

## **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: F2024013565 Property Address: 23750 SW 132 AVE Legal Description: 23 56 39 0.95 AC M/L' E1/2 OF S1/2 OF S1/2 OF NE1/4' OF SE1/4 OF NW1/4 LESS E35FT' & LESS W60FT' Action: (A) REPAIR OR DEMOLISH 1-Story STEEL / FRAME COMMERCIAL STRUCTURE Owner of Record: REFLECTIONS PRODUCTIONS INC	Hearing Session: 9:00 AM
Case No.: 20250239970-U Property Address: 1086 NW 110 ST Legal Description: 5th Addn To Lawndale Pb 49-94' Undiv 1/2 Int In Lot 1 Blk 17' Lot Size 40.500 X 106' Or 16086-3580 0993 2 (2)' Coc 24895-3858 07 2006 2' Action: (A) REPAIR OR DEMOLISH 1-Story CBS DWELLING (B) REPAIR OR DEMOLISH 1-Story CBS DWELLING Owner of Record:725 6TH AVE MANAGEMENT LLC	Hearing Session: 9:00 AM
Case No.: F2023012883-U Property Address: 3037 NW 24 ST Legal Description: 28 53 41' RIVERSIDE MANOR PB 20-80' LOTS 8 THRU 12 BLK 3' LOT SIZE 37164 SQ FT' OR 17464-2058 1296 1' ACTION: (A) REPAIR OR DEMOLISH 1-STORY CBS COMMERCIAL BLDG (B) REPAIR OR DEMOLISH 1-STORY CBS ATTACHED ADDITION REAR (C) REPAIR OR DEMOLISH 1-STORY METAL ATTACHED ADDITION FRONT (D) REPAIR OR DEMOLISH 1-STORY METAL ATTACHED ADDITION Owner of Record: LAURA LIBERTAD SANCHEZ	Hearing Session: 9:00 AM
Case No.: F2023013467-U Property Address: 530 NW 165 STREET RD 530 Legal Description: 13 52 41 CLOVERLEAF BUISNESS' DISTRICT REPL PB 78-25 POR TR A-' BEG 426.72FT W & 303FT N OF SE' COR CONT N 86FT N 47 DEG E 185FT' S 42 DEG E 72 FT SELY AD 24.65FT' S128.56FT W195.93FT TO POB' /GOLDEN GLADES OFFICE PARK CONDO' REC AREA/' LOT SIZE 30081 SQ FT' OR 18096-2354 0498 2 (13)' COC 20323-2693 10 2001 5' LEASED PROPERTY/ LEASE AGREEMENT' Action: (A) REPAIR OR DEMOLISH 1-Story CBS COMMERCIAL BLDG Owner of Record: SHAUKAT VAYANI TRS SHAUKAT VAYANI AND YASMEEN VAYANI REVOCABLE TRUST	Hearing Session: 9:00 AM
Case No.: F2024000152-U Property Address: 4500 SW 71 AVE BLDG 1 Legal Description: 23 54 40 .721 AC M/L' BEG 334.136FT E & 252.915FT S OF' NW COR OF SW1/4 OF NE1/4 TH' E334.136FT S105FT W334.166FT' N105FT TO POB LESS E35FT FOR R/W' OR 16218-1946 0194 5' COC 26028-2145 09 2007 1' Action: (A) REPAIR OR DEMOLISH 1-Story CBS / STEEL FRAME COMMERCIAL BLDG (B) DEMOLISH1-Story METAL FRAME CANOPY ROOF (C) REPAIR OR DEMOLISH1-Story METAL CANOPY ROOF Owner of Record: AFC HOLDING GROUP INC	Hearing Session: 9:00 AM
Case No.: F2024003053-U Property Address:17015 W OKEECHOBEE RD Legal Description: 10-52-39 1.409 ac' wells bros sub pb 9-66' lot 9 less sr 25 r/w' lot size irregular' or 16520-2014 0994 1' coc 25692-0546 05 2007 1' Action: (A) REPAIR OR DEMOLISH 1-Story CBS COMMERCIAL BLDG (B) REPAIR OR DEMOLISH 1-Story WOOD STRUCTUR Owner of Record: ATP XXX LLC	Hearing Session: 9:00 AM
Case No.: F2024014040 Property Address: 2451 NW 54 ST Legal Description: 15 53 41' BREEZY PARK PB 6-55' LOTS 21 TO 24 INC LESS S20FT' BLK 3' LOT SIZE 100.000 X 75' OR 15537-1370 0592 3' Action: (A) REPAIR OR DEMOLISH 1-Story CBS COMMERCIAL BLDG Owner of Record: INNERCITY INVESTMENT GROUP INC	Hearing Session: 9:00 AM
Case No.: 20250237083-U Property Address: 21211 NE 23 AVE Legal Description: FOREST ESTS PB 102-72' LOT 25 BLK 1' LOT SIZE 75.000 X 128' OR 19316-2400 10 2000 4' COC 21774-0635 10 2003 1' Action: (A) REPAIR OR DEMOLISH 1-Story CBS / WOOD FRAME DWELLING (B) DEMOLISH 0-Story CANVAS CANOPY ROOF (C) DEMOLISH 0-Story METAL SHED (D) REPAIR OR DEMOLISH 0-Story PRE-MANUFACTURED SHED (E) REPAIR OR DEMOLISH 0-Story CONCRETE DECK (F) REPAIR OR DEMOLISH 0-Story CONCRETE SWIMMING POOL (G) DEMOLISH 0-Story CONCRETE DRIVEWAY (H) REPAIR OR DEMOLISH 0-Story 6FT WOOD FENCE Owner of Record: RONEN LEVY HADAS LEVY	Hearing Session: 9:00 AM
Case No.: 20250239920-U Property Address: 3075 NW 68 ST Legal Description: 16 53 41' GLADEVIEW 1ST ADDN PB 57-96' LOT 11 BLK 6' LOT SIZE 75.000 X 110' 74R 237614' COC 24859-2254 08 2006 5' Action: (A) REPAIR OR DEMOLISH 1-Story CBS DWELLING (B) DEMOLISH 1-Story CBS STRUCTURE (C) DEMOLISH 1-Story PRE-MANUFACTURED SHED (D) DEMOLISH 0-Story WOOD FENCE (E) REPAIR OR DEMOLISH 0-Story CONCRETE DRIVEWAY (F) NO ACTION REQUIRED 0-Story CHAIN LINK FENCE Owner of Record: PEDRO LABRADOR GUEVARA HILDA BEATRIZ FIGUEREDO MOREJON	Hearing Session: 9:00 AM
Case No.: F2024000241-U Property Address: 24005 S FEDERAL HWY Legal Description: 23 56 39 1.23 AC' N160FT OF NW1/4 OF NW1/4 OF' SE1/4 SE OF SR 5' LOT SIZE IRREGULAR' OR 13008-2042 0886 1' Action: (A) REPAIR OR DEMOLISH 1-Story CBS COMMERCIAL BLDG Owner of Record: CALIENTE NV LLC	Hearing Session: 9:00 AM

Case No.: 20250239455-U	Hearing Session: 9:00 AM
Property Address: 13631 SW 287 TER Legal Description: BISCAYNE VILLA HOMES SEC 1' PB 119-27' LOT 6 BLK 6' LOT SIZE 4239 SQ FT' & INT IN COMMON AREA' OR 16047-5711 0793 1' Action: (A) REPAIR OR DEMOLISH 1-Story CBS DWELLING (B) DEMOLISH 1-Story ALUMINUM ATTACHED ADDITION (C) DEMOLISH 1-Story ALUMINUM SHED (D) REPAIR OR DEMOLISH 1-Story 6FT WOOD FENCE (E) REPAIR OR DEMOLISH 1-Story ASPHALT DRIVEWAY (F) DEMOLISH 1-Story ALUMINUM SHED (G) REPAIR OR DEMOLISH 1-Story ALUMINUM SHED (H) DEMOLISH 1-Story WOOD FRAME COVERED PATIO (I) DEMOLISH 1-Story WOOD FRAME CANOPY (J) DEMOLISH 1-Story WOOD FRAME ROOF STRUCTURE Owner of Record: ROSAURA ORANTES	
Case No.: F2024000702	Hearing Session: 9:00 AM
Property Address: 18300 S DIXIE HWY BLDG 1 Legal Description: 32 55 40 .686 AC M/L' BEG 711FTE & 188.54FTNELY OF SW' COR OF SE1/4 TH N 22 DEG E' 143.29FT W165FT N 22 DEG E 40FT' W151.58FT S 22 DEG W 33.51FT S' 67 DEG E 128.71FT S45.42FT S 17' DEG W 38.29FT E150FT TO POB' OR 16450-3778 0794 2 (3)' COC 26044-0410 11 2007 2' Action: (A) 1-Story CBS COMMERCIAL BLDG Owner of Record: EUREKA SERVICE STATION LLC	
Case No.: F2024013939-U	Hearing Session: 9:00 AM
Property Address: 2301 NW 37 AVE BLDG 2 Legal Description: REV PL OF GRAPELAND HGTS 3RD SEC' PB 31-53' TR 6 & 25FT OF NW 23 ST LYG S & ' ADJ & 35FT OF NW 36 AVE LYG E & ' ADJ CLOSED PER R-1696-86' LOT SIZE 151048 SQ FT' Action: (A) REPAIR OR DEMOLISH 1-Story CBS COMMERCIAL BLDG Owner of Record: THE HERTZ CORPORATION C/O BERNICE FEEST-TAX DEPT	
Case No.: F2024014099-U	Hearing Session: 9:00 AM
Property Address: 7300 NW 35 AVE Legal Description: CENTRAL INDUSTRIAL SITES SEC 2' PB 50-92' LOT 4 THRU 6 INC BLK 1' LOT SIZE 44100 SQUARE FEET' OR 16330-3461 0494 2 (2)' Action: (A) REPAIR OR DEMOLISH 1-Story CBS COMMERCIAL BLDG Owner of Record: 14800 INVESTMENTS LLC	
Case No.: F2024014511-U	Hearing Session: 1:00 PM
Property Address: 12830 SW 43 DR - CONDO 9 Legal Description: ROYALE GREEN CONDO NO 9 DESC' ROYALE GREEN CONDO PB 95-12' PORT TR B DESC BEG NELY COR TR B' N 60DEG W 175FT S 29DEG W 135FT' TO POB S 29DEG W 43.05FT S64.88' FT E68.31FT S67FT E15.03FT' S76FT W46.50FT S28.89FT W32FT' N100.78FT W167.15FT N226.30FT' W93FT S58FT W45.50FT N94FT' E136.50FT S29.17FT E78.99FT' S 60DEG E 121.91FT TO POB' Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG Owner of Record: ROYALE GREEN CONDOMINIUM ASSOCIATION, INC.	
Case No.: F2024014512-U	Hearing Session: 1:00 PM
Property Address: 12820 SW 43 DR - CONDO 8 Legal Description: ROYALE GREEN CONDO NO 8 DESC' ROYALE GREEN CONDO PB 95-12' PORT OF TR B DESC BEG SW COR' TR B E293FT TO POB N336.15FT' E177.15FT S100.78FT E32FT S63FT' E44FT S172.38FT W253.15FT TO POB' Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG Owner of Record: ROYALE GREEN CONDOMINIUM ASSOCIATION, INC.	
Case No.: F2024014513 -U	Hearing Session: 1:00 PM
Property Address: 12850 SW 43 DR - CONDO 7 Legal Description: ROYALE GREEN CONDO NO 7 DESC' ROYALE GREEN CONDO PB 95-12' PORT OF TR B BEG SW COR TR B' N452.14FT TO POB CONT N213FT' E126FT S66.70FT E38.50FT S94FT' E45.50FT N58FT E93FT S226.30FT' W136FT N56.30FT W41FT N59.70FT' W126FT TO POB' Action: (A) REPAIR OR DEMOLISH 1-Story CBS COMMERCIAL BLDG Owner of Record: ROYALE GREEN CONDOMINIUM ASSOCIATION, INC.	
Case No.: F2024014514-U	Hearing Session: 1:00 PM
Property Address: 12860 SW 43 DR - CONDO 6 Legal Description: ROYALE GREEN CONDO NO 6 DESC' ROYALE GREEN CONDO PB 95-12' PORT OF TR B DESC BEG SW COR' TR B N452.14FT E126FT S59.70FT' E41FT S56.30FT E126FT S336.15FT' W293FT TO POB' Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG Owner of Record: ROYALE GREEN CONDOMINIUM ASSOCIATION, INC.	
Case No.: F2024014515-U	Hearing Session: 1:00 PM
Property Address: 12811 SW 43 DR - CONDO 5 Legal Description: ROYALE GREEN CONDO NO 5 DESC' ROYALE GREEN CONDO PB 95-12' PORT OF TR A DESC BEG NE COR' TR A SW ALG E/L TR A 468.24FT' W41FT N45.68FT NWLY & NLY' ALG CURVE TO RIGHT AD 81.14FT' N85FT W47.80FT N 38FT W23FT' N240.99FT E158.80FT TO POB' Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG Owner of Record: ROYALE GREEN CONDOMINIUM ASSOCIATION, INC.	
Case No.: F2024014516-U	Hearing Session: 1:00 PM
Property Address: 12821 SW 43 DR - CONDO 4 Legal Description: ROYALE GREEN CONDO NO 4 DESC' ROYALE GREEN CONDO PB 95-12' PORT OF TR A DESC BEG NE COR' TR A W158.80FT TO POB S240.99FT' W20.70FT S38FT W54FT S36FT W84FT' N315FT S158.70FT TO POB' Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG Owner of Record: ROYALE GREEN CONDOMINIUM ASSOCIATION, INC.	
Case No.: F2024014517-U	Hearing Session: 1:00 PM
Property Address: 12801 SW 43 DR - CONDO 3 Legal Description: ROYALE GREEN CONDO NO 3 DESC' ROYALE GREEN CONDO PB 95-12' BEG SE COR TR A NW 382.26FT' N 26DEG E 36.55FT SE 84 FT' NE 36FT SE 54FT NE 38FT SE 43.70' FT SW 38FT SE 47.80FT SW 85 FT' SELY ALG CURVE TO LEFT AD 81.14' FT SW 45.68FT SE 41FT SW 119.66' FT TO POB' Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG Owner of Record: ROYALE GREEN CONDOMINIUM ASSOCIATION, INC.	

Case No.: F2020008433-U Property Address: 8001-8035 SW 150 AVE 10 Legal Description: CORNERS OF KENDALL LAKES CONDO' PHASE 1 THRU 5 DESC' KENDALE LAKES WEST SEC TWO' PB 98-15 TRACT 6' Action: (A) REPAIR OR DEMOLISH 2-Story CBS MULTIFAMILY DWELLING Owner of Record: CORNERS OF KENDALL LAKES TOWNHOUSE CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2020008434-U Property Address: 15004-15030 SW 80 TER 9 Legal Description: CORNERS OF KENDALL LAKES CONDO' PHASE 1 THRU 5 DESC' KENDALE LAKES WEST SEC TWO' PB 98-15 TRACT 6' Action: (A) REPAIR OR DEMOLISH 2-Story CBS MULTIFAMILY DWELLING Owner of Record: CORNERS OF KENDALL LAKES TOWNHOUSE CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2020008436-U Property Address: 8001-8027 SW 151 CT 7 Legal Description: CORNERS OF KENDALL LAKES CONDO' PHASE 1 THRU 5 DESC' KENDALE LAKES WEST SEC TWO' PB 98-15 TRACT 6' Action: (A) REPAIR OR DEMOLISH 2-Story CBS MULTIFAMILY DWELLING Owner of Record: CORNERS OF KENDALL LAKES TOWNHOUSE CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2020008437-U Property Address: 8000-8026 SW 151 CT 6 Legal Description: CORNERS OF KENDALL LAKES CONDO' PHASE 1 THRU 5 DESC' KENDALE LAKES WEST SEC TWO' PB 98-15 TRACT 6' Action: (A) REPAIR OR DEMOLISH 2-Story CBS MULTIFAMILY DWELLING Owner of Record: CORNERS OF KENDALL LAKES TOWNHOUSE CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2020008438-U Property Address: 8037-8111 SW 150 AVE 5 Legal Description: CORNERS OF KENDALL LAKES CONDO' PHASE 1 THRU 5 DESC' KENDALE LAKES WEST SEC TWO' PB 98-15 TRACT 6' Action: (A) REPAIR OR DEMOLISH 2-Story CBS MULTIFAMILY DWELLING Owner of Record: CORNERS OF KENDALL LAKES TOWNHOUSE CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2020008439-U Property Address: 8040-8110 SW 150 AVE 4 Legal Description: CORNERS OF KENDALL LAKES CONDO' PHASE 1 THRU 5 DESC' KENDALE LAKES WEST SEC TWO' PB 98-15 TRACT 6' Action: (A) REPAIR OR DEMOLISH 2-Story CBS MULTIFAMILY DWELLING Owner of Record: CORNERS OF KENDALL LAKES TOWNHOUSE CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2020008440-U Property Address: 8041-8111 SW 151 AVE 3 Legal Description: CORNERS OF KENDALL LAKES CONDO' PHASE 1 THRU 5 DESC' KENDALE LAKES WEST SEC TWO' PB 98-15 TRACT 6' Action: (A) REPAIR OR DEMOLISH 2-Story CBS MULTIFAMILY DWELLING Owner of Record: CORNERS OF KENDALL LAKES TOWNHOUSE CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2020008441-U Property Address: 15101-15127 SW 81 ST 2 Legal Description: CORNERS OF KENDALL LAKES CONDO' PHASE 1 THRU 5 DESC' KENDALE LAKES WEST SEC TWO' PB 98-15 TRACT 6' Action: (A) REPAIR OR DEMOLISH 2-Story CBS MULTIFAMILY DWELLING Owner of Record: CORNERS OF KENDALL LAKES TOWNHOUSE CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2020008545-U Property Address: 15100-15126 SW 81 ST 1 Legal Description: CORNERS OF KENDALL LAKES CONDO' PHASE 1 THRU 5 DESC' KENDALE LAKES WEST SEC TWO' PB 98-15 TRACT 6' Action: (A) REPAIR OR DEMOLISH 2-Story CBS MULTIFAMILY DWELLING Owner of Record: CORNERS OF KENDALL LAKES TOWNHOUSE CONDOMINIUM ASSOCIATION, INC.	Hearing Session: 1:00 PM
Case No.: F2023013484-U Property Address: 310-316 NE 141 ST 5 Legal Description: THE ARBOUR TOWNHOUSE NO 2 CONDO' DESC=' THE ARBOUR SECOND ADDN PB 92-33' LOTS 1 THRU 5' Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG Owner of Record: THE ARBOUR TOWNHOUSE NO 2 CONDO	Hearing Session: 1:00 PM
Case No.: F2023013485-U Property Address: 300-306 NE 141 ST 4 Legal Description: THE ARBOUR TOWNHOUSE NO 2 CONDO' DESC=' THE ARBOUR SECOND ADDN PB 92-33' LOTS 1 THRU 5' Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG Owner of Record: THE ARBOUR TOWNHOUSE NO 2 CONDO	Hearing Session: 1:00 PM
Case No.: F2023013487-U Property Address: 260-266 NE 141 ST 2 Legal Description: THE ARBOUR TOWNHOUSE NO 2 CONDO' DESC=' THE ARBOUR SECOND ADDN PB 92-33' LOTS 1 THRU 5' Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG Owner of Record: THE ARBOUR TOWNHOUSE NO 2 CONDO	Hearing Session: 1:00 PM
Case No.: F2023013488-U Property Address: 14093-14099 NE 2 CT 1 Legal Description: THE ARBOUR TOWNHOUSE NO 2 CONDO' DESC=' THE ARBOUR SECOND ADDN PB 92-33' LOTS 1 THRU 5' Action: (A) REPAIR OR DEMOLISH 2-Story CBS COMMERCIAL BLDG Owner of Record: THE ARBOUR TOWNHOUSE NO 2 CONDO	Hearing Session: 1:00 PM

The hearings will be held on **December 19, 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 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