# 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.: 20250236258-U** **Hearing Session: 9:00 AM**
**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 Structure(A) 1-Story CBS DWELLING; DEMOLISH Structure(B)** 1-Story CBS STRUCTURE; **DEMOLISH Structure(C) 1-Story ALUMINUM STRUCTURE; DEMOLISH Structure(D) 1-Story WOOD STRUCTURE; DEMOLISH Structure(E) 1-Story WOOD FRAME TERRACE; DEMOLISH Structure(F) 1-Story WOOD STRUCTURE; DEMOLISH Structure(G)** 1-Story WOOD STRUCTURE; **DEMOLISH Structure(H) 1-Story WOOD STRUCTURE**; **DEMOLISH Structure(I) 1-Story WOOD STRUCTURE; DEMOLISH Structure(J) 1-Story ALUMINUM SHED**; **DEMOLISH Structure(K) 1-Story ALUMINUM SHED; DEMOLISH Structure(L) 1-Story WOOD FRAME STRUCTURE; REPAIR OR DEMOLISH Structure(M) CONCRETE SLAB; DEMOLISH Structure(N) 1-Story WOOD FRAME STRUCTURE; DEMOLISH Structure(O) 1-Story WOOD STRUCTURE**; **REPAIR OR DEMOLISH Structure(P) 5FT CHAIN LINK FENCE**
**Owner of Record: S AND M FL INVESTMENT INC**

**Case No.: 20260247429-U** **Hearing Session: 9:00 AM**
**Property Address: 3176 NW 35 ST**
**Legal Description: 28 53 41' MELROSE HGTS 4TH SEC PB 17-21' LOT 10 BLK 43' LOT SIZE 50.000 X 138' OR 16420-0778 0694 4' COC 24410-0178 02 2006 1'**
**Action: REPAIR OR DEMOLISH Structure(A) 1-Story CBS / WOOD FRAME DUPLEX; REPAIR OR DEMOLISH Structure(B) 1-Story CBS / WOOD FRAME DUPLEX**
**Owner of Record: SHARITO & ASHLY CORP**

**Case No.: 20260248166-U** **Hearing Session: 9:00 AM**
**Property Address: 12235 NW 17 PL**
**Legal Description: RANDALL PARK PB 53-20' LOT 15 BLK 10' LOT SIZE 7875 SQ FT' OR 11003-2393 0181 4'**
**Action: REPAIR OR DEMOLISH Structure(A) 1-Story CBS DWELLING; DEMOLISH Structure(B) 1-Story METAL AND WOOD FRAME ATTACHED TERRACE; DEMOLISH Structure(C) 1-Story CBS STRUCTURE; REPAIR OR DEMOLISH Structure(D) 1-Story METAL FRAME MODULAR BUILDING; DEMOLISH Structure(E) 1-Story PRE-MANUFACTURED SHED STRUCTURE; DEMOLISH Structure(F) METAL FENCE; REPAIR OR DEMOLISH Structure(G) CONCRETE SLAB**
**Owner of Record: ROSA TORRES DE DIAZ RAFAEL DE JESUS DIAZ ESPINAL JACQUELINE DIAZ**

**Case No.: F2023013229-U** **Hearing Session: 9:00 AM**
**Property Address: 18920 W DIXIE HWY**
**Legal Description: 4 52 42 .35 AC' BEG 165.68FTN & 33FTW OF SE' COR OF NE1/4 OF NE1/4 OF SE1/4' TH W150FT S100FT E150FT' OR 12148-539 0584 5' LOT SIZE IRREGULAR' OR 19054-3766 0300 1' COC 22500-2573 06 2004 1'**
**Action: REPAIR OR DEMOLISH Structure(A)1-Story CBS COMMERCIAL BLDG**
**Owner of Record:** VRONIA INC ITADREAM INC

**Case No.: F2024001159-U** **Hearing Session: 9:00 AM**
**Property Address: 13500 NW 7 AVE**
**Legal Description: TROPICAL FARMS' PB 42-86' LOT 1 LESS S5FT FOR R/W BLK 2' LOT SIZE 17550 SQ FT' OR 15967-3891 0693 1' COC 21706-2431 09 2003 6'**
**Action: REPAIR OR DEMOLISH Structure(A) 1-Story CBS / STEEL FRAME COMMERCIAL BLDG**
**Owner of Record: SUNSHINE REAL ESTATE HOLDINGS LLLP HOLDINGS LLLP**

**Case No.: F2024001688-U** **Hearing Session: 9:00 AM**
**Property Address: 8219 W FLAGLER ST**
**Legal Description: FLAGLER PARK PLAZA' PB 134-87' TR H LESS E90FT' LOT SIZE 42110 SQ FT' OR 14304-527 1089 2'**
**Action: REPAIR OR DEMOLISH Structure(A) 1-Story CBS COMMERCIAL BLDG**
**Owner of Record: SUNSHINE GASOLINE DISTRIBS INC C/O MAXIMO ALVAREZ**

**Case No.: F2024014264-U** **Hearing Session: 9:00 AM**
**Property Address: 10702 NW 7 AVE**
**Legal Description: PINEWOOD PARK EXT PB 34-91' LOTS 18 TO 21 INC LESS E15 FT' LOT SIZE 102.5 X 85** BLK 11' OR 16153-4424 1293 1'**
**Action: REPAIR OR DEMOLISH Structure(A) 2-Story CBS COMMERCIAL BLDG**
**Owner of Record: 10702 NW 7 AVE INC**

**Case No.: F2024014620-U** **Hearing Session: 9:00 AM**
**Property Address: 15167 NE 6 AVE**
**Legal Description:** MANSION TOWNHOUSE CONDO' 18 52 42 2.36 AC' N1/2 OF S1/2 OF SW1/4 OF SW1/4' OF SE1/4 LESS R/W' F/A/U 30 2218 00 0150'
**Action: REPAIR OR DEMOLISH Structure(A) 2-Story CBS COMMERCIAL BLDG**
**Owner of Record:** THE MANSION TOWN HOUSE CONDOMINIUM, INC

**Case No.: F2024014622-U** **Hearing Session: 9:00 AM**
**Property Address:** 15135 NE 6 AVE
**Legal Description:** MANSION TOWNHOUSE CONDO' 18 52 42 2.36 AC' N1/2 OF S1/2 OF SW1/4 OF SW1/4' OF SE1/4 LESS R/W' F/A/U 30 2218 00 0150'
**Action: REPAIR OR DEMOLISH Structure(A) 2-Story CBS COMMERCIAL BLDG**
**Owner of Record: THE MANSION TOWN HOUSE CONDOMINIUM, INC**

**Case No.: F2025006738-U** **Hearing Session: 9:00 AM**
**Property Address: 2741 NW 49 ST BLDG 1**
**Legal Description: AMD PL OF BROWNS SUB PB 5-98' LOT 8 BLK 1' LOT SIZE 127.600 X 156' OR 16095-3939 1093 4'**
**Action: REPAIR OR DEMOLISH Structure(A) 2-Story CBS COMMERCIAL BLDG**
**Owner of Record: BROWNSVILLE IMPROVEMENT ASSOC R WILLIAMS & NEAL ADAMS ETALS TRS R WILLIAMS & NEAL ADAMS ETALS TRS**

**Case No.: F2025006831-U** **Hearing Session: 9:00 AM**
**Property Address: 11618 NW 7 AVE**
**Legal Description: 2ND ADD TO LAWNDALE PB 39-82' LOTS 10-13-14 LESS E15FT FOR RW' BLK 4' PR ADD 11618 NW 7 AVE' LOT SIZE IRREGULAR' OR 13002-136 0486 5'**
**Action: REPAIR OR DEMOLISH Structure(A) 2-Story CBS COMMERCIAL BLDG; DEMOLISH Structure(B) 1-Story CBS ATTACHED ADDITION REAR**
**Owner of Record: WOODROW F SMITH &W PHYLLIS**

**Case No.: F2025006919-U** **Hearing Session: 9:00 AM**
**Property Address: 1326 NE 110 ST BLDG 1**
**Legal Description: BISCAYNE SHORES CORR PB 23-52' LOT 14 BLK 9' LOT SIZE 50.000 X 125' OR 16601-2847 0791 4' COC 26518-4416 08 2008 1'**
**Action: REPAIR OR DEMOLISH Structure(A) 1-Story CBS COMMERCIAL BLDG**
**Owner of Record: FIVEPLEX INC**

**Case No.: F2025006945-U** **Hearing Session: 9:00 AM**
**Property Address: 11500 NW 17 AVE**
**Legal Description: 34 52 41 PB 50-55' REV LAKE VIEW ESTS UNIT 1' LOTS 26 TO 33 INC BLK 2' LOT SIZE IRREGULAR' OR 13544-3894 1287 6'**
**Action: REPAIR OR DEMOLISH Structure(A) 2-Story CBS COMMERCIAL BLDG**
**Owner of Record: PEACE MISSIONARY CHURCH**

**Case No.: F2025006973-U** **Hearing Session: 9:00 AM**
**Property Address: 10201 NW 27 AVE**
**Legal Description: 3 53 41' COMMERCIAL GULFAIR PB 41-85' LOT 6 BLK 1' LOT SIZE 52.000 X 120' OR 18286-0899 0998 1' COC 21933-2653 12 2003 1'**
**Action: REPAIR OR DEMOLISH Structure(A) 1-Story CBS COMMERCIAL BLDG**
**Owner of Record: PJNJ HOLDINGS LLC**

**Case No.: F2025006975-U** **Hearing Session: 9:00 AM**
**Property Address: 15000 W DIXIE HWY**
**Legal Description: 20 52 42 2.69 AC' ARCH CREEK ESTS PB 46-73' LOTS 166 THRU 169' PR ADD 15000 W DIXIE HWY' LOT SIZE 117257 SQUARE FEET'**
**Action: REPAIR OR DEMOLISH Structure(A) 1-Story CBS COMMERCIAL BLDG**
**Owner of Record: SOUTHERN MEMORIAL PARK**

**Case No.: F2025007249-U** **Hearing Session: 9:00 AM**
**Property Address: 2121 NW 119 ST 2**
**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**

**Case No.: F2024004793-U** **Hearing Session: 9:00 AM**
**Property Address: 8851 - 8885 SW 131 CT**
**Legal Description: ELAN AT CALUSA CONDO XI DESC' CALUSA CLUB VILLAS PB 118-71' PORT OF TR A AS DESC OR 14179-556'**
**Action: REPAIR OR DEMOLISH Structure(A) 3-Story CBS MULTIFAMILY STRUCTURE**
**Owner of Record: ELAN AT CALUSA CONDOMINIUM XI ASSOCIATION, INC**

**Case No.: F2024013733-U** **Hearing Session: 9:00 AM**
**Property Address: 7205 SW 125 AVE**
**Legal Description: 36 54 39 3.46 AC M/L' W1/2 OF NE1/4 OF NW1/4 OF NW1/4' LESS N50FT & LESS W25FT & LESS' S120FT' LOT SIZE IRREGULAR' OR 17944-0217 1297 2 (2)'**
**Action: REPAIR OR DEMOLISH Structure(A) -Story CBS COMMERCIAL BLDG**
**Owner of Record: INTERNATIONAL CENTER OF PRAISE**

**Case No.: F2025006760-U** **Hearing Session: 9:00 AM**
**Property Address: 5900 NW 72 AVE BLDG 1**
**Legal Description: 14 53 40 10.855 AC M/L' AMD PL OF PB 8-16' TR 17 LESS E50FT & LESS W432FT &' LESS S100FT & TR 18 LESS W465FT' OF S305FT & LESS E50FT' LOT SIZE 472896 SQUARE FEET'**
**Action: REPAIR OR DEMOLISH Structure(A) 1-Story CBS COMMERCIAL STRUCTURE**
**Owner of Record: THE AMERICAN BOTTLING COMPANY**

**Case No.: 20260245162-U** **Hearing Session: 9:00 AM**
**Property Address: 11454 SW 100 TER**
**Legal Description: GLEN COVE SEC 2' PB 113-36' LOT 37 BLK 1' LOT SIZE 8800 SQ FT' OR 13405-187 0887 1'**
**Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS DWELLING; NO ACTION REQUIRED Structure (B) 1-Story PRE-MANUFACTURED SHED; NO ACTION REQUIRED Structure (C) CBS SWIMMING POOL; NO ACTION REQUIRED Structure (D) ASPHALT DRIVEWAY; REPAIR OR DEMOLISH Structure (E) 6 FT CHAIN LINK FENCE**
**Owner of Record: BERNARD GOMEZ &W KATHRYN I**

**Case No.: F2024004301-U** **Hearing Session: 9:00 AM**
**Property Address: 570 NW 82 PL**
**Legal Description: MIRA VILLAS CONDO' MIDWAY POINT SUB PB 131-91' TR A AS DESC IN DEC OR 22777-2608' LOT SIZE 402059 SQ FT' FAU 30 4003 031 0010'**
**Action: REPAIR OR DEMOLISH Structure (A) 2-Story CBS COMMERCIAL BLDG**
**Owner of Record: MIRA VILLAS CONDOMINIUM ASSOCIATION, INC**

**Case No.: F2024014413-U** **Hearing Session: 1:00 PM**
**Property Address: 10850 N KENDALL DR BLDG 1**
**Legal Description: KENDALL GATE CONDO' KENDALL GATE PB 99-95' TRACT A' F/A/U 30 5006 03 0010'**
**Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS COMMERCIAL BLDG**
**Owner of Record: KENDALL GATE - A CONDOMINIUM, INC**

**Case No.: F2025007037-U** **Hearing Session: 1:00 PM**
**Property Address: 7241 SW 42 ST**
**Legal Description: 23 54 40 .20 AC PB 33-19' AND PL BIRD RD ESTS SEC 2 W81FT' OF S1/2 OF TR 12 /AKA LOT 13' & W1/2 LOT 14 BLK 12 PER' PB 21-51/' LOT SIZE 8712 SQ FT' OR 15656-0961 0892 1' COC 26418-0696 05 2008 1'**
**Action: REPAIR OR DEMOLISH Structure (A) 1-Story CBS / WOOD FRAME COMMERCIAL STRUCTURE**
**Owner of Record: MANUEL JOYA ROOFING INC**

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| **Case No.: F2024004917-U** | **Hearing Session: 1:00 PM** |
| **Property Address: 10018 HAMMOCKS BLVD** | |
| **Legal Description: BLOSSOMS AT THE HAMMOCKS CONDO' CYRESS COURT AT THE HAMMOCKS' PB 122-29' TRACT B' LOT SIZE 3.33 AC M/L' FAU 30-5904-019-0020'** | |
| **Action: REPAIR OR DEMOLISH Structure (A) 3-Story CBS MULTIFAMILY STRUCTURE** | |
| **Owner of Record: BLOSSOMS AT THE HAMMOCKS CONDOMINIUM ASSOCIATION, INC** | |
| **Case No.: F2024004933-U** | **Hearing Session: 1:00 PM** |
| **Property Address: 10026 HAMMOCKS BLVD** | |
| **Legal Description: BLOSSOMS AT THE HAMMOCKS CONDO' CYRESS COURT AT THE HAMMOCKS' PB 122-29' TRACT B' LOT SIZE 3.33 AC M/L' FAU 30-5904-019-0020'** | |
| **Action: REPAIR OR DEMOLISH Structure (A) 3-Story CBS MULTIFAMILY STRUCTURE** | |
| **Owner of Record: BLOSSOMS AT THE HAMMOCKS CONDOMINIUM ASSOCIATION, INC.** | |
| **Case No.: F2024005549-U** | **Hearing Session: 1:00 PM** |
| **Property Address: 10010 HAMMOCKS BLVD** | |
| **Legal Description: BLOSSOMS AT THE HAMMOCKS CONDO' CYRESS COURT AT THE HAMMOCKS' PB 122-29' TRACT B' LOT SIZE 3.33 AC M/L' FAU 30-5904-019-0020'** | |
| **Action: REPAIR OR DEMOLISH Structure (A) 3-Story CBS MULTIFAMILY STRUCTURE** | |
| **Owner of Record: BLOSSOMS AT THE HAMMOCKS CONDOMINIUM ASSOCIATION, INC** | |
| **Case No.: F2024005559-U** | **Hearing Session: 1:00 PM** |
| **Property Address: 10030 HAMMOCKS BLVD** | |
| **Legal Description: BLOSSOMS AT THE HAMMOCKS CONDO' CYRESS COURT AT THE HAMMOCKS' PB 122-29' TRACT B' LOT SIZE 3.33 AC M/L' FAU 30-5904-019-0020'** | |
| **Action: REPAIR OR DEMOLISH Structure (A) 3-Story CBS MULTIFAMILY STRUCTURE** | |
| **Owner of Record: BLOSSOMS AT THE HAMMOCKS CONDOMINIUM ASSOCIATION, INC** | |
| **Case No.: F2025006648-U** | **Hearing Session: 1:00 PM** |
| **Property Address: 850 NW 155 LN 6** | |
| **Legal Description: 14 52 41 5.92 AC M/L' GOLDEN LAKES PB 96-35' TRACT 3' LOT SIZE 257875 SQ FT' OR 16195-3093 1293 1'** | |
| **Action: REPAIR OR DEMOLISH Structure (A) 3-Story CBS COMMERCIAL BLDG** | |
| **Owner of Record: PARK CITY PRESERVATION LTD** | |
| **Case No.: F2025006679-U** | **Hearing Session: 1:00 PM** |
| **Property Address: 865 NW 155 LN 8** | |
| **Legal Description: 14 52 41 5.92 AC M/L' GOLDEN LAKES PB 96-35' TRACT 3' LOT SIZE 257875 SQ FT' OR 16195-3093 1293 1'** | |
| **Action: REPAIR OR DEMOLISH Structure (A) 3-Story CBS COMMERCIAL BLDG** | |
| **Owner of Record: PARK CITY PRESERVATION LTD** | |

The hearings will be held on **October 21, 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