

NOTICE OF PUBLIC HEARING

A public hearing will be held by the **Miami-Dade County Unsafe Structures Appeal Panel** for all people who have an interest in the following properties that have been found to be in violation of the Building Code described as:

Case No: 20240225656-U Property Address: 13740 SW 45 TER Legal Description: BENT TREE SEC 3 PB 103-48' LOT 1 BLK 80 & ' PROP INT IN & TO COMMON ELEMENTS' LOT SIZE 3600 SQ FT' OR 20386-0770 04/2002 1' COC 25196-2233 12 2006 1' Action: (A) REPAIR OR DEMOLISH 1-STORY CBS DWELLING (B) DEMOLISH WOOD FRAME ADDITION (C) REPAIR OR DEMOLISH METAL PICKET FENCE (F) REPAIR OR DEMOLISH CONCRETE SLAB Owner of Record: NAILYM BROCHE	Hearing Session: 9:00 AM
Case No.: 20250240590-U Property Address: 8440 SW 38 ST 37 & 38 Legal Description: 15-54 40 1.29 AC M/L' BEG 264FT W & 200FT N OF SE COR' OF SE1/4 OF SW1/4 OF SW1/4' CONT N426.75FT W132FT S428.69FT' E132FT TO POB' LOT SIZE 56330 SQUARE FEET' OR 17924-2019 1297 2 (2) ACTION: (A) REPAIR OR DEMOLISH 1-STORY CBS DWELLING Owner of Record: WESTCHESTER HOLDINGS LLC	Hearing Session: 9:00 AM
Case No.: 20250240923-U Property Address: 26200 SW 154 AVE Legal Description: 28 56 39 5 AC' N1/2 OF SE1/4 OF SW1/4 OF SW1/4' LOT SIZE IRREGULAR' OR 20380-2725 052002 1' COC 25797-0552 06 2007 5' Action: (A) REPAIR OR DEMOLISH 1-STORY CBS DWELLING (B) DEMOLISH 1-STORY CBS ATTACHED ADDITION (C) DEMOLISH 1-STORY ALUMINUM SCREEN ENCLOSURE (D) REPAIR OR DEMOLISH 0-STORY CONCRETE SWIMMING POOL Owner of Record: YIBIN WEI	Hearing Session: 9:00 AM
Case No.: 20250234906-U Property Address: 1335 NE 204 ST Legal Description: MANSIONETTE HOMES SEC 2' PB 53-98' LOT 12 BLK 4' LOT SIZE SITE VALUE' OR 14796-2950 0390 4' OR 26158-2647 12 2007' Action: (A) REPAIR OR DEMOLISH 1-STORY CBS DWELLING (B) DEMOLISH 1-STORY WOOD FRAME ATTACHED ADDITION WEST SIDE (C) DEMOLISH 1-STORY WOOD FRAME ATTACHED ADDITION REAR (D) DEMOLISH PRE-MANUFACTURED SHED (E) REPAIR OR DEMOLISH 0-STORY WOOD FENCE Owner of Record: YVES SAINT FLEUR & W MARIE LUCEA	Hearing Session: 9:00 AM
Case No.: 20250240633-U Property Address: 3330 NW 101 ST Legal Description: THE TROPICS ADD PB 5-91' LOT 4 BLK 19' LOT SIZE 50 X 140' OR 11088-676 0481 6' Action: (A) REPAIR OR DEMOLISH 1-Story CBS / WOOD FRAME DWELLING (E) REPAIR OR DEMOLISH 1-Story CBS STRUCTURE (F) REPAIR OR DEMOLISH 1-Story CBS STRUCTURE Owner of Record: W B H INVESTMENTS LLC	Hearing Session: 9:00 AM
Case No.: F2023012882-U Property Address: 3109 NW 24 ST 1 Legal Description: RIVERSIDE MANOR PB 20-80' LOT 16 BLK 6' LOT SIZE 8782 SQUARE FEET' OR 15519-3029 0492 4' Action: (A) REPAIR OR DEMOLISH 1-Story CBS COMMERCIAL BLDG Owner of Record: CENEIDA GUTIERREZ	Hearing Session: 9:00 AM
Case No.: F2023013030-U Property Address: 7285 NW 36 AVE 1 Legal Description: CENTRAL INDUSTRIAL SITES SEC 2' LOT 7 & N20FT OF LOT 8 PB 50-92' BLK 2' LOT SIZE 15960 SQUARE FEET' OR 19882-2630 0801 5' Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG Owner of Record: 7285 NW 36 AVENUE LLC	Hearing Session: 9:00 AM
Case No.: F2024000202-U Property Address: 10291 NW 27 AVE Legal Description: 3 53 41' COMMERCIAL GULFAIR PB 41-85' LOTS 1 TO 3 INC BLK 1' LESS N15FT' LOT SIZE 19541 SQ FT' Action: (A) REPAIR OR DEMOLISH 1-Story CBS / STEEL FRAME COMMERCIAL BLDG Owner of Record: 7 ELEVEN INC	Hearing Session: 9:00 AM
Case No.: F2024000766-U Property Address: 2902 NW 32 AVE Legal Description: MELROSE HGTS 4TH SEC' PB 17-21' LOTS 1 THRU 7 & LOTS 18 THRU 24' BLK 51' LOT SIZE 95375 SQ FT' OR 19882-1737/20404-1478 0502 4 2' Action: (A) REPAIR OR DEMOLISH 1-Story CBS COMMERCIAL BLDG Owner of Record: ALLIED METALS LLC	Hearing Session: 9:00 AM
Case No.: F2022010893-U Property Address: 2147 NW 32 AVE 1 Legal Description: 28 53 41' STREAMLAND GDNS PB 17-27' LOTS 3 THRU 6 & E1/2 OF NW 32 AVE' LYG S & ADJ CLOSED PER R-546-99' LESS NE10FT OF LOTS 3 & 4 TO CO' BLK 3' LOT SIZE 103450 SQ FT' Action: (A) REPAIR OR DEMOLISH 2-Story CBS DWELLING Owner of Record: CUSA INVESTMENTS INC	Hearing Session: 9:00 AM
Case No.: 20250237627-U Property Address: 2745 SW 92 AVE Legal Description: JOHN A CAMPBELLS LITTLE FARMS' PB 40-31' S1/2 OF LOT 266' LOT SIZE 75.000 X 100' COC 24361-2240 03 2006 5' Action: (A) REPAIR OR DEMOLISH 1-Story CBS DWELLING (B) DEMOLISH METAL TERRACE (C) DEMOLISH METAL TERRACE (D) DEMOLISH METAL FENCE (E) DEMOLISH METAL PICKET FENCE (F) REPAIR OR DEMOLISH CONCRETE SLAB Owner of Record: PAULA GRECIA LAVIN	Hearing Session: 9:00 AM

Case No.: 20250240789-U Property Address: 365 MENORES AVE # 1457 Legal Description: 8 54 41' SPANISH COURT PB 13-33' LOTS 26 TO 30 INC BLK 1' LOT SIZE 140.120 X 100' OR 19798-3863 06/2001 1' COC 21604-3243 08 2003 1' Action: (A) REPAIR OR DEMOLISH 2-Story CBS MULTIFAMILY DWELLING (C) REPAIR OR DEMOLISH 6FT WOOD FENCE Owner of Record: MENORES 112533 LLC	Hearing Session: 9:00 AM
Case No.: F2023012735-U Property Address: 7050 SW 44 ST 1 Legal Description: CAUSEY IND TRACT PB 109-48' TRACT A LESS E228.34FT THEREOF' LOT SIZE 54842 SQ FT' COC 26386-2692 05 2008 5' Action: (A) REPAIR OR DEMOLISH 1-Story CBS COMMERCIAL BLDG Owner of Record: LUDLAM TRAIL PHASE II LLC	Hearing Session: 9:00 AM
Case No.: F2024013643-U Property Address: 10441 SW 187 ST 1 Legal Description: RAINBOW HEIGHTS PB 66-94' LOTS 8 & 9 BLK 2' LOT SIZE 20000 SQ FT' CF 74R-206957' Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG Owner of Record: CHURCH & TOWER OF FL INC	Hearing Session: 9:00 AM
Case No.: 20250240769-U Property Address: 10860 SW 67 DR Legal Description: SNAPPER CREEK VILLAS PB 94-31' LOT 6 BLK 5' LOT SIZE 81.670 X 121' OR 19897-2567 08/2001 4' Action: (A) REPAIR OR DEMOLISH 1-Story CBS DWELLING (B) DEMOLISH 1-Story CBS GAZEBO (C) DEMOLISH ALUMINUM GAZEBO (E) DEMOLISH PRE-MANUFACTURED SHED (F) DEMOLISH METAL FENCE (G) NO ACTION REQUIRED ON CONCRETE DRIVEWAY Owner of Record: ANTHONY ROBERT LAROSSA	Hearing Session: 9:00 AM
Case No.: F2024001356-U Property Address: 27359 S DIXIE HWY Legal Description: NARANJA LAKES SHOPPING PLAZA' PB 120-59' PORT OF TR D DESC BEG AT THE' MOST NLY COR OF TR B TH S 48 DEG' E 347.50FT S 41 DEG W 30.679FT' S 48 DEG E 298.29FT S 41 DEG W' 314.26FT SE132.42FT NE279.74FT' SE116.95FT NE365FT NW605.18FT' SW100FT NW100FT TO SELY R/W/L OF' US #1 SW211.18FT TO POB' LOT SIZE 294531 SQ FT' OR 16764-1345 0495 6' Action: (A) REPAIR OR DEMOLISH 1-Story CBS COMMERCIAL BLDG Owner of Record: LSG1 NARANJA LAKES LLC	Hearing Session: 9:00 AM
Case No.: F2024001463-U Property Address: 7490 SW 24 ST Legal Description: 14 54 40 .427 AC' CENTRAL MIAMI PART 7 PB 20-25' LOTS 4 THRU 9 LESS N15FT FOR ST & ' N35FT OF W25FT OF LOT 29 & N35FT' OF LOTS 30 & 31 & N35FT OF E25FT' OF LOT 32 & 20FT ALLEY LYG WITHIN' ABOVE DESC PROP & LESS EXT AREA' OF CURVE IN NW CORNER BLK 136' LOT SIZE 18623 SQ FT' Action: (A) REPAIR OR DEMOLISH 1-Story CBS/STEEL FRAME COMMERCIAL BLDG Owner of Record: 7 ELEVEN INC	Hearing Session: 9:00 AM
Case No.: F2023012473-U Property Address: 14475 SW 264 ST Legal Description: 27 56 39 5.00 AC' NAR-BELL SUBDIVISION PB 99-9' TRACT 'A' LOT SIZE 217800 SQ FT' Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG Owner of Record: SOUTHERN BELL	Hearing Session: 9:00 AM
Case No.: F2023012516-U Property Address: 12140 SW 200 ST Legal Description: SPANISH GARDEN VILLAS' PB 98-96' LOT 1 BLK 1' LOT SIZE 115830 SQ FT' OR 16206-1653 1293 2 (3)' Action: (A) REPAIR OR DEMOLISH COM ACCESSORY STRUCTURE Owner of Record: CREATIVE CHOICE HOMES VI LTD	Hearing Session: 9:00 AM
Case No.: F2024001867-U Property Address: 7798 SW 24 ST Legal Description: CORAL WAY HOMESITES PB 46-21' LOTS 1 THRU 3 LESS PORT OF LOT 2' DESC BEG 476.24FTW & 50FTS OF NE' COR OF SEC CONT S5FT W70FT N5FT' E70FT TO POB FOR R/W BLK 2' LOT SIZE 39841 SQ FT' OR 18408-4478 1098 5' Action: (A) REPAIR OR DEMOLISH 1-Story CBS/STEEL FRAME COMMERCIAL BLDG Owner of Record: SUNSHINE DADE INVEST LLC	Hearing Session: 1:00 PM
Case No.: F2024003122-U Property Address: 27975 S DIXIE HWY 2 Legal Description: 33 56 39 1.107 AC' BEG 129.7FTW & 35FTN OF SE COR' OF SW1/4 TH NWLY 41 DEG 58 MIN' WITH S/L OF SW1/4 FOR 352.5FT TO' A PT ON SELY/L OF S R 5FTSWLY ALG' SELY R/W LINE 200FTSELY AT RT/AS' 129.6FT TO A PT 35FTN OF S/L OF' SW1/4 ELY299FT TO POB' LOT SIZE 200.000 X 241' OR 20703-4324 0902 6 (4)' Action: (A) REPAIR OR DEMOLISH 1-Story METAL FRAME CANOPY ROOF Owner of Record: SUNSHINE GASOLINE DISTRIBUTORS	Hearing Session: 1:00 PM
Case No.: F2018008364-U Property Address: 7300 SW 82 ST Legal Description: VILLAGE AT DADELAND CONDO' PALMETTO KENDALL HGTS PB 70-47' PORT OF TR A' AS DESC IN OFF REC 22886-4448' LOT SIZE 20.59 AC M/L' FAU 30 4035 021 0010' Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG Owner of Record: VILLAGE AT DADELAND CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2018008365-U Property Address: 7304 SW 82 ST Legal Description: VILLAGE AT DADELAND CONDO' PALMETTO KENDALL HGTS PB 70-47' PORT OF TR A' AS DESC IN OFF REC 22886-4448' LOT SIZE 20.59 AC M/L' FAU 30 4035 021 0010' Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG Owner of Record: VILLAGE AT DADELAND CONDOMINIUM ASSOCIATION, INC. ASSOCIATION LAW GROUP, P.L.	Hearing Session: 1:00 PM

Case No.: F2018008366-U Property Address: 7308 SW 82 ST Legal Description: VILLAGE AT DADELAND CONDO' PALMETTO KENDALL HGTS PB 70-47' PORT OF TR A' AS DESC IN OFF REC 22886-4448' LOT SIZE 20.59 AC M/L' FAU 30 4035 021 0010' Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG Owner of Record: VILLAGE AT DADELAND CONDOMINIUM ASSOCIATION, INC. ASSOCIATION LAW GROUP, P.L.	Hearing Session: 1:00 PM
Case No.: F2018008367-U Property Address: 7310 SW 82 ST Legal Description: VILLAGE AT DADELAND CONDO' PALMETTO KENDALL HGTS PB 70-47' PORT OF TR A' AS DESC IN OFF REC 22886-4448' LOT SIZE 20.59 AC M/L' FAU 30 4035 021 0010' Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG Owner of Record: VILLAGE AT DADELAND CONDOMINIUM ASSOCIATION, INC. ASSOCIATION LAW GROUP, P.L.	Hearing Session: 1:00 PM
Case No.: F2018008368-U Property Address: 7320 SW 82 ST Legal Description: VILLAGE AT DADELAND CONDO' PALMETTO KENDALL HGTS PB 70-47' PORT OF TR A' AS DESC IN OFF REC 22886-4448' LOT SIZE 20.59 AC M/L' FAU 30 4035 021 0010' Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG Owner of Record: VILLAGE AT DADELAND CONDOMINIUM ASSOCIATION, INC. ASSOCIATION LAW GROUP, P.L.	Hearing Session: 1:00 PM
Case No.: F2018008369-U Property Address: 7324 SW 82 ST Legal Description: VILLAGE AT DADELAND CONDO' PALMETTO KENDALL HGTS PB 70-47' PORT OF TR A' AS DESC IN OFF REC 22886-4448' LOT SIZE 20.59 AC M/L' FAU 30 4035 021 0010' Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG Owner of Record: VILLAGE AT DADELAND CONDOMINIUM ASSOCIATION, INC. ASSOCIATION LAW GROUP, P.L.	Hearing Session: 1:00 PM
Case No.: F2018008370-U Property Address: 7328 SW 82 ST Legal Description: VILLAGE AT DADELAND CONDO' PALMETTO KENDALL HGTS PB 70-47' PORT OF TR A' AS DESC IN OFF REC 22886-4448' LOT SIZE 20.59 AC M/L' FAU 30 4035 021 0010' Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG Owner of Record: VILLAGE AT DADELAND CONDOMINIUM ASSOCIATION, INC. ASSOCIATION LAW GROUP, P.L.	Hearing Session: 1:00 PM
Case No.: F2021010267-U Property Address: 321 W PARK DR 12 Legal Description: INDIAN SUMMER VILLAGE CONDO PHASES I THRU XI FONTAINEBLEAU PARK WEST SEC 12 TRACT S PB 111-4 LOT SIZE 419483 SQ FT F/A/U 30 4005 023 0010 Action: (A) REPAIR OR DEMOLISH 2-Story CBS MULTIFAMILY DWELLING Owner of Record: INDIAN SUMMER VILLAGE CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2023013379-U Property Address: 7900 CAMINO CIR BLDG 15 Legal Description: CAMINO CIRCLE CONDO' KINGS CREEK PB 93-22' TR 7' Action: (A) REPAIR OR DEMOLISH 3-Story CBS MULTIFAMILY DWELLING Owner of Record: CAMINO CIRCLE CONDOMINIUM ASSOCIATION, INC	Hearing Session: 1:00 PM
Case No.: F2023013392-U Property Address: 7972-7978 CAMINO CIR BLDG 2 Legal Description: CAMINO CIRCLE CONDO' KINGS CREEK PB 93-22' TR 7' Action: (A) REPAIR OR DEMOLISH 3-Story CBS MULTIFAMILY DWELLING Owner of Record: CAMINO CIRCLE CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2024000539-U Property Address: 27975 S DIXIE HWY 1 Legal Description: 33 56 39 1.107 AC' BEG 129.7FTW & 35FTN OF SE COR' OF SW1/4 TH NWLY 41 DEG 58 MIN' WITH S/L OF SW1/4 FOR 352.5FT TO' A PT ON SELY/L OF S R 5FTSWLY ALG' SELY R/W LINE 200FTSELY AT RT/AS' 129.6FT TO A PT 35FTN OF S/L OF' SW1/4 ELY299FT TO POB' LOT SIZE 200.000 X 241' OR 20703-4324 0902 6 (4)' Action: (A) REPAIR OR DEMOLISH 1-Story CBS COMMERCIAL BLDG Owner of Record: SUNSHINE GASOLINE DISTRIBUTORS INC	Hearing Session: 1:00 PM
Case No.: F2024014154-U Property Address: 4101 NW 70 AVE Legal Description: 23 53 40 1.33 AC PB 33-6' 2ND R/S OF AMD PL OF RAILWAY' HOMESITES W389FT OF S1/2 OF TR 1' & E25FT OF NW 70TH AVE LYG W' & ADJ CLOSED PER RES 29-67' PR ADD 4101 NW 70 AVE' LOT SIZE 57960 SQUARE FEET' OR 18447-1213 1198 6' Action: (A) REPAIR OR DEMOLISH 1-Story CBS COMMERCIAL BLDG Owner of Record: CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	Hearing Session: 1:00 PM
Case No.: F2023012970-U Property Address: 6221 NW 21 AVE BLDG 3 Legal Description: 15 53 41 0.92 AC' LINCOLN FIELDS PB 48-64' TRACT 3' LOT SIZE 40075 SQUARE FEET' OR 11610-1555 0982 5' Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG Owner of Record: BUENA VISTA APARTMENTS LLC	Hearing Session: 1:00 PM
Case No.: F2023012971-U Property Address: 6221 NW 21 AVE BLDG 2 Legal Description: 15 53 41 0.92 AC' LINCOLN FIELDS PB 48-64' TRACT 3' LOT SIZE 40075 SQUARE FEET' OR 11610-1555 0982 5' Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG Owner of Record: BUENA VISTA APARTMENTS LLC	Hearing Session: 1:00 PM

Case No.: F2023012972-U	Hearing Session: 1:00 PM
Property Address: 6221 NW 21 AVE BLDG 1	
Legal Description: 15 53 41 0.92 AC' LINCOLN FIELDS PB 48-64' TRACT 3' LOT SIZE 40075 SQUARE FEET' OR 11610-1555 0982 5'	
Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG	
Owner of Record: BUENA VISTA APARTMENTS LLC	
Case No.: F2020008318-U	Hearing Session: 1:00 PM
Property Address: 819 NW 2 AVE 1	
Legal Description: LYRIC SUBDIVISION' PB 172-009 T-23435' TR A' LOT SIZE 25231 SQ FT M/L' FAU 01 0103 060 1010 THRU 1240' Action:	
(A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG	
Owner of Record: BLACK ARCHIVES HISTORY & RESEARCH	

The hearings will be held on **January 27th, 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 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