

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.: F2023013185-U Property Address: 11303 NE 13 AVE Legal Description: 32 52 42 1.412 AC M/L' BAYVIEW ACRES' PB 34-88' LOT 7 BLK 1' LOT SIZE 61525 SQFT M/L' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: EL SHADDAI PRESBYTERIAN CHURCH	Hearing Session: 9:00 AM
Case No.: F2024000189-U Property Address: 7045 NW 27 AVE Legal Description: ELIZABETH PARK 1ST ADD PB 6-37' LOTS 4 & 5 & LOT 6 LESS ST' & LESS S25FT BLK 21' LOT SIZE 13800 SQUARE FEET' COC 24052-0448 11 2005 6' Action: REPAIR OR DEMOLISH Structure(A)1-Story METAL FRAME COMMERCIAL BLDG Owner of Record: SUNSHINE GASOLINE DISTRIBUTORS INC INC	Hearing Session: 9:00 AM
Case No.: F2024014002-U Property Address: 3501 NW 50 ST Legal Description: DISBROW WAREHOUSE SITES PB 56-32' LOT 5 BLK 2' LOT SIZE 15241 SQUARE FEET' OR 19693-0299 0501 1' COC 21468-4194 07 2003 1' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: 3501 NW 50TH ST LLC	Hearing Session: 9:00 AM
Case No.: F2024001385-U Property Address: 10500 NW 17 AVE 3 Legal Description: 34 52 41 25.0071 AC' SE1/4 OF SE1/4 LYG NE OF LITTLE' RIVER CANAL LESS PART PLATTED AS' PER PB 44-38 LESS S35FT & LESS' LITTLE RIVER CAN R/W' & LESS W50FT OF E90FT OF N25FT & ' EXT AREA OF CURVE IN NE COR FOR' R/W' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: MIAMI SHORES VILLAGE CITY HALL	Hearing Session: 9:00 AM
Case No.: F2024001372-U Property Address: 27275 S DIXIE HWY Legal Description: NARANJA LAKES SHOPPING PLAZA' PB 128-4 1ST ADDN' TR E LESS BEG 150.07FTSWLY OF' MOST NLY COR OF TR 4 CONT S 41' DEG W280.43FT SE291.97FT S 78' DEG E 70.01FT N 11 DEG E 45.59FT' N 41 DEG E 207.82FT NELY AD' 96.39FT N 27 DEG E 33.85FT' NW74.76FT S 41 DEG W 130 FT' NW235FT TO POB' LOT SIZE 249251 SQ FT' OR 15535-1090 0592 1' COC 21596-0468 08 2003 2(2)' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: NARANJA CENTER LLC	Hearing Session: 9:00 AM
Case No.: F2024000610-U Property Address: 21510 SW 109 AVE Legal Description: ZENTHIS FIRST SUB' PB 49-99' LOTS 6 THRU 8 LESS S40FT OF LOT 8' LOT SIZE 190.990 X 141' OR 11961-185 1183 2' OR 12657-0132 0985 1' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: JAS T ORILEY & W MOLLIE PAM ORILEY	Hearing Session: 9:00 AM
Case No.: 20260245389-U Property Address: 4050 SW 110 CT Legal Description: WESTWOOD LAKE 2ND ADD PB 60-5' LOT 3 BLK 33' LOT SIZE 75.000 X 100' OR 14007-1656 1288 4' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS DWELLING, DEMOLISH Structure(B)1-Story METAL ATTACHED TERRACE, DEMOLISH Structure(C)1-Story METAL FENCE FRONT, NO ACTION REQUIRED Structure(D)1-Story PRE-MANUFACTURED SHED. REPAIR OR DEMOLISH Structure(E)1-Story CONCRETE DRIVEWAY Owner of Record: PEDRO OSMIN RODRIGUEZ	Hearing Session: 9:00 AM
Case No.: 20260244827-U Property Address: 5120 SW 97 AVE Legal Description: 20 54 40' TROPICAL ESTATES 1ST ADD PB 53-6' LOT 1 BLK 29' LOT SIZE 75.000 X 125' OR 14719-1064 0990 4' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS DWELLING, DEMOLISH Structure(B)1-Story METAL ATTACHED TERRACE, DEMOLISH Structure(C)1-Story PRE-MANUFACTURED SHED, DEMOLISH Structure(D)1-Story WOOD FRAME ATTACHED ADDITION WEST SIDE, DEMOLISH Structure(E)1-Story METAL ATTACHED TERRACE, DEMOLISH Structure(F)1-Story METAL ADDITION, DEMOLISH Structure(G)1-Story METAL FENCE Owner of Record: ALEXIS FERNANDEO NUNEZ GONZALEZ ALEXIS NUNEZ DIAZ	Hearing Session: 9:00 AM
Case No.: 20190196204-U Property Address: 10470 SW 149 ST Legal Description: 20 55 40 PB 68-34 3RD ADDN TO RICHMOND HGTS ESTS LOT 17 BLK 23 LOT SIZE 75.000 X 100 Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS DWELLING, NO ACTION REQUIRED Structure(B)1-Story 4 FT CHAIN LINK FENCE, REPAIR OR DEMOLISH, Structure(C)1-Story CONCRETE SLAB Owner of Record: THERESA BROWN (EST OF)	Hearing Session: 9:00 AM
Case No.: 20250239073-U Property Address: 16920 SW 277 ST Legal Description: THE REDLANDS SEC 1 PB 99-84' LOT 11 BLK 4' LOT SIZE 17012 SQ FT' OR 9987 1524 0378 1' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS DWELLING, DEMOLISH Structure(B)1-Story ALUMINUM ATTACHED TERRACE, REPAIR OR DEMOLISH, Structure(C)1-Story METAL FRAME CANOPY ROOF, REPAIR OR DEMOLISH Structure(D)1-Story METAL FRAME CANOPY ROOF, DEMOLISH Structure(E)1-Story ALUMINUM SHED STRUCTURE, DEMOLISH Structure(F)1-Story FRAME SWIMMING POOL, DEMOLISH Structure(G)1-Story METAL SHED, DEMOLISH Structure(H)1-Story ALUMINUM SHED STRUCTURE, REPAIR OR DEMOLISH Structure(I)1-Story CONCRETE DRIVEWAY, REPAIR OR DEOMLISH, Structure(J)1-Story METAL FENCE Owner of Record: THERESA BROWN (EST OF)	Hearing Session: 9:00 AM

Case No.: F2025006891-U Property Address: 248 NE 111 ST 1 Legal Description: 32 52 42 .26 AC' BAYVIEW ACRES PB 34-88' S125FT OF LOT 5 BLK 5' LOT SIZE 100.000 X 125' OR 20122-0289 12 2001 1' COC 24461-0561 04 2006 5' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS DWELLING Owner of Record: WERLAND LOUIS	Hearing Session: 9:00 AM
Case No.: F2024014303-U Property Address: 15980 NW 2 AVE 1 Legal Description: 13 52 41' BISCAYNE GARDENS SEC B PB 40-49' LOT 419' LOT SIZE 17160 SQUARE FEET' OR 20384-0148 05 2002 5' COC 21754-4406 10 2003 1' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: A WOMANS TOUCH GARDEN DESIGN INC	Hearing Session: 9:00 AM
Case No.: F2024014215-U Property Address: 15395 N MIAMI AVE BLDG 2 Legal Description: 13 52 41 - 18 52 42 PB 40-41' BISCAYNE GDNS SEC A' LOTS 71-72-73 LESS W35FT LOT 71' LOT SIZE 360.800 X 304' COC 18447-1285/26248-0117 0798 5' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: FIRST BORN AGAIN BAPTIST OF NORTH MIAMI INC OF NORTH MIAMI INC	Hearing Session: 9:00 AM
Case No.: F2024014205-U Property Address: 14900 NE 5 CT Legal Description: 19 52 42 .424 AC' SANTI HEIGHTS PB 73-27' TRACT A' LOT SIZE 18480 SQUARE FEET' OR 20417-1966 05 2002 1' COC 25240-0590 12 2006 5' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: PINE ISLAND REAL ESTATE LLC	Hearing Session: 9:00 AM
Case No.: 20260245511-U Property Address: 5991 SW 50 TER Legal Description: 24 54 40 .25 AC' ALTA TERRA HEIGHTS PB 48-32' LOT 1 BLK 1' LOT SIZE 107.690 X 100' OR 18760-4301 0799 4' COC 23467-4054 06 2005 1' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS DWELLING Owner of Record: KYLE BROWN BRIANNA BROWN	Hearing Session: 9:00 AM
Case No.: F2024004301-U Property Address: 570 NW 82 PL Legal Description: MIRA VILLAS CONDO' MIDWAY POINT SUB PB 131-91' TR A AS DESC IN DEC OR 22777-2608' LOT SIZE 402059 SQ FT' FAU 30 4003 031 0010' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS COMMERCIAL BLDG Owner of Record: MIRA VILLAS CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 9:00 AM
Case No.: F2024001139-U Property Address: 19740 SW 177 AVE Legal Description: SIMON SUB' PB 119-18' TR E' LOT SIZE 2.39 AC M/L' OR 13908-387 1088 2' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: KROME PLAZA CORP	Hearing Session: 9:00 AM
Case No.: F2023012573-U Property Address: 20811 S DIXIE HWY Legal Description: 7 56 40 5.57 AC' BEG 663.80FTS & 50FTW OF NE COR' OF SW1/4 CONT W620.43FT N403.75FT' E578.06FT S190FT E42.95FT' S213.63FT TO POB' LOT SIZE 242508 SQ FT' F/A/U 30-6007-000-0040' COC 24146-2648 01 2006 1' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: MS SHOPPING CENTER LLC	Hearing Session: 9:00 AM
Case No.: F2024014478-U Property Address: 8401 SW 107 AVE 101E Legal Description: KENDALL ACRES WEST CONDO-DESC' 32 52 40 20.76 AC M/L' HEFTLER KENDAL ACRES PB 85-13' BEG NW COR TR A TH S702.39FT E' 1289.05FT N701.9FT W ALG N/L TR' A 1287.42FT TO POB' Action: REPAIR OR DEMOLISH Structure(A)3-Story CBS COMMERCIAL BLDG Owner of Record: KENDALL ACRES WEST CONDO	Hearing Session: 9:00 AM
Case No.: F2024014595-U Property Address: 8401 SW 107 AVE 101E Legal Description: KENDALL ACRES WEST CONDO-DESC' 32 52 40 20.76 AC M/L' HEFTLER KENDAL ACRES PB 85-13' BEG NW COR TR A TH S702.39FT E' 1289.05FT N701.9FT W ALG N/L TR' A 1287.42FT TO POB' Action: REPAIR OR DEMOLISH Structure(A)3-Story CBS COMMERCIAL BLDG Owner of Record: KENDALL ACRES WEST CONDOMINIUM ASSOCIATION, INC. C/O COURTESY PROPERTY MANAGEMENT	Hearing Session: 9:00 AM
Case No.: F2025006636-U Property Address: 25520 SW 141 AVE Legal Description: DUNCAN INDUSTRIAL PARK PB 73-63' LOTS 11 & 12 BLK 1' UNITY OF TITLE' LOT SIZE 15000 SQUARE FEET' OR 17191-0579 0496 6 (2)' COC 22691-4778 08 2004 2' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: CABIHE ONE LLC	Hearing Session: 9:00 AM
Case No.: F2024014128-U Property Address: 9200 NW 11 AVE 7 Legal Description: NORTH SHORE HOSP PLAT' PB 108-81' TRACT A & E1/2 OF NW1/4 OF NE1/4' OF SE1/4 LESS N365FT & LESS E25FT' FOR R/W & W1/2 OF NE1/4 OF SW1/4' OF NE1/4 OF SE1/4 LESS S15FT FOR' R/W & E1/2 OF NW1/4 OF SW1/4 OF' NE1/4 OF SE1/4 LESS S15FT FOR' R/W' & W1/2 OF SE1/4 OF SW1/4 OF NE1/4 OF SE1/4 LESS N15FT & LESS S162FT' & NE1/4 OF SW1/4 OF SW1/4 OF' NE1/4 OF SE1/4 LESS N15FT & ' W1/2 OF SE1/4 OF SW1/4 OF SW1/4' OF NE1/4 OF SE1/4 LESS S15FT FOR' R/W' LOT SIZE 1291459 SQ FT' OR 17490-3319 011997 2' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: MPT OF MIAMI EXCHANGE LLC C/O MPT OPERATING PARTNERSHIP LP	Hearing Session: 1:00 PM

Case No.: F2024005429-U Property Address: 9710 HAMMOCKS BLVD Legal Description: BANYAN TREE SIX CONDO' BANYAN WAY AT THE HAMMOCKS' PB 120-27 A PORT OF TR A BLDGS' 29-30-31 & 32 AS RECORDED' OR 11987-2922' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS COMMERCIAL STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005013-U Property Address: 9714 HAMMOCKS BLVD Legal Description: BANYAN TREE SIX CONDO' BANYAN WAY AT THE HAMMOCKS' PB 120-27 A PORT OF TR A BLDGS' 29-30-31 & 32 AS RECORDED' OR 11987-2922' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS COMMERCIAL STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005730-U Property Address: 9712 HAMMOCKS BLVD Legal Description: BANYAN TREE SIX CONDO' BANYAN WAY AT THE HAMMOCKS' PB 120-27 A PORT OF TR A BLDGS' 29-30-31 & 32 AS RECORDED' OR 11987-2922' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS COMMERCIAL STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024001772-U Property Address: 9200 NW 11 AVE 4 Legal Description: NORTH SHORE HOSP PLAT' PB 108-81' TRACT A & E1/2 OF NW1/4 OF NE1/4' OF SE1/4 LESS N365FT & LESS E25FT' FOR R/W & W1/2 OF NE1/4 OF SW1/4' OF NE1/4 OF SE1/4 LESS S15FT FOR' R/W & E1/2 OF NW1/4 OF SW1/4 OF' NE1/4 OF SE1/4 LESS S15FT FOR R/W' & W1/2 OF SE1/4 OF SW1/4 OF NE1/4' OF SE1/4 LESS N15FT & LESS S162FT' & NE1/4 OF SW1/4 OF SW1/4 OF' NE1/4 OF SE1/4 LESS N15FT & ' W1/2 OF SE1/4 OF SW1/4 OF SW1/4' OF NE1/4 OF SE1/4 LESS S15FT FOR' R/W' LOT SIZE 1291459 SQ FT' OR 17490-3319 011997 2' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: MPT OF MIAMI EXCHANGE LLC, C/O MPT OPERATING PARTNERSHIP LP C/O MPT OPERATING PARTNERSHIP LP	Hearing Session: 1:00 PM
Case No.: F2024001784-U Property Address: 9200 NW 11 AVE 6 Legal Description: NORTH SHORE HOSP PLAT' PB 108-81' TRACT A & E1/2 OF NW1/4 OF NE1/4' OF SE1/4 LESS N365FT & LESS E25FT' FOR R/W & W1/2 OF NE1/4 OF SW1/4' OF NE1/4 OF SE1/4 LESS S15FT FOR' R/W & E1/2 OF NW1/4 OF SW1/4 OF' NE1/4 OF SE1/4 LESS S15FT FOR R/W' & W1/2 OF SE1/4 OF SW1/4 OF NE1/4' OF SE1/4 LESS N15FT & LESS S162FT' & NE1/4 OF SW1/4 OF SW1/4 OF' NE1/4 OF SE1/4 LESS N15FT & ' W1/2 OF SE1/4 OF SW1/4 OF SW1/4' OF NE1/4 OF SE1/4 LESS S15FT FOR' R/W' LOT SIZE 1291459 SQ FT' OR 17490-3319 011997 2' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: MPT OF MIAMI EXCHANGE LLC C/O MPT OPERATING PARTNERSHIP LP	Hearing Session: 1:00 PM
Case No.: F2024005845-U Property Address: 9912 HAMMOCKS BLVD Legal Description: BANYAN TREE CONDO 10' BANYAN WAY AT THE HAMMOCKS' PB 120-27 A PORT OF TR A BEG' 20FTN & 27.50FTE OF SW COR TR A' N78.67FT E71.33FT S78.67FT' W71.33FT TO POB Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005844-U Property Address: 9810 HAMMOCKS BLVD Legal Description: BANYAN TREE CONDO 8' BANYAN WAY AT THE HAMMOCKS' PB 120-27 A PORT OF TR A COM AT' MOST ELY COR TR A S 28 DEG' E63.46FT SWLY AD 180.86FT N 36' DEG W24.91FT TO POB N 48 DEG' W71.33FT N 41 DEG E78.67FT' S 48 DEG E71.33FT S 41 DEG' W78.67FT TO POB' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005840-U Property Address: 9732 HAMMOCKS BLVD Legal Description: BANYAN TREE SEVEN CONDO' BANYAN WAY AT THE HAMMOCKS' PB 120-27 A PORT OF TR A' BLDGS 12-13-16 & 17 AS RECORDED' IN OR 12057-1271' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005839-U Property Address: 9802 HAMMOCKS BLVD Legal Description: BANYAN TREE SEVEN CONDO' BANYAN WAY AT THE HAMMOCKS' PB 120-27 A PORT OF TR A' BLDGS 12-13-16 & 17 AS RECORDED' IN OR 12057-1271' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005838-U Property Address: 9846 S HAMMOCKS BLVD Legal Description: BANYAN TREE CONDO #11' BANYAN WAY AT THE HAMMOCKS' PB 120-27 AT PORT OF TR A AS DESC' OR 13467-963' Action: REPAIR OR DEMOLISH Structure(A)3-Story CBS MULTIFAMILY STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005832-U Property Address: 9900 HAMMOCKS BLVD Legal Description: BANYAN TREE CONDO #9' BANYAN WAY AT THE HAMMOCKS' PB 120-27 A PORT OF TR A AS DESC' OFF REC 13184-572' Action: REPAIR OR DEMOLISH Structure(A)3-Story CBS MULTIFAMILY STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM

Case No.: F2024005830-U Property Address: 9734 HAMMOCKS BLVD Legal Description: BANYAN TREE SEVEN CONDO' BANYAN WAY AT THE HAMMOCKS' PB 120-27 A PORT OF TR A' BLDGS 12-13-16 & 17 AS RECORDED' IN OR 12057-1271' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005830-U Property Address: 9886 HAMMOCKS BLVD Legal Description: BANYAN TREE CONDO #11' BANYAN WAY AT THE HAMMOCKS' PB 120-27 AT PORT OF TR A AS DESC' OR 13467-963' Action: REPAIR OR DEMOLISH Structure(A)3-Story CBS MULTIFAMILY STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005819-U Property Address: 9894 HAMMOCKS BLVD Legal Description: BANYAN TREE CONDO #11' BANYAN WAY AT THE HAMMOCKS' PB 120-27 AT PORT OF TR A AS DESC' OR 13467-963' Action: REPAIR OR DEMOLISH Structure(A)3-Story CBS MULTIFAMILY STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005706-U Property Address: 9702 HAMMOCKS BLVD Legal Description: BANYAN TREE CONDO #2' BANYAN WAY AT THE HAMMOCKS' PB 120-27 A PORT OF TR A BLDGS' 38-39-40 AS RECORDED' OR 11902-724' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS COMMERCIAL STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005683-U Property Address: 9702 HAMMOCKS BLVD Legal Description: BANYAN TREE CONDO #11' BANYAN WAY AT THE HAMMOCKS' PB 120-27 AT PORT OF TR A AS DESC' OR 13467-963' Action: REPAIR OR DEMOLISH Structure(A)3-Story CBS MULTIFAMILY STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005675-U Property Address: 9880 HAMMOCKS BLVD Legal Description: BANYAN TREE CONDO #11' BANYAN WAY AT THE HAMMOCKS' PB 120-27 AT PORT OF TR A AS DESC' OR 13467-963' Action: REPAIR OR DEMOLISH Structure(A)3-Story CBS MULTIFAMILY STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005656-U Property Address: 9908 HAMMOCKS BLVD Legal Description: BANYAN TREE CONDO #11' BANYAN WAY AT THE HAMMOCKS' PB 120-27 AT PORT OF TR A AS DESC' OR 13467-963' Action: REPAIR OR DEMOLISH Structure(A)3-Story CBS MULTIFAMILY STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005400-U Property Address: 9908 HAMMOCKS BLVD Legal Description: BANYAN TREE CONDO #11' BANYAN WAY AT THE HAMMOCKS' PB 120-27 AT PORT OF TR A AS DESC' OR 13467-963' Action: REPAIR OR DEMOLISH Structure(A)3-Story CBS MULTIFAMILY STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005391-U Property Address: 9904 HAMMOCKS BLVD Legal Description: BANYAN TREE CONDO #11' BANYAN WAY AT THE HAMMOCKS' PB 120-27 AT PORT OF TR A AS DESC' OR 13467-963' Action: REPAIR OR DEMOLISH Structure(A)3-Story CBS MULTIFAMILY STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005371-U Property Address: 9730 HAMMOCKS BLVD Legal Description: BANYAN TREE FIVE CONDO' BANYAN WAY AT THE HAMMOCKS' PB 120-27 A PORT OF TR A BLDGS' 23-25-26-27 & 28 AS RECORDED' OR 11832-1201' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS COMMERCIAL BLDG STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005366-U Property Address: 9902 HAMMOCKS BLVD Legal Description: BANYAN TREE CONDO #11' BANYAN WAY AT THE HAMMOCKS' PB 120-27 AT PORT OF TR A AS DESC' OR 13467-963' Action: REPAIR OR DEMOLISH Structure(A)3-Story CBS COMMERCIAL STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005361-U Property Address: 9860 HAMMOCKS BLVD Legal Description: BANYAN TREE CONDO #11' BANYAN WAY AT THE HAMMOCKS' PB 120-27 AT PORT OF TR A AS DESC' OR 13467-963' Action: REPAIR OR DEMOLISH Structure(A)3-Story CBS COMMERCIAL STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005323-U Property Address: 9876 HAMMOCKS BLVD Legal Description: BANYAN TREE CONDO #11' BANYAN WAY AT THE HAMMOCKS' PB 120-27 AT PORT OF TR A AS DESC' OR 13467-963' Action: REPAIR OR DEMOLISH Structure(A)3-Story CBS COMMERCIAL STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005322-U Property Address: 9728 HAMMOCKS BLVD Legal Description: BANYAN TREE FIVE CONDO' BANYAN WAY AT THE HAMMOCKS' PB 120-27 A PORT OF TR A BLDGS' 23-25-26-27 & 28 AS RECORDED' OR 11832-1201' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM

Case No.: F2024005305-U Property Address: 9870 HAMMOCKS BLVD Legal Description: BANYAN TREE CONDO #11' BANYAN WAY AT THE HAMMOCKS' PB 120-27 AT PORT OF TR A AS DESC' OR 13467-963' Action: REPAIR OR DEMOLISH Structure(A)3-Story CBS COMMERCIAL STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005298-U Property Address: 9864 HAMMOCKS BLVD Legal Description: BANYAN TREE CONDO #11' BANYAN WAY AT THE HAMMOCKS' PB 120-27 AT PORT OF TR A AS DESC' OR 13467-963' Action: REPAIR OR DEMOLISH Structure(A)3-Story CBS COMMERCIAL STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005270-U Property Address: 9840 HAMMOCKS BLVD Legal Description: BANYAN TREE CONDO #11' BANYAN WAY AT THE HAMMOCKS' PB 120-27 AT PORT OF TR A AS DESC' OR 13467-963' Action: REPAIR OR DEMOLISH Structure(A)3-Story CBS COMMERCIAL STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005093-U Property Address: 9800 HAMMOCKS BLVD Legal Description: BANYAN TREE SEVEN CONDO' BANYAN WAY AT THE HAMMOCKS' PB 120-27 A PORT OF TR A' BLDGS 12-13-16 & 17 AS RECORDED' IN OR 12057-1271' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005048-U Property Address: 9890 HAMMOCKS BLVD Legal Description: BANYAN TREE CONDO #11' BANYAN WAY AT THE HAMMOCKS' PB 120-27 AT PORT OF TR A AS DESC' OR 13467-963' Action: REPAIR OR DEMOLISH Structure(A)3-Story CBS COMMERCIAL STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005025-U Property Address: 9872 HAMMOCKS BLVD Legal Description: BANYAN TREE CONDO #11' BANYAN WAY AT THE HAMMOCKS' PB 120-27 AT PORT OF TR A AS DESC' OR 13467-963' Action: REPAIR OR DEMOLISH Structure(A)3-Story CBS COMMERCIAL STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024004497-U Property Address: 9706 HAMMOCKS BLVD Legal Description: BANYAN TREE FOUR CONDO' BANYAN WAY AT THE HAMMOCKS' PB 120-27 A PORT OF TR A BLDGS' 33-34 & 35 AS RECORDED' OR 11949-892' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024004435-U Property Address: 9720 HAMMOCKS BLVD Legal Description: BANYAN TREE THREE CONDO' BANYAN WAY AT THE HAMMOCKS' PB 120-27 A PORT OF TR A BLDGS' 36 & 37 AS RECORDED OR 11932-875' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024004232-U Property Address: 9808 HAMMOCKS BLVD Legal Description: BANYAN TREE FIVE CONDO' BANYAN WAY AT THE HAMMOCKS' PB 120-27 A PORT OF TR A BLDGS' 23-25-26-27 & 28 AS RECORDED' OR 11832-1201' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024004198-U Property Address: 9700 HAMMOCKS BLVD Legal Description: BANYAN TREE CONDO #2' BANYAN WAY AT THE HAMMOCKS' PB 120-27 A PORT OF TR A BLDGS' 38-39-40 AS RECORDED' OR 11902-724' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS COMMERCIAL STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024004177U-U Property Address: 9716 HAMMOCKS BLVD Legal Description: BANYAN TREE FOUR CONDO' BANYAN WAY AT THE HAMMOCKS' PB 120-27 A PORT OF TR A BLDGS' 33-34 & 35 AS RECORDED' OR 11949-892' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024004045-U Property Address: 9704 HAMMOCKS BLVD Legal Description: BANYAN TREE THREE CONDO' BANYAN WAY AT THE HAMMOCKS' PB 120-27 A PORT OF TR A BLDGS' 36 & 37 AS RECORDED OR 11932-875' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024004035-U Property Address: 9722 HAMMOCKS BLVD Legal Description: BANYAN TREE CONDO #2' BANYAN WAY AT THE HAMMOCKS' PB 120-27 A PORT OF TR A BLDGS' 38-39-40 AS RECORDED' OR 11902-724' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS COMMERCIAL STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC	Hearing Session: 1:00 PM

The hearings will be held on **July 7, 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