

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.: F2024001665-U Property Address: 7895 W FLAGLER ST Legal Description: SHELL MALL TR' PB 94-99' TR A LESS DESC BEG NE COR OF TR A' S11.69FT NW28.30FT S 67 DEG E' 21.32FT TO POB & LESS BEG SE COR' OF TR A TH W81.31FT WLY NWLY &' NLY A/D 39.27FT CONT NLY11.45FT' SLY SELY & ELY A/D 39.97FT' E81.04FT S10.75FT TO POB FOR R/W' LOT SIZE 19033 SQ FT' OR 18316-1488-1559 1098 5 (79)' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: SUNSHINE DADE INVESTMENTS LLC INVESTMENTS LLC	Hearing Session: 9:00 AM
Case No.: F2024001815-U Property Address: 2168 NW 91 ST Legal Description: PHELANS MANOR' PB 30-6' LOT 15' LOT SIZE 43.500 X 144' OR 19135-2690 0500 5' COC 21649-2647 08 2003 4' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: PAUL SANCHEZ VALERIE M MUNIZ	Hearing Session: 9:00 AM
Case No.: F2024003485-U Property Address: 8201 W OKEECHOBEE RD Legal Description: 10 52 39 2.92 AC' TATUM BROS RE & INV CO SUB OF' N1/2 PB 1-102' S1/2 LOT 7 BLK 1 LESS W258.91FT' FOR R/W' OR 20439-4619 0402 6' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: EDREY RODRIGUEZ	Hearing Session: 9:00 AM
Case No.: F2024003557-U Property Address: 7150 NW 53 TER Legal Description: 23 53 40 PB 33-22' REPLAT OF ENGINEERS PARK' E309.82FT LESS E181FT OF TR 3' LESS N10FT FOR R/W' LOT SIZE 16583 SQ FT' OR 15156-2444 0891 1' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG; DEMOLISH Structure(B)1-Story METAL CANOPY Owner of Record: LESTEIRO FAMILY HOLDINGS LLC	Hearing Session: 9:00 AM
Case No.: F2024014004-U Property Address: 3520 NW 51 ST Legal Description: DISBROW WAREHOUSE SITES PB 56-32' LOT 2 BLK 2' LOT SIZE 15400 SQUARE FEET' OR 19238-4014 0800 1' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: 3520 INVESTMENTS LLC	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.: F2025006617-U Property Address: 658 NW 100 ST Legal Description: SECURITY HOMESITES PB 39-21' LOT 8 BLK 10' LOT SIZE 5050 SQUARE FEET' OR 16964-3256 0995 4' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: PEGUIN TRUST	Hearing Session: 9:00 AM
Case No.: 20260245913-U Property Address: 11565 W BISCAYNE CANAL RD Legal Description: SELZEN SUB' PB 162-91 T-21586' LOT 2 BLK 1' LOT SIZE 15711 SQ FT' FAU 30 2231 040 0510' OR 21342-3562 0503 2' COC 24493-4538 05 2006 2' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS DWELLING; NO ACTION REQUIRED Structure(B)1-Story CHAIN LINK FENCE Owner of Record: CARLOS PATRICK ARGUELLO	Hearing Session: 9:00 AM
Case No.: F2024006333-U Property Address: 14225 NORTH KENDALL DRIVE 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.: F2024000144-U Property Address: 14601 SW 104 ST Legal Description: MARKET PLACE SQUARE' PB 135-25' TR A' LOT SIZE 10.852 AC' OR 20876-3532 1102 5 (4)' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: RC FL SHOPPES AT 104 LLC, C/O PROPERTY TAX DEPARTMENT C/O PROPERTY TAX DEPARTMENT	Hearing Session: 9:00 AM
Case No.: F2024001432-U Property Address: 10701 SW 56 ST Legal Description: 19 54 40 .43 AC M/LPB 65-150' 10TH ADDN TO WESTWOOD LAKE' E150FT OF TR J BLK 103' LOT SIZE 18616 SQUARE FEET' OR 10638-861 0180 5' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS / STEEL FRAME COMMERCIAL STRUCTURE Owner of Record: SUNSHINE GASOLINE DISTR INC	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: SUNSHINE GASOLINE DISTR INC	Hearing Session: 9:00 AM
Case No.: 20230223208-U Property Address: 2400 NW 60 ST Legal Description: ALAPAT SUB PB 52-82' LOT 1 BLK 1' LOT SIZE 65.200 X 141' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS / WOOD FRAME DWELLING; REPAIR OR DEMOLISH Structure(B)1-Story 4 FT CHAIN LINK PERIMETER FENCE Owner of Record: 1781 SW 17 CT MIRAMAR LLC	Hearing Session: 9:00 AM
Case No.: F2024001316-U Property Address: 27495 S DIXIE HWY Legal Description: NARANJA LAKES SHOPPING PLAZA' PB 120-59' TR A' LOT SIZE .804 AC' OR 14814-1284 THRU 1287 1190 5' COC 23739-2061 08 2005 1' Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG Owner of Record: BLUE WELL MGMT CORP	Hearing Session: 9:00 AM
Case No.: F2024005228-U Property Address: 13215 SW 57 TER Legal Description: MILLER DREAMS CONDO DESC' MILLER ENTERPRISES SOUTH' PB 121-16 ALL OF TR A' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: MILLER DREAMS TOWNHOMES CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005471-U Property Address: 13315 SW 58 TER Legal Description: MILLER DREAMS CONDO DESC' MILLER ENTERPRISES SOUTH' PB 121-16 ALL OF TR A' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: MILLER DREAMS TOWNHOMES CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005500-U Property Address: 13220 SW 58 TER Legal Description: MILLER DREAMS CONDO DESC' MILLER ENTERPRISES SOUTH' PB 121-16 ALL OF TR A' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: MILLER DREAMS TOWNHOMES CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005508-U Property Address: 13225 SW 58 TER Legal Description: MILLER DREAMS CONDO DESC' MILLER ENTERPRISES SOUTH' PB 121-16 ALL OF TR A' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: MILLER DREAMS TOWNHOMES CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005532-U Property Address: 13350 SW 58 TER Legal Description: MILLER DREAMS CONDO DESC' MILLER ENTERPRISES SOUTH' PB 121-16 ALL OF TR A' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: MILLER DREAMS TOWNHOMES CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005541-U Property Address: 13300 SW 58 TER Legal Description: MILLER DREAMS CONDO DESC' MILLER ENTERPRISES SOUTH' PB 121-16 ALL OF TR A' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: MILLER DREAMS TOWNHOMES CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005579-U Property Address: 13205 SW 58 TER Legal Description: MILLER DREAMS CONDO DESC' MILLER ENTERPRISES SOUTH' PB 121-16 ALL OF TR A' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: MILLER DREAMS TOWNHOMES CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005874-U Property Address: 5725 SW 132 CT Legal Description: MILLER DREAMS CONDO DESC' MILLER ENTERPRISES SOUTH' PB 121-16 ALL OF TR A' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: MILLER DREAMS TOWNHOMES CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005876-U Property Address: 5855 SW 132 CT Legal Description: MILLER DREAMS CONDO DESC' MILLER ENTERPRISES SOUTH' PB 121-16 ALL OF TR A' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: MILLER DREAMS TOWNHOMES CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005904-U Property Address: 5700 SW 133 PL Legal Description: MILLER DREAMS CONDO DESC' MILLER ENTERPRISES SOUTH' PB 121-16 ALL OF TR A' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: MILLER DREAMS TOWNHOMES CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024003768-U Property Address: 5810 SW 133 PL BLDG 2 Legal Description: MILLER DREAMS CONDO DESC' MILLER ENTERPRISES SOUTH' PB 121-16 ALL OF TR A' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: MILLER DREAMS TOWNHOMES CONDO ASSOC, INC	Hearing Session: 1:00 PM

Case No.: F2024004227-U Property Address: 13335 SW 57 TER Legal Description: MILLER DREAMS CONDO DESC' MILLER ENTERPRISES SOUTH' PB 121-16 ALL OF TR A' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: MILLER DREAMS TOWNHOMES CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024004262-U Property Address: 13355 SW 58 TER Legal Description: MILLER DREAMS CONDO DESC' MILLER ENTERPRISES SOUTH' PB 121-16 ALL OF TR A' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: MILLER DREAMS TOWNHOMES CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024004943-U Property Address: 13260 SW 57 TER Legal Description: MILLER DREAMS CONDO DESC' MILLER ENTERPRISES SOUTH' PB 121-16 ALL OF TR A' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: MILLER DREAMS TOWNHOMES CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024004953-U Property Address: 13240 SW 57 TER Legal Description: MILLER DREAMS CONDO DESC' MILLER ENTERPRISES SOUTH' PB 121-16 ALL OF TR A' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: MILLER DREAMS TOWNHOMES CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005026-U Property Address: 13275 SW 57 TER Legal Description: MILLER DREAMS CONDO DESC' MILLER ENTERPRISES SOUTH' PB 121-16 ALL OF TR A' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: MILLER DREAMS TOWNHOMES CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005034-U Property Address: 13255 SW 57 TER Legal Description: MILLER DREAMS CONDO DESC' MILLER ENTERPRISES SOUTH' PB 121-16 ALL OF TR A' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: MILLER DREAMS TOWNHOMES CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005050-U Property Address: 13230 SW 58 TER Legal Description: MILLER DREAMS CONDO DESC' MILLER ENTERPRISES SOUTH' PB 121-16 ALL OF TR A' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: MILLER DREAMS TOWNHOMES CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005184-U Property Address: 13270 SW 58 TER Legal Description: MILLER DREAMS CONDO DESC' MILLER ENTERPRISES SOUTH' PB 121-16 ALL OF TR A' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: MILLER DREAMS TOWNHOMES CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005191-U Property Address: 13250 SW 58 TER Legal Description: MILLER DREAMS CONDO DESC' MILLER ENTERPRISES SOUTH' PB 121-16 ALL OF TR A' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: MILLER DREAMS TOWNHOMES CONDO ASSOC, INC	Hearing Session: 1:00 PM
Case No.: F2024005223-U Property Address: 13235 SW 57 TER Legal Description: MILLER DREAMS CONDO DESC' MILLER ENTERPRISES SOUTH' PB 121-16 ALL OF TR A' Action: REPAIR OR DEMOLISH Structure(A)2-Story CBS MULTIFAMILY STRUCTURE Owner of Record: MILLER DREAMS TOWNHOMES CONDO ASSOC, INC	Hearing Session: 1:00 PM

The hearings will be held on **October 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