

NOTICE OF PUBLIC HEARING

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

Case No.: 20240225131-U Property Address: 11970 SW 185 ST Legal Description: AMVETS CITY PB 46-83' AKA NEW SO MIAMI HGTS SEC F G & H' LOT 8 BLK 41' LOT SIZE 7903 SQ FT' OR 17523-2237 0994 4' Action: REPAIR OR DEMOLISH (A) 1-STORY CBS DWELLING, REPAIR OR DEMOLISH (B) 6FT WOOD FENCE, REPAIR OR DEMOLISH (C) CONCRETE PAVEMENT Owner of Record: DANNY M. FERRER	Hearing Session: 9:00 AM
Case No.: 20250236258-U Property Address: 21990 SW 178 AVE Legal Description: 13 56 38 3.727 AC M/L' S323.63FT OF S1/3 OF E1/2 OF' W1/2 OF NE1/4 OF NE1/4 &' S323.63FT OF S1/3 OF W1/4 OF' E1/2 OF NE1/4 OF NE1/4' OR 23752-3440 102003 4(2)' Action: REPAIR OR DEMOLISH (A) 1-STORY CBS DWELLING, DEMOLISH (B) 1-STORY CBS STRUCTURE, DEMOLISH (C) 1-STORY ALUMINUM STRUCTURE, DEMOLISH (D) 1-STORY WOOD STRUCTURE, DEMOLISH (E) 1-STORY WOOD FRAME TERRACE, DEMOLISH (F) 1-STORY WOOD STRUCTURE, DEMOLISH (G) 1-STORY WOOD STRUCTURE, DEMOLISH (H) 1-STORY WOOD STRUCTURE, DEMOLISH (I) 1-STORY WOOD STRUCTURE, DEMOLISH (J) 1-STORY ALUMINUM SHED, DEMOLISH (K) 1-STORY ALUMINUM SHED, DEMOLISH (L) 1-STORY WOOD FRAME STRUCTURE, REPAIR OR DEMOLISH (M) CONCRETE SLAB, DEMOLISH (N) 1-STORY WOOD FRAME STRUCTURE, DEMOLISH (O) 1-STORY WOOD STRUCTURE, REPAIR OR DEMOLISH (P) 5FT CHAIN LINK FENCE Owner of Record: S AND M FL INVESTMENT INC	Hearing Session: 9:00 AM
Case No.: 20250238511-U Property Address: 24040 SW 129 AVE Legal Description: 23 56 39 5 AC' N1/2 OF NE1/4 OF NW1/4 OF SE1/4' LOT SIZE IRREGULAR' OR 17568-4009 0197 5 (2)' Action: REPAIR OR DEMOLISH (A) 1-STORY CBS STRUCTURE, DEMOLISH (B) 1-STORY CBS DWELLING, DEMOLISH (C) 1-STORY CBS STRUCTURE, DEMOLISH (D) 1-STORY CBS ROOF STRUCTURE, DEMOLISH (E) 1-STORY CBS STRUCTURE, REPAIR OR DEMOLISH (F) CONCRETE SLAB, REPAIR OR DEMOLISH (G) 5FT CHAIN LINK PERIMETER FENCE Owner of Record: ALTA PRINCETON LLC	Hearing Session: 9:00 AM
Case No.: 20220212920 -U Property Address: 3020 SW 79 AVE Legal Description: CORAL WAY HOMESITES PB 46-21' LOT 5 BLK 24' LOT SIZE 100.000 X 143' OR 18579-4401 0499 1' Action: NO ACTION REQUIRED (A) 1-STORY CBS DWELLING, DEMOLISH (B) 1-STORY WOOD FRAME STRUCTURE, NO ACTION REQUIRED (C) 1-STORY CANVAS CANOPY ROOF, NO ACTION REQUIRED (D) 1-STORY PRE-MANUFACTURED SHED, NO ACTION REQUIRED (E) WOOD FENCE, NO ACTION REQUIRED (F) CONCRETE DRIVEWAY Owner of Record: ANDRES CORDERO SR LE OLGA V CORDERO LE REM ANDRES CORDERO JR	Hearing Session: 9:00 AM
Case No.: 20240231533-U Property Address: 453 NE 154 ST Legal Description: 18 52 42' BISC GDNS SEC A PB 40-41' W32FT OF TR 107 & TR 108 LESS' W32FT' LOT SIZE 132.000 X 306' OR 12284-930 1084 1' Action: REPAIR OR DEMOLISH (A) 1-STORY WOOD FRAME DWELLING, NO ACTION REQUIRED (B) 1-STORY CBS DWELLING, REPAIR OR DEMOLISH (C) 1-STORY CBS / WOOD FRAME GARAGE, DEMOLISH (D) 1-STORY OTHER STRUCTURE, REPAIR OR DEMOLISH (E) 1-STORY OTHER STRUCTURE, REPAIR OR DEMOLISH (F) CHAIN LINK FENCE Owner of Record: CANES CONSULTANTS LLC	Hearing Session: 9:00 AM
Case No.: 20250238770-U Property Address: 100 NE 185 TER Legal Description: FULFORDALE ADD NO 1 SEC B' PB 9-97' LOTS 8 & 9 BLK 3' LOT SIZE 83.630 X 110' OR 18236-0278 0698 4' Action: REPAIR OR DEMOLISH (A) 1-STORY CBS DWELLING, REPAIR OR DEMOLISH (B) CHAIN LINK FENCE Owner of Record: JOAN ANN-MARIE LIVINGSTON (TR)	Hearing Session: 9:00 AM
Case No.: 20250238840-U Property Address: 5600 NW 19 ST Legal Description: BELVEDERE PB 13-70' LOT 24 BLK 1' LOT SIZE 60.000 X 105' OR 20803-3726 1002 6' Action: REPAIR OR DEMOLISH (A) 1-STORY CBS/FRAME DWELLING Owner of Record: ALDIN EVERETTE CUST A MINOR	Hearing Session: 9:00 AM
Case No.: 20250239272-U Property Address: 3250 NW 95 ST Legal Description: THE TROPICS ADD PB 5-91' LOT 4 BLK 80' LOT SIZE 50.000 X 140' OR 18539-2553 0399 1' COC 24814-2787 07 2006 5' Action: REPAIR OR DEMOLISH (A) 1-STORY CBS/WOOD FRAME DWELLING, DEMOLISH (B) 1-STORY METAL ATTACHED FRONT PORCH, DEMOLISH (C) 1-STORY METAL ATTACHED TERRACE, DEMOLISH (D) 1-STORY CBS/WOOD FRAME ATTACHED ADDITION (EAST SIDE), DEMOLISH (E) 1-STORY METAL AND WOOD FRAME ATTACHED ADDITION (REAR), DEMOLISH (F) 1-STORY WOOD FRAME STRUCTURE, REPAIR OR DEMOLISH (G) METAL AND WOOD FRAME FENCE Owner of Record: JOSE LUIS TOLEDO & MILDRED COLON	Hearing Session: 9:00 AM
Case No.: F2021009149-U Property Address: 7303 SW 88 ST 1 Legal Description: 35 54 40 8 AC M/L' PALMETTO-KENDAL HGTS PB 70-47' PORT OF TR B BEG 760FTW & 535FTN' OF SE COR OF SW1/4 OF SEC 35 TH' E71.85FT N154FT E172FT N504.66FT' TO A PT ON NLY L OF TR B TH' W155.15FT ALG NLY LN OF TR B' N6.60FT W402.45FT S649.19FT' E121.85FT S40FT E190.15FT TO POB' LESS PORT LYG IN R/W' LOT SIZE 348559 SQ FT' OR 13999-1907 0189 4' Action: REPAIR OR DEMOLISH (A) 1-STORY CONCRETE COMMERCIAL BLDG Owner of Record: BURDINES REAL ESTATE INC TAX DEPT	Hearing Session: 9:00 AM
Case No.: F2022010618-U Property Address: 19900 SW 177 AVE 1 Legal Description: SIMON SUB' PB 119-18' TR B LESS W188FT & LESS S16FT OF' E30FT THEREOF' LOT SIZE 1.207 AC' OR 21673-4554-57 092003 6(3)' COC 24738-0878 06 2006 6' Action: REPAIR OR DEMOLISH (A) 1-STORY CBS COMMERCIAL BLDG Owner of Record: CARIBBEAN FUELS INC	Hearing Session: 9:00 AM

Case No.: F2023012745-U Property Address: 9175 SW 44 ST 1 Legal Description: 21 54 40 4.17 AC' S330FT OF W1/2 OF GOVT LOT 2 LESS' S25FT & W35FT & E25FT FOR R/W' LOT SIZE IRREGULAR' Action: REPAIR OR DEMOLISH (A) 1-STORY CBS COMMERCIAL BLDG Owner of Record: FLA CONF ASSN OF 7TH DAY ADVTS	Hearing Session: 9:00 AM
Case No.: F2023013011-U Property Address: 1431 NW 71 ST 1 Legal Description: 11 53 41 1.125 AC M/L' AMD PLAT OF REV PL OF PORTION OF' ROBERT THOMAS SUB PB 49-50' TRACT C' LOT SIZE 49005 SQUARE FEET' OR 17857-2163 1097 2 (2)' COC 24097-1847 12 2005 2' Action: REPAIR OR DEMOLISH (A) 2-STORY CBS COMMERCIAL BLDG Owner of Record: RENAISSANCE AT SUGAR HILL LLC	Hearing Session: 9:00 AM
Case No.: F2023013306-U Property Address: 460 NE 215 ST 2 Legal Description: 31 51 42 11.35 AC' BEG 50FTS & 353.89FTW OF N1/4 COR' CONT W750.69FT SWLY AD 39.27FT' S611.99FT E775.46FT N637.98FT TO' POB' Action: REPAIR OR DEMOLISH (A) 1-STORY CBS COMMERCIAL BLDG Owner of Record: AT&T COMMUNICATIONS INC AT & T INTERSTATE DIVISION	Hearing Session: 9:00 AM
Case No.: F2024014094-U Property Address: 2401 NW 77 TER Legal Description: SUBURBAN GDNS' PB 4-132' LOC IN SEC 9 & 10' E35FT OF LOT 8 & ALL LOTS 9 & 10' & LESS E10FT OF LOT 10 FOR R/W' BLK 21' LOT SIZE 20300 SQ FT' OR 18122-3732 0598 1' Action: REPAIR OR DEMOLISH (A) 1-STORY CBS COMMERCIAL BLDG Owner of Record: JOSE AGREDA & W MAGDA	Hearing Session: 9:00 AM
Case No.: F2024014133-U Property Address: 9999 NW 7 AVE Legal Description: 1 53 41' SECURITY HOMESITES PB 39-21' LOT 11 & 12 LESS W15FT FOR RD' BLK 10' LOT SIZE 51.000 X 85' COC 24999-0679 09 2006 5' Action: REPAIR OR DEMOLISH (A) 1-STORY CBS COMMERCIAL BLDG Owner of Record: EQUITY SCOPE PROPERTY INVESTMENTS LLC INVESTMENTS LLC	Hearing Session: 9:00 AM
Case No.: 20250234960-U Property Address: 2525 NE 192 ST Legal Description: HARRIETTE PARK PB 17-64' LOTS 34 & 35 BLK 1' LOT SIZE 50.000 X 144' OR 19738-3429 06 2001 1' Action: REPAIR OR DEMOLISH (A) 1-STORY CBS DWELLING, DEMOLISH (B) 1-STORY CBS DWELLING, DEMOLISH (C) CONCRETE SLAB, REPAIR OR DEMOLISH (D) 6FT WOOD FENCE, REPAIR OR DEMOLISH (E) 4 FT CHAIN LINK FENCE Owner of Record: OJUS ASSEMBLAGE PO LLC C/O ADAM AMERICA REAL ESTATE, OJUS ASSEMBLAGE TIC LLC	Hearing Session: 9:00 AM
Case No.: 20240230364-U Property Address: 3035 NW 100 ST Legal Description: 4 53 41' THE TROPICS AMD PL PB 10-17' LOT 8 BLK 100' LOT SIZE 50.000 X 140' OR 20337-0735 0402 5' COC 26479-1075 07 2008 5' Action: REPAIR OR DEMOLISH (A) 1-STORY CBS DWELLING, DEMOLISH (B) 1-STORY WOOD FRAME ATTACHED ADDITION (REAR), NO ACTION REQUIRED (C) CBS/IRON FENCE, NO ACTION REQUIRED (D) CHAIN LINK FENCE Owner of Record: DENNIS PEREZ BARRIOS DEISY DANIELA CLAUDIO PATO	Hearing Session: 9:00 AM
Case No.: 20250239009-U Property Address: 19130 NE MIAMI CT Legal Description: SIERRA 1ST ADDN PB 53-96' LOT 3 BLK 20' LOT SIZE 75.000 X 110' OR 16601-2928-20 0693 4' Action: REPAIR OR DEMOLISH (A) 1-STORY CBS DWELLING, DEMOLISH (B) 1-STORY METAL TERRACE, DEMOLISH (C) 1-STORY PRE-MANUFACTURED SHED, DEMOLISH (D) 1-STORY PRE-MANUFACTURED SHED, DEMOLISH (E) METAL FENCE Owner of Record: PEDRO DELGADO	Hearing Session: 9:00 AM
Case No.: F2024014021-U Property Address: 6900 NW 35 AVE Legal Description: PB 52-24' CENTRAL INDUSTRIAL SITES SEC 1' THT PT LOT 6 LYG SLY & WLY' OF RR SPUR #255 & LOT 7' BLK 1' PR ADD 6900 NW 35 AVE' LOT SIZE 25729 SQUARE FEET' OR 22831-4500 11 2004 4' Action: REPAIR OR DEMOLISH (A) 1-STORY CBS COMMERCIAL BLDG Owner of Record: BERAJA LLC	Hearing Session: 9:00 AM
Case No.: F2021008353-U Property Address: 21160 SW 112 AVE 21166 Legal Description: 7 56 40 4.24 AC' BEG 287.75FTS OF NW COR OF SE1/4' OF NE1/4 OF SW1/4 TH E609.77FT' SELY ALG AD 39.27FTS 280.12FTNWLY' ALG BLK CRK CANAL 627.9FTN' 276.15FT TO POB' LOT SIZE 184694 SQUARE FEET' OR 7130-021 0371 5' Action: REPAIR OR DEMOLISH (A) 2-STORY CBS COMMERCIAL BLDG Owner of Record: SP BCC LP	Hearing Session: 9:00 AM
Case No.: F2024013579-U Property Address: 12140 SW 202 ST Legal Description: SPANISH GARDEN VILLAS PB 98-96' LOT 1 BLK 2' LOT SIZE 190407 SQ FT' OR 16206-1653 1293 2 (3) Action: REPAIR OR DEMOLISH (A) 2-STORY CBS MULTIFAMILY STRUCTURE Owner of Record: CREATIVE CHOICE HOMES VI LTD	Hearing Session: 1:00 PM
Case No.: F2018008371-U Property Address: 7330 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: REPAIR OR DEMOLISH A 2-STORY CBS COMMERCIAL BLDG Owner of Record: VILLAGE AT DADELAND CONDOMINIUM ASSOCIATION, INC	Hearing Session: 1:00 PM
Case No.: F2021010063-U Property Address: 9001 SW 77 AVE CH - AKA - 9099 Legal Description: DADELAND PLACE CONDO' SUMMIT APARTMENTS OF DADELAND' PB 92-47 PORT OF TR A' AS DESC IN DECL OR 25071-1403' LOT SIZE 195584 SQ FT' FAU 30 5002 047 0010' Action: REPAIR OR DEMOLISH (A) 1-STORY CBS COMMERCIAL BLDG Owner of Record: DADELAND PLACE CONDOMINIUM ASSOCIATION, INC. ADVANCE MANAGEMENT SOLUTIONS, INC.	Hearing Session: 1:00 PM

Case No.: F2021010159-U Property Address: 7890 SW 86 ST 7890 Legal Description: KENDALL GLENN CONDO DESC' KENDALL GLENN' PB 114-79' TR A' Action: REPAIR OR DEMOLISH (A) 2-STORY CBS MULTIFAMILY STRUCTURE Owner of Record: KENDALL GLENN CONDOMINIUM ASSOCIATION, INC. THE FOSTER COMPANY OF SOUTH FLORIDA INC	Hearing Session: 1:00 PM
Case No.: F2021010160-U Property Address: 7850 SW 86 ST 7850 Legal Description: KENDALL GLENN CONDO DESC' KENDALL GLENN' PB 114-79' TR A' Action: REPAIR OR DEMOLISH (A) 2-STORY CBS MULTIFAMILY STRUCTURE Owner of Record: KENDALL GLENN CONDOMINIUM ASSOCIATION, INC. THE FOSTER COMPANY OF SOUTH FLORIDA INC	Hearing Session: 1:00 PM
Case No.: F2021010161-U Property Address: 7840 SW 86 ST 7840 Legal Description: KENDALL GLENN CONDO DESC' KENDALL GLENN' PB 114-79' TR A' Action: REPAIR OR DEMOLISH (A) 2-STORY CBS MULTIFAMILY STRUCTURE Owner of Record: KENDALL GLENN CONDOMINIUM ASSOCIATION, INC. THE FOSTER COMPANY OF SOUTH FLORIDA INC	Hearing Session: 1:00 PM
Case No.: F2021010162-U Property Address: 7860 SW 86 ST 7860 Legal Description: KENDALL GLENN CONDO DESC' KENDALL GLENN' PB 114-79' TR A' Action: REPAIR OR DEMOLISH (A) 2-STORY CBS MULTIFAMILY STRUCTURE Owner of Record: KENDALL GLENN CONDOMINIUM ASSOCIATION, INC. THE FOSTER COMPANY OF SOUTH FLORIDA INC	Hearing Session: 1:00 PM
Case No.: F2021010163-U Property Address: 7880 SW 86 ST 7880 Legal Description: KENDALL GLENN CONDO DESC' KENDALL GLENN' PB 114-79' TR A' Action: REPAIR OR DEMOLISH (A) 2-STORY CBS MULTIFAMILY STRUCTURE Owner of Record: KENDALL GLENN CONDOMINIUM ASSOCIATION, INC. THE FOSTER COMPANY OF SOUTH FLORIDA INC	Hearing Session: 1:00 PM
Case No.: F2023012732 -U Property Address: 5735 SW 62 ST Legal Description: UNIVERSITY MANOR PB 47-7' LOTS 88 THRU 93 & LOTS 96' THRU 101' Action: REPAIR OR DEMOLISH (A) 2-STORY COMMERCIAL BLDG Owner of Record: SO BELL TEL & TEL CO % BELL SOUTH CORPORATION BELL SOUTH CORPORATION	Hearing Session: 1:00 PM
Case No.: F2023012768 U Property Address: 3900 SW 88 PL 1 Legal Description: BOWLING MANOR PB 67-77' LOTS 1-2&3' LOT SIZE 31500 SQ FT' OR 18564-3874 0399 4' COC 23208-3014 03 2005 4' Action: REPAIR OR DEMOLISH (A) 2-STORY COMMERCIAL BLDG Owner of Record: OFELIA ECHEMENDIA & OFELIA T PERTIERRA TR	Hearing Session: 1:00 PM

The hearings will be held on **November 14, 2025**, 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