

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.: 20240229118-U Property Address: 14211 SW 37 ST Legal Description: GREEN SUB' PB 133-93' LOT 1 BLK 1' LOT SIZE 8528 SQ FT' OR 19632-4116 04/2001 1' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS DWELLING; DEMOLISH Structure (B) 1-Story GAZEBO; REPAIR OR DEMOLISH Structure (C) CONCRETE SWIMMING POOL; DEMOLISH Structure (D) 225 Sq Ft POND; REPAIR OR DEMOLISH Structure (E) METAL FENCE; REPAIR OR DEMOLISH Structure (F) CONCRETE DRIVEWAY Owner of Record: WILFREDO O GONZALEZ TRS WILFREDO AND DIANNE GONZALEZ REVOCABLE TRUST	Hearing Session: 9:00 AM
Case No.: 20260246881-U Property Address: 2432 NW 80 ST Legal Description: AVOCADO PK PB 6-11' LOT 5 BLK 20' LOT SIZE 50.000 X 140' OR 12422-2543 0285 5' Action: REPAIR OR DEMOLISH Structure(A) 1-Story CBS / WOOD FRAME DWELLING; DEMOLISH Structure (B) WOOD FENCE Owner of Record: LEONARD L HOPKINS EMMA L HOPKINS EST OF	Hearing Session: 9:00 AM
Case No.: F2024000996-U Property Address: 3198 NW 125 ST Legal Description: SEABOARD IND PK SEC 1-A 4TH ADD'PB 104-88' LOT 118 THRU 121' LOT SIZE102358 SQ FT'OR 15927-0004 THRU0006 0493 5' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL BLDG Owner of Record: BMRE CORP	Hearing Session: 9:00 AM
Case No.: F2024001027-U Property Address: 2627 NE 203 ST Legal Description: TURNBERRY WEST' PB 127-23' TRACT A' LOT SIZE 1.54 AC M/L' OR 19223-3472 0700 1' COC 23735-1167 08 2005 1' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL BLDG Owner of Record: MEDICAL & EXECUTIVE OFFICES OF AVENTURA LLC	Hearing Session: 9:00 AM
Case No.: F2025007180-U Property Address: 1299 NW 79 ST Legal Description: CRESCENT HGTS PB 9-173' LOT 3 LESS S15FT TO CO & WLY60FT' OF LOTS 4 & 5 BLK 1' LOT SIZE IRREGULAR' OR 18488-0191 0299 1' COC 26489-0930 07 2008 5' Action: REPAIR OR DEMOLISH Structure(A) 1-Story CBS COMMERCIAL BLDG Owner of Record: SORMARIE LLC	Hearing Session: 9:00 AM
Case No.: F2025007232-U Property Address: 2121 NW 119 ST 1 Legal Description: NICHOLS GOLF ESTS PB 50-38' LOTS 3 THRU 5 INC BLK B' LOT SIZE 150 X 200' OR 15624-0258 0892 1' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL BLDG Owner of Record: DELIVERANCE AND SOUL WINNING MINISTRIES	Hearing Session: 9:00 AM
Case No.: F2025007413-U Property Address: 2400 NW 68 ST Legal Description: 15 53 41' ELIZABETH PARK AMD PB 4-195' LOTS 1 TO 3 LESS E10FT FOR R/W' BLK 9' LOT SIZE 140.000 X 140' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL BLDG Owner of Record: PEGUIN TRUST	Hearing Session: 9:00 AM
Case No.: F2022002174-U Property Address: 14857 SW 104 ST Legal Description: HERON AT THE HAMMOCKS CONDO' A PORT OF TR A PB 115-92 (PH I & II)' LESS PORT DESC IN CONDO DECL OR 11783-2160' NAU 30-5904-016-0001 K/ A HERON AT THE HAMMOCK' TWO CONDO' AS DESC IN DECL OR 11542-2022' LOT SIZE 516149 SQFT M/L' FAU 30-5904-007-0010' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: HERON AT THE HAMMOCKS CONDO ASSOC, INC	Hearing Session: 9:00 AM
Case No.: F2024003876-U Property Address: 7095 SW 47 ST Legal Description: FLORIDA BAY CONDO DESC' SOUTH MIAMI WAREHOUSES PB 118-44' S1/2 OF LOT 1 BLK 2' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL BLDG Owner of Record: FLORIDA BAY CONDOMINIUM ASSOCIATION, INC	Hearing Session: 9:00 AM
Case No.: F2024005690-U Property Address: 8977 SW 123 CT Legal Description: KENLAND WALK CONDO II DESC' KENLAND WALK PB 127-66 A PORT OF' TR A BEG 133.58FTN OF SE COR TR A' W171.47FT SWLY 57.96FT S 67 DEG' W121.06FT W71.52FT NWLY AD 86.4FT' N163.44FT E57.51FT N 72 DEG' E32.98FT N20FT E12FT S10FT N 72' DEG E8.21FT E160.44FT N20FT E15FT' S20FT E7.50FT S129.10FT SELY' 9.21FT S 13 DEG E4.19FT W15FT S' 13 DEG E37.03FT E137.79FT S 30FT' TO POB Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: KENLAND WALK CONDOMINIUM II, INC	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.: 20260246831-U Property Address: 4532 SW 143 CT Legal Description: BIRD LAKES TOWNHOUSE SEC 1' PB 118-43' LOT 3 BLK 8' LOT SIZE 2700 SQ FT' & INT IN COMMON AREA' OR 19902-3378 0501 1' COC 22049-0511 02 2004 1' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS TOWNHOUSE; REPAIR OR DEMOLISH Structure (B) CONCRETE DRIVEWAY; DEMOLISH Structure (C) PRE-MANUFACTURED JACUZZI; DEMOLISH Structure (D) PRE-MANUFACTURED SHED; NO ACTION REQUIRED Structure (E) 6FT WOOD FENCE; REPAIR OR DEMOLISH Structure (F) 1-Story CBS TOWNHOUSE; DEMOLISH Structure (G) 1-Story CBS TOWNHOUSE Owner of Record: ARIEL GONZALEZ KENIA GONZALEZ	Hearing Session: 9:00 AM
Case No.: F2023013494-U Property Address: 5500-7384 NW 56 ST Legal Description: MIAMI AIR/WEST TRADE CENTER CONDO' FLA FRUIT LAND CO NO1 SUB PB 2-17' TR 19 LESS N35FT & LESS E50FT & ' W35FT' F/A/U 30-3023-001-0110 & 0111' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL STRUCTURE Owner of Record: MIAMI AIR/WEST TRADE CENTER CONDO ASSOCIATION, INC	Hearing Session: 9:00 AM
Case No.: F2024001375-U Property Address: 1097 SW 42 AVE Legal Description: 8 54 41 .5 AC' N92FT OF W193FT OF S1/2 OF' SW1/4 OF NW1/4 OF NE1/4 LESS' W35FT TO CO' LOT SIZE 92.000 X 158' OR 18773-0712 0899 2 (3)' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL BLDG Owner of Record: 1097 LEJEUNE INVESTMENTS INC	Hearing Session: 9:00 AM
Case No.: F2024005347-U Property Address: 8911 SW 123 CT Legal Description: KENLAND WALK CONDO III DESC' KENLAND WALK PB 127-66 A PORT OF' TR A BEG 383.16FTN OF SE COR TR A' W139.31FT S15FT W15FT S20FT' W160.44FT S 72 DEG W8.21FT N10FT' W12FT S20FT S 72 DEG W20FT NWLY' 12.98FT W57.51FT N280.50FT' E107.58FT NELY 24.32FT E107.08FT' S41.50FT E166.50FT S172.16FT TO' POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: KENLAND WALK CONDO III, INC	Hearing Session: 9:00 AM
Case No.: F2024005520-U Property Address: 8999 SW 123 CT Legal Description: KENLAND WALK CONDO II DESC' KENLAND WALK PB 127-66 A PORT OF' TR A BEG 133.58FTN OF SE COR TR A' W171.47FT SWLY 57.96FT S 67 DEG' W121.06FT W71.52FT NWLY AD 86.4FT' N163.44FT E57.51FT N 72 DEG' E32.98FT N20FT E12FT S10FT N 72' DEG E8.21FT E160.44FT N20FT E15FT' S20FT E7.50FT S129.10FT SELY' 9.21FT S 13 DEG E4.19FT W15FT S' 13 DEG E37.03FT E137.79FT S 30FT' TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: KENLAND WALK CONDOMINIUM II, INC	Hearing Session: 9:00 AM
Case No.: F2024014563-U Property Address: 9260 FONTAINEBLEAU BLVD 101 Legal Description: PARKVIEW CONDO NO 2' PARKVIEW SUB PB 95-39' TR A & C' FAU 30-4004-013-0010' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: PARKWOOD CONDOMINIUM ASSOCIATION, INC	Hearing Session: 9:00 AM
Case No.: F2024014564-U Property Address: 9200 FONTAINEBLEAU BLVD 101 Legal Description: PARKVIEW CONDO NO 2' PARKVIEW SUB PB 95-39' TR A & C' FAU 30-4004-013-0010' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: PARKWOOD CONDOMINIUM ASSOCIATION, INC	Hearing Session: 9:00 AM
Case No.: 20260247028-U Property Address: 12140 SW 250 ST Legal Description: BISCAYNE POINT SOUTH' PB 151-66 T-19555' LOT 7 BLK 9' LOT SIZE 5000 SQ FT' FAU 30-6925-000-0051' OR 19756-2903 072001 1' Action: REPAIR OR DEMOLISH Structure(A) 1-Story CBS DWELLING; NO ACTION REQUIRED Structure (B) -Story CONCRETE SLAB; NO ACTION REQUIRED Structure (C) WOOD FENCE Owner of Record: TYRONE WILLIAMS KIMMESHIA WILLIAMS	Hearing Session: 9:00 AM
Case No.: F2024002867-U Property Address: 11601 SW 216 ST BLDG 2 Legal Description: 7 56 40 & 12 56 39 2.71 AC M/L' SW1/4 OF SW1/4 OF SW1/4 OF SW1/4' LESS SR #5 & LESS S55FT & N25FT' & SE1/4 OF SE1/4 OF SE1/4 LYG' SELY SR #5 LESS S55FT & N25FT' OF SEC 12 56 39' OR 19152-1560 0600 1' Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL BLDG Owner of Record: JACLYN INVESTMENT SOUTH FLORIDA	Hearing Session: 9:00 AM
Case No.: F2024005650-U Property Address: 4555 SW 68 COURT CIR Legal Description: GABLES POINT CONDO II DESC' LUDLAM POINT PB 126-53 A PORT OF' TR A BEG 171FTN & 138FTW OF SE' COR TR A N345.18FT W89.09FT S4FT' W135FT S74FT E74.16FT S58FT' W35.62FT S 33 DEG E20.87FT N 56' DEG E4FT S 33 DEG E2.96FT SELY' 61.20FT S32.81FT W4FT S96.13FT' S 20 DEG E9.95FT E147.10FT TO' POB & BEG 334.25FTW OF SE COR' TR A N62FT W329.17FT S87FT' E317.89FT N25FT E11.26FT TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: GABLES POINT II CONDOMINIUM ASSOCIATION, INC	Hearing Session: 1:00 PM
Case No.: F2024005662-U Property Address: 6800 SW 45 LN Legal Description: GABLES POINT CONDO II DESC' LUDLAM POINT PB 126-53 A PORT OF' TR A BEG 171FTN & 138FTW OF SE' COR TR A N345.18FT W89.09FT S4FT' W135FT S74FT E74.16FT S58FT' W35.62FT S 33 DEG E20.87FT N 56' DEG E4FT S 33 DEG E2.96FT SELY' 61.20FT S32.81FT W4FT S96.13FT' S 20 DEG E9.95FT E147.10FT TO' POB & BEG 334.25FTW OF SE COR' TR A N62FT W329.17FT S87FT' E317.89FT N25FT E11.26FT TO POB' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: GABLES POINT II CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM

Case No.: F2024005688-U Property Address: 6810 SW 45 LN Legal Description: GABLES POINT CONDO II DESC' LUDLAM POINT PB 126-53 A PORT OF' TR A BEG 171FTN & 138FTW OF SE' COR TR A N345.18FT W89.09FT S4FT' W135FT S74FT E74.16FT S58FT' W35.62FT S 33 DEG E20.87FT N 56' DEG E4FT S 33 DEG E2.96FT SELY' 61.20FT S32.81FT W4FT S96.13FT' S 20 DEG E9.95FT E147.10FT TO' POB & BEG 334.25FTW OF SE COR' TR A N62FT W329.17FT S87FT' E317.89FT N25FT E11.26FT TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: GABLES POINT II CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2024004320-U Property Address: 395 NW 86 PL Legal Description: THE RIVIERA AT CORAL LAKES CONDO' GALLOWAY LAKES SEC 1 PB 130-17' A PORT OF TR A CONTAINING PHS I' THRU V AS DESC OFF REC 14679-715 Action: REPAIR OR DEMOLISH Structure (A) 3-Story CBS MULTIFAMILY STRUCTURE Owner of Record: RIVIERA AT CORAL LAKES CONDO ASSOC, INC.	Hearing Session: 1:00 PM
Case No.: F2024004421-U Property Address: 8500 NW 4 TER Legal Description: THE RIVIERA AT CORAL LAKES CONDO' GALLOWAY LAKES SEC 1 PB 130-17' A PORT OF TR A CONTAINING PHS I' THRU V AS DESC OFF REC 14679-715' Action: REPAIR OR DEMOLISH Structure (A) 3-Story CBS MULTIFAMILY STRUCTURE Owner of Record: RIVIERA AT CORAL LAKES CONDO ASSOC, INC.	Hearing Session: 1:00 PM
Case No.: F2024004909-U Property Address: 4540 SW 68 COURT CIR Legal Description: GABLES POINT CONDO I DESC' LUDLAM POINT PB 126-53 A PORT OF' TR A BEG SE COR TR A N633.99FT' W485.98FT S284.56FT E74.73FT N' 63 DEG E24.26FT NWLY 29.31FT' W4FT NWLY 18.06FT N205.48FT' E58FT S62FT E271.05FT S165.08FT' W4FT S96FT E4FT S200FT E203.01FT' S88FT E278.98FT TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: GABLES POINT I CONDOMINIUM ASSOCIATION	Hearing Session: 1:00 PM
Case No.: F2024004926-U Property Address: 4570 SW 68 COURT CIR Legal Description: GABLES POINT CONDO I DESC' LUDLAM POINT PB 126-53 A PORT OF' TR A BEG SE COR TR A N633.99FT' W485.98FT S284.56FT E74.73FT N' 63 DEG E24.26FT NWLY 29.31FT' W4FT NWLY 18.06FT N205.48FT' E58FT S62FT E271.05FT S165.08FT' W4FT S96FT E4FT S200FT E203.01FT' S88FT E278.98FT TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: GABLES POINT I CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2024004989-U Property Address: 4550 SW 68 COURT CIR Legal Description: GABLES POINT CONDO I DESC' LUDLAM POINT PB 126-53 A PORT OF' TR A BEG SE COR TR A N633.99FT' W485.98FT S284.56FT E74.73FT N' 63 DEG E24.26FT NWLY 29.31FT' W4FT NWLY 18.06FT N205.48FT' E58FT S62FT E271.05FT S165.08FT' W4FT S96FT E4FT S200FT E203.01FT' S88FT E278.98FT TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: GABLES POINT I CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2024004999-U Property Address: 4560 SW 68 COURT CIR Legal Description: GABLES POINT CONDO I DESC' LUDLAM POINT PB 126-53 A PORT OF' TR A BEG SE COR TR A N633.99FT' W485.98FT S284.56FT E74.73FT N' 63 DEG E24.26FT NWLY 29.31FT' W4FT NWLY 18.06FT N205.48FT' E58FT S62FT E271.05FT S165.08FT' W4FT S96FT E4FT S200FT E203.01FT' S88FT E278.98FT TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: GABLES POINT I CONDO ASSOC, INC.	Hearing Session: 1:00 PM
Case No.: F2024005606-U Property Address: 4530 SW 68 COURT CIR Legal Description: GABLES POINT CONDO I DESC' LUDLAM POINT PB 126-53 A PORT OF' TR A BEG SE COR TR A N633.99FT' W485.98FT S284.56FT E74.73FT N' 63 DEG E24.26FT NWLY 29.31FT' W4FT NWLY 18.06FT N205.48FT' E58FT S62FT E271.05FT S165.08FT' W4FT S96FT E4FT S200FT E203.01FT' S88FT E278.98FT TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: GABLES POINT I CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2024005671-U Property Address: 4510 SW 68 COURT CIR Legal Description: GABLES POINT CONDO I DESC' LUDLAM POINT PB 126-53 A PORT OF' TR A BEG SE COR TR A N633.99FT' W485.98FT S284.56FT E74.73FT N' 63 DEG E24.26FT NWLY 29.31FT' W4FT NWLY 18.06FT N205.48FT' E58FT S62FT E271.05FT S165.08FT' W4FT S96FT E4FT S200FT E203.01FT' S88FT E278.98FT TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: GABLES POINT I CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2024005679-U Property Address: 4520 SW 68 COURT CIR Legal Description: GABLES POINT CONDO I DESC' LUDLAM POINT PB 126-53 A PORT OF' TR A BEG SE COR TR A N633.99FT' W485.98FT S284.56FT E74.73FT N' 63 DEG E24.26FT NWLY 29.31FT' W4FT NWLY 18.06FT N205.48FT' E58FT S62FT E271.05FT S165.08FT' W4FT S96FT E4FT S200FT E203.01FT' S88FT E278.98FT TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: GABLES POINT I CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM

Case No.: F2024005698-U Property Address: 4500 SW 68 COURT CIR Legal Description: GABLES POINT CONDO I DESC' LUDLAM POINT PB 126-53 A PORT OF' TR A BEG SE COR TR A N633.99FT' W485.98FT S284.56FT E74.73FT N' 63 DEG E24.26FT NWLY 29.31FT' W4FT NWLY 18.06FT N205.48FT' E58FT S62FT E271.05FT S165.08FT' W4FT S96FT E4FT S200FT E203.01FT' S88FT E278.98FT TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: GABLES POINT I CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2024004856-U Property Address: 4575 SW 68 COURT CIR Legal Description: GABLES POINT CONDO II DESC' LUDLAM POINT PB 126-53 A PORT OF' TR A BEG 171FTN & 138FTW OF SE' COR TR A N345.18FT W89.09FT S4FT' W135FT S74FT E74.16FT S58FT' W35.62FT S 33 DEG E20.87FT N 56' DEG E4FT S 33 DEG E2.96FT SELY' 61.20FT S32.81FT W4FT S96.13FT' S 20 DEG E9.95FT E147.10FT TO' POB & BEG 334.25FTW OF SE COR' TR A N62FT W329.17FT S87FT' E317.89FT N25FT E11.26FT TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: GABLES POINT II CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2024004865-U Property Address: 4535 SW 68 COURT CIR Legal Description: GABLES POINT CONDO II DESC' LUDLAM POINT PB 126-53 A PORT OF' TR A BEG 171FTN & 138FTW OF SE' COR TR A N345.18FT W89.09FT S4FT' W135FT S74FT E74.16FT S58FT' W35.62FT S 33 DEG E20.87FT N 56' DEG E4FT S 33 DEG E2.96FT SELY' 61.20FT S32.81FT W4FT S96.13FT' S 20 DEG E9.95FT E147.10FT TO' POB & BEG 334.25FTW OF SE COR' TR A N62FT W329.17FT S87FT' E317.89FT N25FT E11.26FT TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: GABLES POINT II CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2024004940-U Property Address: 6830 SW 45 LN Legal Description: GABLES POINT CONDO II DESC' LUDLAM POINT PB 126-53 A PORT OF' TR A BEG 171FTN & 138FTW OF SE' COR TR A N345.18FT W89.09FT S4FT' W135FT S74FT E74.16FT S58FT' W35.62FT S 33 DEG E20.87FT N 56' DEG E4FT S 33 DEG E2.96FT SELY' 61.20FT S32.81FT W4FT S96.13FT' S 20 DEG E9.95FT E147.10FT TO' POB & BEG 334.25FTW OF SE COR' TR A N62FT W329.17FT S87FT' E317.89FT N25FT E11.26FT TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: GABLES POINT II CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2024004957-U Property Address: 6820 SW 45 LN Legal Description: GABLES POINT CONDO II DESC' LUDLAM POINT PB 126-53 A PORT OF' TR A BEG 171FTN & 138FTW OF SE' COR TR A N345.18FT W89.09FT S4FT' W135FT S74FT E74.16FT S58FT' W35.62FT S 33 DEG E20.87FT N 56' DEG E4FT S 33 DEG E2.96FT SELY' 61.20FT S32.81FT W4FT S96.13FT' S 20 DEG E9.95FT E147.10FT TO' POB & BEG 334.25FTW OF SE COR' TR A N62FT W329.17FT S87FT' E317.89FT N25FT E11.26FT TO POB' Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: GABLES POINT II CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2024004974-U Property Address: 390 NW 86 PL Legal Description: THE RIVIERA AT CORAL LAKES CONDO' GALLOWAY LAKES SEC 1 PB 130-17' A PORT OF TR A CONTAINING PHS I' THRU V AS DESC OFF REC 14679-715' Action: REPAIR OR DEMOLISH Structure (A) 3-Story CBS MULTIFAMILY STRUCTURE Owner of Record: RIVIERA AT CORAL LAKES CONDO ASSOC, INC.	Hearing Session: 1:00 PM
Case No.: F2024005156-U Property Address: 8635 NW 3 LN Legal Description: THE RIVIERA AT CORAL LAKES CONDO' GALLOWAY LAKES SEC 1 PB 130-17' A PORT OF TR A CONTAINING PHS I' THRU V AS DESC OFF REC 14679-715' Action: REPAIR OR DEMOLISH Structure (A) 3-Story CBS MULTIFAMILY STRUCTURE Owner of Record: CORAL LAKES CONDO ASSOC, INC.	Hearing Session: 1:00 PM

The hearings will be held on **September 23, 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