

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.: 20260244469-U Property Address: 14515 SW 288 ST Legal Description: 3 57 39' LEISURE CITY SEC 5 PB 65-61' LOT 12 BLK 55' LOT SIZE 75.000 X 100' OR 20731-2555 102002 1' COC 26449-2491 06 2008 3' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS DWELLING, DEMOLISH Structure(B)1-Story CBS ATTACHED ADDITION NORTH SIDE, DEMOLISH Structure(C)1-Story ALUMINUM ATTACHED TERRACE, REPAIR OR DEMOLISH Structure(D)1-Story CBS DWELLING, DEMOLISH Structure(E)1-Story PRE-MANUFACTURED SHED, DEMOLISH Structure(F)1-Story, DEMOLISH Structure(G)1-Story METAL FRAME CANOPY ROOF, DEMOLISH Structure(H)1-Story WOOD FRAME GAZEBO, DEMOLISH Structure(I)1-Story METAL FENCE Owner of Record: EDAILYN RAMIREZ ODELTO URBAY	Hearing Session: 9:00 AM
Case No.: 20260245177-U Property Address: 14751 NE 9 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 WOOD FRAME DWELLING, REPAIR OR DEMOLISH Structure(B)1-Story CHAIN LINK FENCE Owner of Record: GEORGE L ELLIS	Hearing Session: 9:00 AM
Case No.: F2024001054-U Property Address: 160 NE 142 ST Legal Description: 24 52 41 - 19 52 42' LEE LAYNE VILLAS PB 94-48' LOT 10 BLK 1' LOT SIZE 12863 SQ FT' OR 19530-4912 02 2001 1' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS COMMERCIAL BLDG Owner of Record: BRUNO MENDOZA	Hearing Session: 9:00 AM
Case No.: F2024001506-U Property Address: 350 NE 141 ST Legal Description: AHEPA SUB' PB 136-72' TR A' LOT SIZE 94827 SQ FT M/L' 30-2219-000-1010 & 1020' Action: REPAIR OR DEMOLISH Structure(A)3-Story CBS COMMERCIAL BLDG Owner of Record: AHEPA NORTH MIAMI LLC	Hearing Session: 9:00 AM
Case No.: F2024014010-U Property Address: 3550 NW 49 ST Legal Description: 21 53 41 2.68 AC M/L' E1/2 OF S1/2 OF NE1/4 OF SW1/4' OF NW1/4 LESS E35FT FOR R/W &' LOTS 1-2-3 LESS E10FT OF LOT 1' FOR R/W BLK 21 OF SEMINOLE LAWN' PB 16-4' OR 16599-1408 1194 1' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: TECNO RE LLC, C/O TECNOGLASS LLC C/O TECNOGLASS LLC	Hearing Session: 9:00 AM
Case No.: F2025006876-U Property Address: 8301 NW 7 AVE Legal Description: 12 53 41 3.525 AC M/L' BEG 500FTS OF SE COR OF NW 7TH' AVE & 85TH ST RD S567.33FT' E ALG N/L OF NW 83RD ST 260FT' N620FT W110FT S52.67FT W120FT TO' POB' LOT SIZE 153571 SQ FT M/L' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: 8301 NW 7TH AVENUE REALTY LLC	Hearing Session: 9:00 AM
Case No.: F2025006991-U Property Address: 1125 NW 71 ST Legal Description: 11 53 41' STEPHEN MANOR PB 14-18' LOTS 1 THRU 15 BLK 38' LOT SIZE IRREGULAR' OR 16158-3398 1293 4' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: 1125 NW 71 ST LLC	Hearing Session: 9:00 AM
Case No.: F2025007169-U Property Address: 1555 NW 93 TER BLDG 2 Legal Description: 2-53-41 1.733 AC M/L' FLAMINGO VILLAGE' PB 46-29' TR A & LOTS 1 THRU 3 & LOT 4 LESS' N45FT & ALLEY LYG IN BTWN & 10FT' OF ALLEY LYG N OF TR A CLOSED PER' R-83-1400 & E65FT OF NW 17 AVE' LYG W & ADJ CLOSED PER R-65-10422' OR 13970-3564 0688 2' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS / WOOD FRAME COMMERCIAL BLDG Owner of Record: GREATER HOLY CROSS MISSIONARY BAPTIST CHURCH	Hearing Session: 9:00 AM
Case No.: F2024000534-U Property Address: 3405 NW 72 AVE Legal Description: 26 53 40 4.286 AC M/L' BEG 449.64FTS & 909.27FTE OF NW' COR OF SW1/4 OF NE1/4 CONT' E175.49FT S117.08FT E30FT' S394.83FT E30FT S118.08FT' W334.69FT NWLY-NLY & NELY AD' 66.19FT N581.35FT E89.51FT TO POB' PER UNITY OF TITLE OR 14054-1301' OR 18675-0320 0699 2 (6)' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS COMMERCIAL BLDG Owner of Record: AMB PROPERTY LP	Hearing Session: 9:00 AM
Case No.: F2025007282-U Property Address: 13301 NW 24 AVE BLDG 1 Legal Description: 27 52 41 2.19 AC' W250FT OF S475FT OF N1/2 OF' NE1/4 OF NW1/4 LESS S E & W25FT' & EXT AREA OF CURVE IN SW COR' FOR R/W' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG, NO ACTION REQUIRED Structure(B)2-Story CBS COMMERCIAL BLDG STRUC Owner of Record: WESTVIEW BAPTIST CHURCH INC	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: REPAIR OR DEMOLISH Structure(A)1-Story CBS DWELLING STRUCTURE, DEMOLISH Structure(B)1-Story PRE-MANUFACTURED SHED, REPAIR OR DEMOLISH Structure(C)1-Story CONCRETE SWIMMING POOL, DEMOLISH Structure(D)1-Story 5FT CHAIN LINK FENCE Owner of Record: CAMPOS REAL ESTATE LLC	Hearing Session: 9:00 AM
Case No.: F2024005474-U Property Address: 9715 FONTAINEBLEAU BLVD 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)3-Story CBS MULTIFAMILY STRUCTURE Owner of Record: SOLEIL AT FONTAINEBLEAU CONDOMINIUM ASSOCIATION, INC	Hearing Session: 9:00 AM
Case No.: F2025007162-U Property Address: 11510 SW 72 ST Legal Description: CHESTNUT RANCH' PB 108-13' PORT OF TR A COMM 522.51FTW' 394.15FTS SWLY AD 20.31FT N 57' DEG W 55.46FT OF NE COR OF TR A' FOR POB TH N 57 DEG W 89.32FT S' 88 DEG W 11.67FT S 32 DEG W' 56.48FT S 57 DEG E 99FT N 32 DEG' E 63FT TO POB' LOT SIZE 6205 SQ FT' F/A/U 30-4031-010-0010' OR 16862-5215 0795 6' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: KENDALL 11510 REALTY LLC	Hearing Session: 9:00 AM
Case No.: F2025006855-U Property Address: 3455 NW 30 AVE Legal Description: 28 53 41 1.27 AC M/L' W225FT OF S1/2 OF W1/2 OF NW1/4' OF NE1/4 OF NE1/4 LESS N30FT W25' FT & S25FT' LOT SIZE 55000 SQUARE FEET' OR 13514-2019 1187 1' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL STRUCTURE, DEMOLISH Structure(B)0-Story CANOPY CANOPY ROOF Owner of Record: MIKALYZED 3455 LLC	Hearing Session: 9:00 AM
Case No.: 20260245541-U Property Address: 16405 SW 228 ST Legal Description: 17 56 39 2.39 AC' E1/2 OF S1/2 OF SE1/4 OF NW1/4 OF' SW1/4 LESS S25FT FOR R/W' LOT SIZE IRREGULAR' OR 20274-3361 032002 4' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS DWELLING, DEMOLISH Structure(B)1-Story CBS GARAGE, REPAIR OR DEMOLISH Structure(C)1-Story CBS DWELLING, NO ACTION REQUIRED Structure(D)1-Story CONCRETE SLAB, REPAIR OR DEMOLISH Structure(E)1-Story METAL GAZEBO, NO ACTION REQUIRED Structure(F)1-Story METAL FENCE, REPAIR OR DEMOLISH Structure(G)1-Story METAL FRAME ENCLOSURE Owner of Record: DAYLI SUAREZ	Hearing Session: 9:00 AM
Case No.: F2024000192-U Property Address: 24799 S DIXIE HWY BLDG 1 Legal Description: 23 56 39 0.41 AC M/L' BEG 58.44FT M/L NELY OF X OF ST' RD 5 & S/L OF SEC 23 CONT NELY' ALG SELY R/W/L OF ST RD 5 FOR' 175.5FT SELY 220.74FT M/L' W261.25FT M/L ALG A LINE 40FTN &' PARR TO S/L OF SEC TH NWLY AD' 27.08FT M/L TO POB' LOT SIZE 17578 SQ FT M/L' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: ANTARES ASSOCIATES LLC C/O 1210 SUNTRUST INTL CENTER	Hearing Session: 9:00 AM
Case No.: F2024002169-U Property Address: 9700 SW 344 ST BLD 39 Legal Description: 27 57 40 190.67 AC' ALL FRACTIONAL LESS N1/2 OF N1/2' OF N1/2 & ALL SUBMERGED LAND ADJ' IN BISC BAY NOT MORE THAN 3FT' DEEP AT M.H.T' LOT SIZE IRREGULAR' Action: REPAIR OR DEMOLISH Structure(A)3-Story CBS COMMERCIAL BLDG Owner of Record: FLORIDA POWER & LIGHT CO ATTN PROPERTY TAX DEPT	Hearing Session: 9:00 AM
Case No.: F2024001635-U Property Address: 3051 NW 24 ST Legal Description: RIVERSIDE MANOR PB 20-80' LOT 6 & 7 BLK 3' LOT SIZE 14200 SQ FT' OR 17602-0780 0497 4' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL STRUCTURE, DEMOLISH Structure(B)1-Story METAL FRAME CANOPY ROOF Owner of Record: HULIO DAVID TADEO	Hearing Session: 9:00 AM
Case No.: F2024001859-U Property Address: 9600 SW 8 ST BLDG 1 Legal Description: 9 54 40 2.54 AC M/L' N345FT OF W3/4 OF W1/2 OF NW1/4' OF NW1/4 LYG S OF S R/W/L SW 8TH' ST LESS BEG X W/L OF SEC & S/L' SW 8TH ST R/W S345FT E165FT' N195FT E50.04FT N150FT W215.04FT' TO POB' LOT SIZE IRREGULAR' OR 20288-4866 0302 1' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL STRUCTURE Owner of Record: PLAZA 8 LLC	Hearing Session: 9:00 AM
Case No.: F2024002016-U Property Address: 8401 SW 107 AVE 101E Legal Description: BIRD/LUDLUM' PB 131-67' TR A & BEG 335FTS OF NE COR OF' NW1/4 OF NE1/4 OF NE1/4 CONT' S150FT W333.91FT N150FT E333.78FT' TO POB' LOT SIZE 682417 SQ FT' OR 16475-2742 2744 0894 1 &' OR 17130-0188 0192 6' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS COMMERCIAL STRUCTURE Owner of Record: EQUITY ONE FLORIDA PORTFOLIO LLC C/O PROPERTY TAX DEPT	Hearing Session: 1:00 PM
Case No.: F2024000190-U Property Address: 16569 SW 117 AVE 1 Legal Description: JENTECO COMMERCIAL PARK' PB 133-88' LOTS 3 & 4 BLK 1' LOT SIZE 444263 SQ FT' OR 14369-0321 1289 1' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS COMMERCIAL BLDG Owner of Record: OCA COLA BEVERAGES FLORIDA LLC	Hearing Session: 1:00 PM

Case No.: F2024001511-U Property Address: 3900 SW 84 AVE BLDG 1 Legal Description: 15 54 40 .20 AC' N82.40FT OF S297.40FT OF E132FT' OF S1/2 OF SW1/4 OF SW1/4 LESS' E25FT FOR R/W' LOT SIZE 8821 SQ FT' OR 20832-4131 11/2002 4' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY Owner of Record: PARCEL A REALTY LLC	Hearing Session: 1:00 PM
Case No.: F2024001592-U Property Address: 3860 SW 84 AVE BLDG 1 Legal Description: 15 54 40 .20 AC' N82.33FT OF S461.73FT OF E132FT' OF S1/2 OF SW1/4 OF SW1/4 LESS' E25FT FOR R/W A/K/A PARCEL C' LOT SIZE 8814 SQ FT' OR 20764-0635 10/2002 4' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY Owner of Record: PARCEL C REALTY LLC	Hearing Session: 1:00 PM
Case No.: F2024000212-U Property Address: 16569 SW 117 AVE 2 Legal Description: JENTECO COMMERCIAL PARK' PB 133-88' LOTS 3 & 4 BLK 1' LOT SIZE 444263 SQ FT' OR 14369-0321 1289 1' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: COCA COLA BEVERAGES FLORIDA LLC	Hearing Session: 1:00 PM
Case No.: F2024000242-U Property Address: 16569 SW 117 AVE 3 Legal Description: JENTECO COMMERCIAL PARK' PB 133-88' LOTS 3 & 4 BLK 1' LOT SIZE 444263 SQ FT' OR 14369-0321 1289 1' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: COCA COLA BEVERAGES FLORIDA LLC	Hearing Session: 1:00 PM
Case No.: F2024001037-U Property Address: 15000 SW 72 ST Legal Description: WEST LAKES PLAZA' PB 119-38' TR A LESS BEG 217.50FTE & 50FTS' OF N1/4 COR OF SEC CONT S210.92FT' S 58 DEG E 138.65FT M/L N288.45FT' M/L W115FT & TR B LESS BEG' 217.50FTE & 225FTS OF N1/4 COR OF' SEC TH W25FT S166.35FT E140FT' N52.9FT M/L N58 W 138.65FT M/L' N35.92FT & ALL OF TR C' LOT SIZE 7.803 AC M/L' OR 17419-4854 1196 2 (4)' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: EQUITY ONE FL PORTFOLIO LLC C/O PROPERTY TAX DEPT	Hearing Session: 1:00 PM

The hearings will be held on **July 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