82FT N87FT W136.17FT' N74FT W137FT S79.83FT W185.44FT' S81.18FT TO POB & BEG 134.07FTN' OF SW COR TR C E50.50FT N108FT' N 44 DEG E7.07FT E123.92FT' S22.14FT E285.09FT S66.90FT' E152FT N65FT E141.50FT N86FT' E4FT NWLY38.44FT N 33 DEG' W52.59FT W113.73FT S71.65FT' W115FT S11.67FT W281.33FT' N14.21FT W132.08FT N9.07FT' W52.80FT S180.32FT TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY BLDG Owner of Record: GABLES POINT III CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2024004586-U Property Address: 6855 SW 45 LN Legal Description: GABLES POINT III CONDO DESC' LUDLAM POINT FIRST ADDN PB 129-' 84 A PORT OF TR C BEG SW COR TR' C E459.82FT N87FT W136.17FT' N74FT W137FT S79.83FT W185.44FT' S81.18FT TO POB & BEG 134.07FTN' OF SW COR TR C E50.50FT N108FT' N 44 DEG E7.07FT E123.92FT' S22.14FT E285.09FT S66.90FT' E152FT N65FT E141.50FT N86FT' E4FT NWLY38.44FT N 33 DEG' W52.59FT W113.73FT S71.65FT' W115FT S11.67FT W281.33FT' N14.21FT W132.08FT N9.07FT' W52.80FT S180.32FT TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY BLDG Owner of Record: GABLES POINT III CONDO ASSOC.	Hearing Session: 1:00 PM
Case No.: F2024004575-U Property Address: 6870 SW 45 LN Legal Description: GABLES POINT III CONDO DESC' LUDLAM POINT FIRST ADDN PB 129-' 84 A PORT OF TR C BEG SW COR TR' C E459.82FT N87FT W136.17FT' N74FT W137FT S79.83FT W185.44FT' S81.18FT TO POB & BEG 134.07FTN' OF SW COR TR C E50.50FT N108FT' N 44 DEG E7.07FT E123.92FT' S22.14FT E285.09FT S66.90FT' E152FT N65FT E141.50FT N86FT' E4FT NWLY38.44FT N 33 DEG' W52.59FT W113.73FT S71.65FT' W115FT S11.67FT W281.33FT' N14.21FT W132.08FT N9.07FT' W52.80FT S180.32FT TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY BLDG Owner of Record: GABLES POINT III CONDO ASSOC.	Hearing Session: 1:00 PM
Case No.: F2024004563-U Property Address: 6865 SW 45 LN Legal Description: GABLES POINT III CONDO DESC' LUDLAM POINT FIRST ADDN PB 129-' 84 A PORT OF TR C BEG SW COR TR' C E459.82FT N87FT W136.17FT' N74FT W137FT S79.83FT W185.44FT' S81.18FT TO POB & BEG 134.07FTN' OF SW COR TR C E50.50FT N108FT' N 44 DEG E7.07FT E123.92FT' S22.14FT E285.09FT S66.90FT' E152FT N65FT E141.50FT N86FT' E4FT NWLY38.44FT N 33 DEG' W52.59FT W113.73FT S71.65FT' W115FT S11.67FT W281.33FT' N14.21FT W132.08FT N9.07FT' W52.80FT S180.32FT TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY BLDG Owner of Record: GABLES POINT III CONDO ASSOC.	Hearing Session: 1:00 PM

Case No.: F2024003849-U Property Address: 6835 SW 45 LN Legal Description: GABLES POINT III CONDO DESC' LUDLAM POINT FIRST ADDN PB 129-' 84 A PORT OF TR C BEG SW COR TR' C E459.82FT N87FT W136.17FT' N74FT W137FT S79.83FT W185.44FT' S81.18FT TO POB & BEG 134.07FTN' OF SW COR TR C E50.50FT N108FT' N 44 DEG E7.07FT E123.92FT' S22.14FT E285.09FT S66.90FT' E152FT N65FT E141.50FT N86FT' E4FT NWLY38.44FT N 33 DEG' W52.59FT W113.73FT S71.65FT' W115FT S11.67FT W281.33FT' N14.21FT W132.08FT N9.07FT' W52.80FT S180.32FT TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY BLDG Owner of Record: ROLLINS CONTINENTAL INC	Hearing Session: 1:00 PM
Case No.: F2024003840-U Property Address: 6825 SW 45 LN Legal Description: GABLES POINT III CONDO DESC' LUDLAM POINT FIRST ADDN PB 129-' 84 A PORT OF TR C BEG SW COR TR' C E459.82FT N87FT W136.17FT' N74FT W137FT S79.83FT W185.44FT' S81.18FT TO POB & BEG 134.07FTN' OF SW COR TR C E50.50FT N108FT' N 44 DEG E7.07FT E123.92FT' S22.14FT E285.09FT S66.90FT' E152FT N65FT E141.50FT N86FT' E4FT NWLY38.44FT N 33 DEG' W52.59FT W113.73FT S71.65FT' W115FT S11.67FT W281.33FT' N14.21FT W132.08FT N9.07FT' W52.80FT S180.32FT TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY BLDG Owner of Record: GABLES POINT III CONDO ASSOC.	Hearing Session: 1:00 PM
Case No.: F2024003809-U Property Address: 6850 SW 45 LN Legal Description: GABLES POINT III CONDO DESC' LUDLAM POINT FIRST ADDN PB 129-' 84 A PORT OF TR C BEG SW COR TR' C E459.82FT N87FT W136.17FT' N74FT W137FT S79.83FT W185.44FT' S81.18FT TO POB & BEG 134.07FTN' OF SW COR TR C E50.50FT N108FT' N 44 DEG E7.07FT E123.92FT' S22.14FT E285.09FT S66.90FT' E152FT N65FT E141.50FT N86FT' E4FT NWLY38.44FT N 33 DEG' W52.59FT W113.73FT S71.65FT' W115FT S11.67FT W281.33FT' N14.21FT W132.08FT N9.07FT' W52.80FT S180.32FT TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY BLDG Owner of Record: GABLES POINT III CONDO ASSOC.	Hearing Session: 1:00 PM
Case No.: F2024003788-U Property Address: 4590 SW 68 COURT CIR Legal Description: GABLES POINT III CONDO DESC' LUDLAM POINT FIRST ADDN PB 129-' 84 A PORT OF TR C BEG SW COR TR' C E459.82FT N87FT W136.17FT' N74FT W137FT S79.83FT W185.44FT' S81.18FT TO POB & BEG 134.07FTN' OF SW COR TR C E50.50FT N108FT' N 44 DEG E7.07FT E123.92FT' S22.14FT E285.09FT S66.90FT' E152FT N65FT E141.50FT N86FT' E4FT NWLY38.44FT N 33 DEG' W52.59FT W113.73FT S71.65FT' W115FT S11.67FT W281.33FT' N14.21FT W132.08FT N9.07FT' W52.80FT S180.32FT TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY BLDG Owner of Record: GABLES POINT III CONDO ASSOC.	Hearing Session: 1:00 PM
Case No.: F2024003779-U Property Address: 6845 SW 45 LN Legal Description: GABLES POINT III CONDO DESC' LUDLAM POINT FIRST ADDN PB 129-' 84 A PORT OF TR C BEG SW COR TR' C E459.82FT N87FT W136.17FT' N74FT W137FT S79.83FT W185.44FT' S81.18FT TO POB & BEG 134.07FTN' OF SW COR TR C E50.50FT N108FT' N 44 DEG E7.07FT E123.92FT' S22.14FT E285.09FT S66.90FT' E152FT N65FT E141.50FT N86FT' E4FT NWLY38.44FT N 33 DEG' W52.59FT W113.73FT S71.65FT' W115FT S11.67FT W281.33FT' N14.21FT W132.08FT N9.07FT' W52.80FT S180.32FT TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY BLDG Owner of Record: GABLES POINT III CONDO ASSOC.	Hearing Session: 1:00 PM

The hearings will be held on **MAY 15, 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