PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 09/25/2026

PROPERTY INFORMATION	
Folio	10-7907-026-0084
Property Address	831 NE 8 ST HOMESTEAD, FL 33030-0000
Owner	HOMESTEAD SUPERMARKET INC
Mailing Address	831 NE 8 ST HOMESTEAD, FL 33030-5021
Primary Zone	6300 COMMERCIAL - RESTRICTED
Primary Land Use	1411 SUPERMARKET : RETAIL OUTLET
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	66,533 Sq.Ft
Living Area	66,533 Sq.Ft
Adjusted Area	65,546 Sq.Ft
Lot Size	238,347 Sq.Ft
Year Built	1999



ASSESSMENT INFORMATION			
Year	**2026**	**2025**	**2024**
Land Value	$3,575,205	$3,575,205	$3,575,205
Building Value	$5,374,795	$5,374,795	$5,845,795
Extra Feature Value	$0	$0	$0
Market Value	$8,950,000	$8,950,000	$9,421,000
Assessed Value	$8,950,000	$8,653,496	$7,866,815

BENEFITS INFORMATION				
Benefit	**Type**	**2026**	**2025**	**2024**
Non-Homestead Cap	Assessment Reduction		$296,504	$1,554,185

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
7 57 39 5.472 AC
WOODLAWN ADD REV PB 40-55
PORT OF TR B DWSC BEG 35FTN &
1649.84FTW OF SE COR OF SEC CONT
W367.14FT N220.31FT W163.70FT

TAXABLE VALUE INFORMATION			
Year	**2026**	**2025**	**2024**
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$8,950,000	$8,653,496	$7,866,815
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$8,950,000	$8,950,000	$9,421,000
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$8,950,000	$8,653,496	$7,866,815
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$8,950,000	$8,653,496	$7,866,815

SALES INFORMATION			
Previous Sale	**Price**	**OR Book-Page**	**Qualification Description**
01/01/2002	$2,100,200	20145-2019	Other disqualified
12/01/1997	$2,950,000	17924-2853	Other disqualified
12/01/1993	$0	16657-1330	Sales which are disqualified as a result of examination of the deed
05/01/1985	$3,780,000	12502-1772	Deeds that include more than one parcel

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at https://www.miamidadepa.gov/pa/disclaimer.page

Detail by Entity Name

Florida Profit Corporation
HOMESTEAD SUPERMARKET, INC.

Filing Information

Document Number	P01000114493
FEI/EIN Number	65-1159976
Date Filed	12/04/2001
State	FL
Status	ACTIVE

Principal Address

831 NE 8 ST
HOMESTEAD, FL 33030-5021 UN

Changed: 04/07/2012

Mailing Address

18610 N.W. 87 Avenue
Suite 300
Hialeah, FL 33015

Changed: 03/03/2023

Registered Agent Name & Address

LAW OFFICES OF MACHADO & HERRAN, P.A.
8500 S.W. 8TH STREET
SUITE 238
MIAMI, FL 33144

Name Changed: 04/18/2009

Address Changed: 04/18/2009

Officer/Director Detail

Name & Address

Title PD

HERRAN, AGUSTIN
18610 N.W. 87 Avenue
Suite 300
Hialeah, FL 33015

Title VPD, Treasurer

HERRAN, JOSE A, Jr.
18610 N.W. 87 Avenue
Suite 300
Hialeah, FL 33015

Title ASD

HERRAN, EZEQUIEL
14020 SW 36 ST
MIAMI, FL 33175

Title SD

VALDES, DANIEL R
9688 CORAL WAY
MIAMI, FL 33165

Annual Reports

Report Year	Filed Date
2024	03/06/2024
2025	04/02/2025
2026	04/02/2026

04/02/2026 -- ANNUAL REPORT	View image in PDF format
04/02/2025 -- ANNUAL REPORT	View image in PDF format
03/06/2024 -- ANNUAL REPORT	View image in PDF format
03/03/2023 -- ANNUAL REPORT	View image in PDF format
02/28/2022 -- ANNUAL REPORT	View image in PDF format
02/27/2021 -- ANNUAL REPORT	View image in PDF format
02/04/2020 -- ANNUAL REPORT	View image in PDF format
04/12/2019 -- ANNUAL REPORT	View image in PDF format
04/16/2018 -- ANNUAL REPORT	View image in PDF format
03/09/2017 -- ANNUAL REPORT	View image in PDF format
04/09/2016 -- ANNUAL REPORT	View image in PDF format
04/24/2015 -- ANNUAL REPORT	View image in PDF format
03/31/2014 -- ANNUAL REPORT	View image in PDF format
04/14/2013 -- ANNUAL REPORT	View image in PDF format
04/07/2012 -- ANNUAL REPORT	View image in PDF format
04/09/2011 -- ANNUAL REPORT	View image in PDF format
04/13/2010 -- ANNUAL REPORT	View image in PDF format
04/18/2009 -- ANNUAL REPORT	View image in PDF format
04/22/2008 -- ANNUAL REPORT	View image in PDF format
04/24/2007 -- ANNUAL REPORT	View image in PDF format

04/17/2006 -- ANNUAL REPORT	View image in PDF format
03/01/2005 -- ANNUAL REPORT	View image in PDF format
04/23/2004 -- ANNUAL REPORT	View image in PDF format
04/07/2003 -- ANNUAL REPORT	View image in PDF format
03/25/2002 -- ANNUAL REPORT	View image in PDF format
12/04/2001 -- Domestic Profit	View image in PDF format

City Of Homestead
100 Civic Court
Homestead, FL 33030

Case Number: CC-26-02831-NOV

Notice of Violation

Case Type: Notice of Violation
Date Case Established: 09/25/2026
Compliance Deadline: 10/26/2026

Owner: HOMESTEAD SUPERMARKET INC

Mailing Address

HOMESTEAD SUPERMARKET INC
831 NE 8TH ST
HOMESTEAD, FL 33030

Notice of Violation for the following location:

Address	Parcel
831 NE 8TH ST HOMESTEAD, FL 33030	**1079070260084**

The Code Compliance Officer assigned to your neighborhood conducted an inspection of your property and observed the following code violation. Please ensure the noted issues are corrected by the specified re-inspection date to avoid further escalation.

Violation: HOMESTEAD MUNICIPAL ORDINANCE - MISCELLANEOUS HOMESTEAD MUNICIPAL ORDINANCE VIOLATIONS

A VIOLATION OF A LOCAL MUNICIPAL ORDINANCE HAS BEEN OBSERVED. PLEASE TAKE CORRECTIVE ACTIONS.

Corrective Action: HOMESTEAD MUNICIPAL ORDINANCE:
SECTION 29-13(C) – FAILURE TO PROPERLY MAINTAIN THE LANDSCAPING IN ACCORDANCE WITH THE APPROVED SITE PLAN.

CORRECTIVE ACTIONS:
THE LANDSCAPING SURROUNDING THE PROPERTY HAS BEEN DETERMINED TO BE NONCOMPLIANT BY THE PLANNING & ZONING DEPARTMENT. PLEASE CONTACT THE PLANNING & ZONING DEPARTMENT TO CONFIRM THE APPROVED LANDSCAPING REQUIREMENTS AND RESTORE THE PROPERTY TO COMPLIANCE WITH THE APPROVED SITE PLAN.
VISIT THE CITY OF HOMESTEAD ZONING DEPARTMENT AT 100 CIVIC CT., HOMESTEAD, FL 33030.

Compliance Date: 10/26/2026

Failure to complete the corrective action listed above by the deadline for compliance may result in this matter being referred to the City's Code Compliance Special Magistrate for a hearing. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the hearing. If the Special Magistrate determines the property is in violation of the City Code, a monetary fine of up to $1,000 per day for a first violation and $5,000 per day for a repeat violation may be assessed against you and the property. If the Special Magistrate finds that the violation is irreparable or irreversible in nature, the Special Magistrate may impose a fine of up to $15,000. You may also be liable for the costs of repairs. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the property and upon any other real or personal property owned by you. You may also be liable for the reasonable administrative hearing costs if found in violation of the City Code. **If you have any questions concerning this matter, require an extension of time or no longer own this property, please feel free to contact the Code Compliance Officer at the number below or email Code@homesteadfl.gov.**

ADA COMPLIANCE: THE CITY OF HOMESTEAD COMPLIES WITH THE AMERICANS WITH DISABILITIES ACT. INDIVIDUALS WITH DISABILITIES MAY CALL (305) 245-9737 FOR TTY OF TDD CALLS.

Sincerely,

Jose Perez, EMPA, CFM, CEP
Director of Code Compliance

Lilian Valencia
CODE COMPLIANCE OFFICER

October 29, 2026 Case Number: CC-26-02831-NOV

100 Civic Ct, Homestead FL 33030

SUMMONS TO APPEAR

Defendant:

HOMESTEAD SUPERMARKET INC
831 NE 8TH ST
HOMESTEAD, FL 33030

Hearing Info:
Hearing Date: December 03, 2026
Time: 2:00 PM
Location: 100 Civic Ct. Homestead, FL 33030 (Council Chambers)
Code Compliance Officer: Lilian Valencia

Property Owner: HOMESTEAD SUPERMARKET INC

Property Address: 831 NE 8TH ST
HOMESTEAD, FL 33030

Description of Violation: **HOMESTEAD MUNICIPAL ORDINANCE - MISCELLANEOUS HOMESTEAD MUNICIPAL ORDINANCE VIOLATIONS**
Please refer to our Code of Ordinances located at: **https://library.municode.com/fl/homestead/codes/code_of_ordinances**
Code Section: HOMESTEAD MUNICIPAL ORDINANCE

1. Pursuant to Section 162.03, Florida Statues, you are noticed to appear before the Code Compliance Special Magistrate of the City of Homestead, on the above date and time, regarding the violation(s) cited. Failure to appear will result in action being taken in your absence.

2. If you have any questions regarding the violation(s) cited or have fully complied with the violation(s) cited, you may request an inspection by the Code Compliance Officer prior to the time specified for correction by calling Code Compliance at (305) 224 -5580. If the violation is corrected and then reoccurs or if the violation is not corrected by the time specified for correction, the case may be presented to the Code Compliance Special Magistrate, even if the violation has been corrected prior to the scheduled hearing.

3. At the hearing, you have the right to testify on your behalf, bring witnesses to testify, and present evidence regarding the existence of the violation and/or your efforts to comply. An attorney may appear on your behalf, at your expense. Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Code Compliance Special Magistrate with respect to any matter considered at such meeting, he/she will need a verbatim record of the proceedings. This record includes the testimony and evidence upon which the appeal is to be based. While the City is able to provide audio recordings of hearings, transcription of the record is the responsibility of the appellant and is at the appellant's expense.

4. The Code Compliance Special Magistrate may impose fines of up to $1,000.00 per violation for each day the violation continues past the date set for compliance or up to $5,000.00 per violation, per day, if the same violation has been repeated by the same violator within the last five years. If you fail to timely pay the fine, a lien may be imposed on your personal and real property and may subsequently be foreclosed or otherwise enforced. There is also assessed thereon, interest at the rate of twelve percent (12%) per year and other costs and fees as provided by law.

5. In accordance with the Americans with Disabilities Act, persons needing special accommodation to participate in the proceeding should contact the Code Compliance Department no later than five (7) days prior to the proceeding at (305) 224-4460.

6. Pursuant to Chapter 7 of the City Code of the City of Homestead, if the City of Homestead prevails in prosecuting a case before the Code Enforcement Special Magistrate, the City shall be entitled to recover all reasonable costs and expenses incurred in prosecuting the case before the Code Enforcement Special Magistrate.

Posted at: 831 NE 8TH ST, HOMESTEAD, FL 33030 Date: 10/29/2026

Sent Certified Mail # _____ Date: _____

AFFIDAVIT OF SERVICE

City Of Homestead
Petitioner,
Vs.
HOMESTEAD SUPERMARKET INC
Respondent.

CASE NO:**CC-26-02831-NOV**

STA

BEFORE ME, the undersigned authority, personally appeared Lilian Valencia, Code Compliance Officer for the City of Homestead, Florida who, after being duly sworn, deposes and says:

1. I am a Code Compliance Officer employed by the City of Homestead, Florida.

2. On Thursday, October 29, 2026, I mailed a copy of the attached Notice of Violation/Uniform Civil Violation Citation/Notice of Hearing ("Notice") via certified mail , to HOMESTEAD SUPERMARKET INC 831 NE 8TH ST, HOMESTEAD, FL 33030. A copy of the Notice is attached as Exhibit "A".

3. On Thursday, October 29, 2026,I posted a copy of the attached Notice at the property where the violation is alleged to have occurred, which is located at 831 NE 8TH ST, HOMESTEAD, FL 33030.

FURTHER AFFIANT SAYETH NOT:
DATE THIS 10/29/2026

Code Compliance Officer

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

9589 0710 5270 3431 9149 98

The foregoing instrument was sworn to and subsc1ibed before me by means of physical presence, thisThursday, October 29, 2026, by Lilian Valencia who is known by me.

NOTARY PUBLIC, STATE OF FLORIDA
Jennifer Baltodano
Comm.: HH 737175
Expires: Nov. 2, 2029
Notary Public - State of Florida

(Print, Type or Stamp Commissioned Name of Notary Public)

AFFIDAVIT OF SERVICE

City Of Homestead
Petitioner,
Vs.
HOMESTEAD SUPERMARKET INC
Respondent.

CASE NO:**CC-26-02831-NOV**

NOV

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Code Compliance Officer

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

9589 0710 5270 3431 5435 01

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NOTARY PUBLIC, STATE OF FLORIDA
Jennifer Baltodano
Comm.: HH 737175
Expires: Nov. 2, 2029
Notary Public - State of Florida

(Print, Type or Stamp Commissioned Name of Notary Public)

Sep 25, 2026 at 3:24:50 PM
OFFICER VALENCIA

IMPORTANT NOTICE

City Of Homestead
100 Civic Court
Homestead, FL 33030

Case Number: CC-26-02831-NOV
Case Type: Notice of Violation
Date Case Established: 09/25/2026
Compliance Deadline: 10/26/2026

Owner: HOMESTEAD SUPERMARKET INC

9589 0710 5270 3431 5434 95

Mailing Address

HOMESTEAD SUPERMARKET INC
831 NE 8TH ST
HOMESTEAD, FL 33030

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Compliance Date: 10/26/2026

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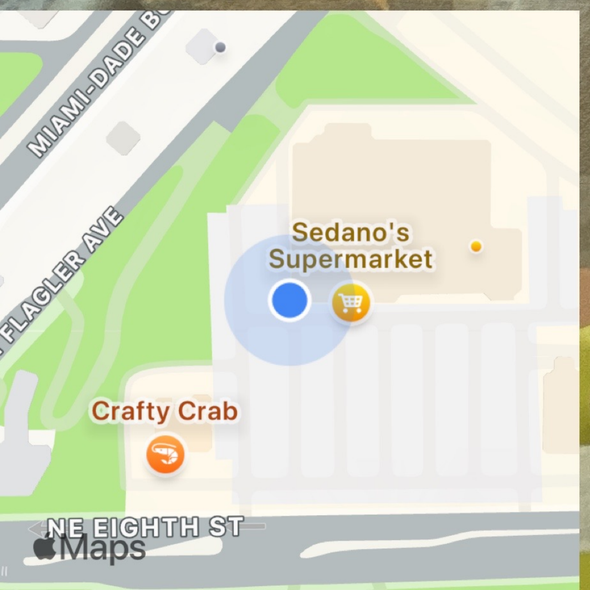
Sincerely,

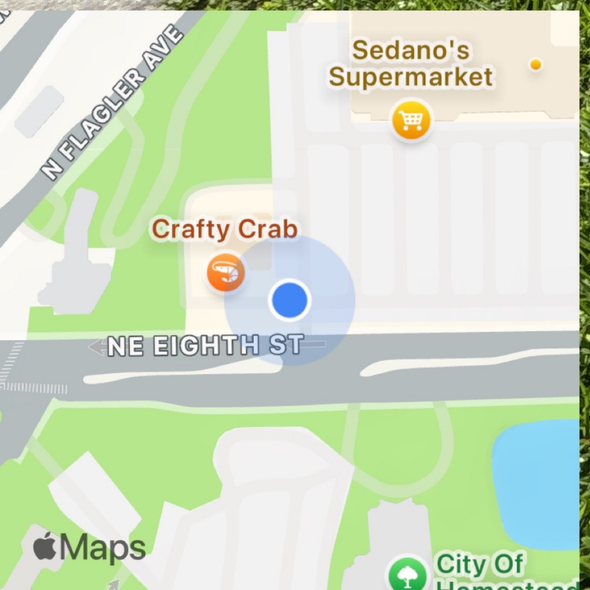
Jose Perez, EMPA, CFM, CEP
Director of Code Compliance

Lilian Valencia
CODE COMPLIANCE OFFICER

Printed: 09/25/2026



Sep 25, 2026 at 3:23:31 PM
OFFICER VALENCIA



FLORIDA
1913
CITY OF
HOMESTEAD

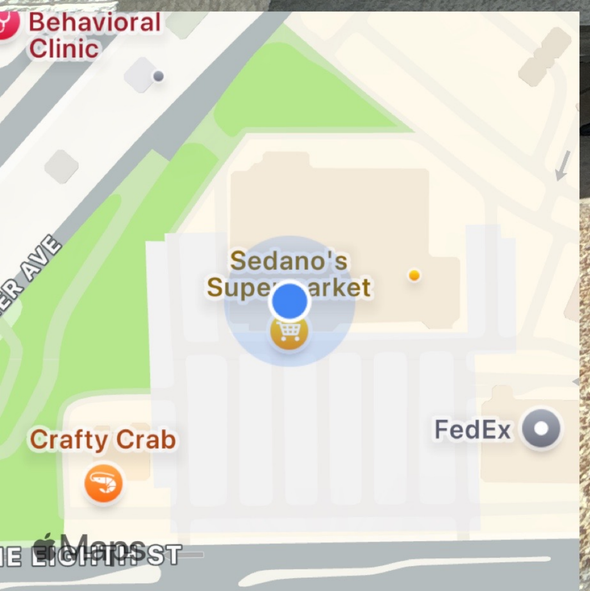
Sedano's

Sep 25, 2026 at 3:25:05 PM
OFFICER VALENCIA

Welcome
Bienvenido

831

IT IS UNLAWFUL FOR ANY PERSON TO CONSUME, POSSESS, IN AN OPEN CONTAINER, ANY ALCOHOLIC BEVERAGE WITHIN 100 FEET OF ANY PART OF THIS AREA. VIOLATORS ARE SUBJECT TO ARREST AND PROSECUTION.



FLORIDA
1913
CITY OF
HOMESTEAD

Outlook

Re: Request for Landscape Plan Compliance Review

From Genaro Morillo <gmorillo@homesteadfl.gov>
Date Fri 9/25/2026 3:01 PM
To Lillian Valencia <lvalencia@homesteadfl.gov>
Cc Jose Perez <japerez@homesteadfl.gov>

Thank you

Best,

Genaro Morillo, CFM
Code Compliance Manager
City of Homestead

Phone (305) 224-5570 **Mobile** (645) 217-3424
Website homesteadfl.gov
Email gmorillo@homesteadfl.gov
Address 653 SW 4th St, Homestead, FL 33030



From: Lillian Valencia <lvalencia@homesteadfl.gov>
Sent: Friday, 25 September 2026 15:00:44
To: Genaro Morillo <gmorillo@homesteadfl.gov>
Cc: Jose Perez <japerez@homesteadfl.gov>
Subject: Re: Request for Landscape Plan Compliance Review

Good afternoon, Genaro,

The following properties were cited under Code Section 29-13(C) for failure to properly maintain the landscaping in accordance with the approved site plan. All cases have a compliance date of 10/26/2026:

- 831 NE 8th St. – CC-26-02831-NOV
- 861 NE 8th St. – CC-26-02832-NOV
- 801 NE 8th St. – CC-26-02833-NOV

Best,

Lilian Valencia
Code Compliance Officer II
City of Homestead

Phone (305) 224-5572 **Mobile** (305) 609-2219
Website homesteadfl.gov
Email lvalencia@homesteadfl.gov
Address 653 SW 4th St, Homestead, FL 33030



From: Genaro Morillo <gmorillo@homesteadfl.gov>
Sent: Thursday, September 24, 2026 5:04 PM
To: Lillian Valencia <lvalencia@homesteadfl.gov>
Cc: Jose Perez <japerez@homesteadfl.gov>
Subject: Fw: Request for Landscape Plan Compliance Review

Good afternoon Lili,

This is in reference to Folio No. 10-7907-026-0084 – 831 NE 8th Street.

Based on the review from Planning and Zoning, please proceed with opening a case under Section 29-13(c) for failure to properly maintain their landscaping in accordance with the approved site plan.

Thank you.

Best,

Genaro Morillo, MPA, CFM
Code Compliance Manager
City of Homestead

Phone (305) 224-5570 **Mobile** (645) 217-3424
Website homesteadfl.gov
Email gmorillo@homesteadfl.gov
Address 653 SW 4th St, Homestead, FL 33030



From: Christopher Borges <Cborges@homesteadfl.gov> on behalf of Zoning <zoning@homesteadfl.gov>
Sent: Thursday, September 24, 2026 2:03 PM

To: Genaro Morillo <gmorillo@homesteadfl.gov>
Cc: Derrick Cook <dcook@homesteadfl.gov>; Jose Perez <japerez@homesteadfl.gov>
Subject: Re: Request for Landscape Plan Compliance Review

Good afternoon,

I have attached the approved site plan and landscape plans for Chili's, which very closely resembles what is currently there. Regarding Sedano's, I was only able to locate the site plan electronically. I will need to review the physical files to determine whether the approved landscape plans are available.

Based on the site's current condition, it appears that efforts were made at some point to maintain and replace the landscaping. However, the landscaping does not appear to have been adequately maintained in recent years.

Please let me know if you have any additional questions.

Thank you.

Christopher Borges, ASLA Associate
City Planner
City of Homestead Development Services

☎ (305) 224-4512
homesteadfl.gov/
cborges@homesteadfl.gov
100 Civic Court, Homestead, FL 33030

HOMESTEAD PROUDLY CELEBRATES THE 250TH ANNIVERSARY OF AMERICA
THE FUTURE LIVES HERE

From: Christopher Borges <Cborges@homesteadfl.gov>
Sent: Wednesday, September 23, 2026 4:13 PM
To: Cecilia Cruz <CCruz@homesteadfl.gov>
Cc: Zoning <zoning@homesteadfl.gov>
Subject: Re: Request for Landscape Plan Compliance Review

Hi Cecilia

Can you please help me with trying to obtain the microfilm for both of these properties. I would need to take a look at the permitted site plan and landscape plans. I was trying to find them myself on Laserfiche

but I could not find much.

- Folio No. 10-7907-026-0084 – 831 NE 8th Street
- Folio No. 10-7917-002-0010 – 2220 NE 8th Street

Please let me know if you need more information.

Thank you

Christopher Borges, ASLA Associate
City Planner
City of Homestead Development Services

(305) 224-4512
homesteadfl.gov/
cborges@homesteadfl.gov
100 Civic Court, Homestead, FL 33030

HOMESTEAD PROUDLY CELEBRATES THE 250TH ANNIVERSARY OF AMERICA
THE FUTURE LIVES HERE

From: Genaro Morillo <gmorillo@homesteadfl.gov>
Sent: Wednesday, September 23, 2026 3:49 PM
To: Christopher Borges <Cborges@homesteadfl.gov>
Cc: Derrick Cook <dcook@homesteadfl.gov>; Jose Perez <japerez@homesteadfl.gov>
Subject: Request for Landscape Plan Compliance Review

Good afternoon,

I am requesting assistance in reviewing the following properties to determine whether the existing landscaping is consistent with the approved landscape/site plans on file:

- Folio No. 10-7907-026-0084 – 831 NE 8th Street
- Folio No. 10-7917-002-0010 – 2220 NE 8th Street

Photographs of the current site conditions are attached for reference.

Please advise whether the landscaping at these locations is in compliance with the approved plans.

Thank you

Best,

Genaro Morillo, MPA, CFM
Code Compliance Manager
City of Homestead

Phone (305) 224-5570 **Mobile** (645) 217-3424
Website homesteadfl.gov
Email gmorillo@homesteadfl.gov
Address 653 SW 4th St, Homestead, FL 33030



CERTIFIED MAIL®

CODE COMPLIANCE DEPARTMENT
653 S.W. 4th STREET
HOMESTEAD, FLORIDA 33030





9589 0710 5270 3431 5435 01

HOMESTEAD SUPERMARKET INC
C/O LAW OFFICES OF MACHADO & HERRAN P.A/R. AGENT
8500 SW 8 ST # 238
MIAMI FL 33144

CERTIFIED MAIL®

Code Compliance

653 SW 4 St
Homestead, FL 33030
www.homesteadfl.gov

9589 0710 5270 3431 9149 98

HOMESTEAD SUPERMARKET INC
C/O LAW OFFICES OF MACHADO & HERRANDA P.A
8500 SW 8 ST #338
MIAMI FL 33144