

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.: 20260247270-U Property Address: 15100 NW S RIVER DR Legal Description: 14-23 52 41 1.19 AC PB 44-46' BISCAYNE GARDENS SEC F PART 1' LOT 101' LOT SIZE 100.000 X 515' OR 16461-0254 0794 1' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS / WOOD FRAME DWELLING, DEMOLISH Structure(B)1-Story WOOD FRAME STRUCTURE, REPAIR OR DEMOLISH Structure(C)1-Story CBS STRUCTURE, REPAIR OR DEMOLISH Structure(D)1-Story CBS STRUCTURE, REPAIR OR DEMOLISH Structure(E)1-Story METAL FENCE Owner of Record: TESS REAL ESTATE INC	Hearing Session: 9:00 AM
Case No.: F2024000056-U Property Address: 7300 NW 35 TER Legal Description: MIAMI INTERNATIONAL PARK' PB 116-98' E255.55FT OF W627.32FT OF LOT 2' BLK 1' LOT SIZE 76744 SQ FT' OR 18369-3439 1198 1' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: ELEO GROUP LLC	Hearing Session: 9:00 AM
Case No.: F2024004875-U Property Address: 1270 NE 119 ST Legal Description: LE MIRAGE CONDO' KADELL HEIGHTS PB 81-71' TRACT B' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS COMMERCIAL BLDG Owner of Record: LE MIRAGE ASSOCIATION	Hearing Session: 9:00 AM
Case No.: F2024014033-U Property Address: 3151 NW 54 ST Legal Description: 16 53 41' HIALEAH HEIGHTS PB 28-24' LOT 29 & 30 BLK 8' LOT SIZE 50.000 X 129' OR 20777-2838 1102 1' COC 25996-1769 07 2007 5' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: 3151 TRUST PER F S 689.071 C/O ANGEL PEREZ CO TRUSTEE & BARBARA PEREZ CO TRUSTEE 3151 TRUST PER F S 689.071 BARBARA PEREZ CO TRUSTEE	Hearing Session: 9:00 AM
Case No.: F2025006486-U Property Address: 3152 NW 57 ST BLDG 1 Legal Description: 16 53 41' HIALEAH HGTS PB 28-24' LOTS 9 & 10 BLK 6' LOT SIZE 80.000 X 129' OR 9512 1331' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: CHURCH OF GOD EVANGELIST CENTER	Hearing Session: 9:00 AM
Case No.: F2025006738-U Property Address: 2741 NW 49 ST BLDG 1 Legal Description: AMD PL OF BROWNS SUB PB 5-98' LOT 8 BLK 1' LOT SIZE 127.600 X 156' OR 16095-3939 1093 4' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS COMMERCIAL BLDG Owner of Record: BROWNSVILLE IMPROVEMENT ASSOC R WILLIAMS & NEAL ADAMS ETALS TRS R WILLIAMS & NEAL ADAMS ETALS TRS	Hearing Session: 9:00 AM
Case No.: F2025006777-U Property Address: 11531 NW 17 AVE Legal Description: 35 52 41' SHERNA PARK PB 43-56' LOT 4 BLK 5' LOT SIZE 56.000 X 112' OR 13203-2051 0387 1' Action: REPAIR OR DEMOLISH Structure(A) 2-Story CBS COMMERCIAL BLDG Owner of Record: EMPIRE LEGACY MANAGEMENT CORP	Hearing Session: 9:00 AM
Case No.: F2025006934-U Property Address: 2075 NW 99 TER Legal Description: WOODLAND ADD PB 6-85' LOTS 7 THRU 9 BLK 8' LOT SIZE 150.000 X 140' OR 19097-2130 0400 1' COC 23524-1301 05 2005 4' Action: REPAIR OR DEMOLISH Structure(A) 1-Story CBS COMMERCIAL BLDG Owner of Record: FRITZ HONORE	Hearing Session: 9:00 AM
Case No.: F2025006945-U Property Address: 11500 NW 17 AVE Legal Description: 34 52 41' PB 50-55' REV LAKE VIEW ESTS UNIT 1' LOTS 26 TO 33 INC BLK 2' LOT SIZE IRREGULAR' OR 13544-3894 1287 6' Action: REPAIR OR DEMOLISH Structure(A) 2-Story CBS COMMERCIAL BLDG Owner of Record: PEACE MISSIONARY CHURCH	Hearing Session: 9:00 AM
Case No.: F2025007455-U Property Address: 7200 NW 29 AVE BLDG 1 Legal Description: R-Z-W PROPERTIES PB 59-8' LOT 8' LOT SIZE 10556 SQUARE FEET' 74R 54045' OR 16630-1896 1294 1' COC 22812-1602 11 2004 1' Action: REPAIR OR DEMOLISH Structure(A) 1-Story CBS COMMERCIAL BLDG, DEMOLISH Structure(B) 1-Story METAL ATTACHED ADDITION FRONT Owner of Record: KING HOBBY LLC	Hearing Session: 9:00 AM

Case No.: F2023013451-U Property Address: 9139 FONTAINEBLEAU BLVD 9139 Legal Description: OAKVIEW CONDO NO 2' 4 54 40 4.41 AC M/L' OAKVIEW SUB PB 94-60' TRACT 'C' Action: REPAIR OR DEMOLISH Structure(A) 2-Story CBS COMMERCIAL BLDG Owner of Record: OAKVIEW CONDOMINIUM ASSOCIATION, INC. RENOVATIONS PROPERTY MANAGEMENT, LLC	Hearing Session: 9:00 AM
Case No.: F2023013452-U Property Address: 9137 FONTAINEBLEAU BLVD 9137 Legal Description: OAKVIEW CONDO NO 2' 4 54 40 4.41 AC M/L' OAKVIEW SUB PB 94-60' TRACT 'C' Action: REPAIR OR DEMOLISH Structure(A) 2-Story CBS COMMERCIAL BLDG Owner of Record: OAKVIEW CONDOMINIUM ASSOCIATION, INC. RENOVATIONS PROPERTY MANAGEMENT, LLC	Hearing Session: 9:00 AM
Case No.: F2023013453-U Property Address: 9133 FONTAINEBLEAU BLVD 9133 Legal Description: OAKVIEW CONDO NO 2' 4 54 40 4.41 AC M/L' OAKVIEW SUB PB 94-60' TRACT 'C' Action: REPAIR OR DEMOLISH Structure(A) 2-Story CBS COMMERCIAL BLDG Owner of Record: OAKVIEW CONDOMINIUM ASSOCIATION, INC. RENOVATIONS PROPERTY MANAGEMENT, LLC	Hearing Session: 9:00 AM
Case No.: F2023013454-U Property Address: 9153 FONTAINEBLEAU BLVD 9153 Legal Description: OAKVIEW CONDO NO 2' 4 54 40 4.41 AC M/L' OAKVIEW SUB PB 94-60' TRACT 'C' Action: REPAIR OR DEMOLISH Structure(A) 2-Story CBS COMMERCIAL BLDG Owner of Record: OAKVIEW CONDOMINIUM ASSOCIATION, INC. RENOVATIONS PROPERTY MANAGEMENT, LLC	Hearing Session: 9:00 AM
Case No.: F2023013455-U Property Address: 9151 FONTAINEBLEAU BLVD 9151 Legal Description: OAKVIEW CONDO NO 2' 4 54 40 4.41 AC M/L' OAKVIEW SUB PB 94-60' TRACT 'C' Action: REPAIR OR DEMOLISH Structure(A) 2-Story CBS COMMERCIAL BLDG Owner of Record: OAKVIEW CONDOMINIUM ASSOCIATION, INC. RENOVATIONS PROPERTY MANAGEMENT, LLC	Hearing Session: 9:00 AM
Case No.: F2023013456-U Property Address: 9143 FONTAINEBLEAU BLVD 9143 Legal Description: OAKVIEW CONDO NO 2' 4 54 40 4.41 AC M/L' OAKVIEW SUB PB 94-60' TRACT 'C' Action: REPAIR OR DEMOLISH Structure(A) 2-Story CBS COMMERCIAL BLDG Owner of Record: OAKVIEW CONDOMINIUM ASSOCIATION, INC. RENOVATIONS PROPERTY MANAGEMENT, LLC	Hearing Session: 9:00 AM
Case No.: F2024003872-U Property Address: 11030 N KENDALL DR Legal Description: KENDALL OAKS PROFESSIONAL CENTER' PB 132-59 A PORTION OF TRACT A' DESC OR 13860-1235' Action: REPAIR OR DEMOLISH Structure(A) 2-Story CBS COMMERCIAL BLDG Owner of Record: KENDALL OAKS PROF CENTER I CONDO ASSOC, INC.	Hearing Session: 9:00 AM
Case No.: F2024003881-U Property Address: 11020 N KENDALL DR Legal Description: KENDALL OAKS PROFESSIONAL CENTER' PB 132-59 A PORTION OF TRACT A' DESC OR 13860-1235' Action: REPAIR OR DEMOLISH Structure(A) 2-Story CBS COMMERCIAL BLDG Owner of Record: KENDALL OAKS PROF CENTER I CONDO ASSOC, INC.	Hearing Session: 9:00 AM
Case No.: F2024004791-U Property Address: 9080 SW 125 AVE Legal Description: KENLAND BEND SOUTH CONDO' KENLAND BEND PB 116-59' ALL OF TR A PHASES 1 TO 5' F/A/U 30-5901-019-0010' Action: REPAIR OR DEMOLISH Structure(A) 2-Story CBS MULTIFAMILY Owner of Record: KENLAND BEND SOUTH CONDO, INC.	Hearing Session: 9:00 AM
Case No.: F2024005668-U Property Address: 9070 SW 125 AVE Legal Description: KENLAND BEND SOUTH CONDO' KENLAND BEND PB 116-59' ALL OF TR A PHASES 1 TO 5' F/A/U 30-5901-019-0010' Action: REPAIR OR DEMOLISH Structure(A) 2-Story CBS MULTIFAMILY Owner of Record: KENLAND BEND SOUTH CONDO, INC.	Hearing Session: 9:00 AM
Case No.: F2024005669-U Property Address: 9060 SW 125 AVE Legal Description: KENLAND BEND SOUTH CONDO' KENLAND BEND PB 116-59' ALL OF TR A PHASES 1 TO 5' F/A/U 30-5901-019-0010' Action: REPAIR OR DEMOLISH Structure(A) 2-Story CBS MULTIFAMILY Owner of Record: KENLAND BEND SOUTH CONDO, INC.	Hearing Session: 9:00 AM
Case No.: F2024005700-U Property Address: 9724 HAMMOCKS BLVD Legal Description: BANYAN TREE CONDO ONE' BANYAN WAY AT THE HAMMOCKS' PB 120-27 A PORT OF TR A BLDG #' 24 AS RECORDED OR 11894-1701' Action: REPAIR OR DEMOLISH Structure(A) 2-Story CBS COMMERCIAL STRUCTURE Owner of Record: BANYAN TREE CONDO ASSOC, INC.	Hearing Session: 9:00 AM
Case No.: F2024006332-U Property Address: 14325 N KENDALL DR CLUBHOUSE/OFFICE Legal Description: PROMENADE AT KENDALE LAKES CONDO' DESC' FIRST ADDN TO KENDALE LAKES' CENTER PB 96-10' TRACT J & PROP INT IN & TO LAKES' FAU 30-4934-015-0010' Action: REPAIR OR DEMOLISH Structure(A) 1-Story CBS COMMERCIAL BLDG Owner of Record: PROMENADE AT KENDALE LAKES CONDOMINIUM, INC.	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 BLDG, 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 BLDG, 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 BLDG, 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) 2-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 ` 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

The hearings will be held on **August 26, 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