

NATIONAL TITLE AND ABSTRACT COMPANY

711 N.W. 23rd AVENUE, SUITE 101
P.O. BOX 351166
MIAMI, FLORIDA 33125
TELEPHONE: (305) 642-6220



PROPERTY INFORMATION REPORT

ORDER DATE: May 2, 2025

TDA-250203

FOLIO NO.: 30-4031-053-1100

PROPERTY ADDRESS: 8550 SW 109 AVE., UNIT 5-110
MIAMI, FL 33173

LEGAL DESCRIPTION IN MIAMI-DADE COUNTY, FLORIDA:

Unit 5-110, COURTYARDS AT KENDALL CONDO, Official Records Book 22964, Page 4809, Miami-Dade County, FL

APPLICANT: 1142521

RECORDS THROUGH: 04/22/2025

APPARENT TITLE HOLDER & ADDRESS ON DEED:
32976-1596

VIVIAN VERA
8550 SW 109 AVE #5-110
MIAMI FL 33173

VENDEE OF RECORDED CONTRACT FOR DEED

NONE

MORTGAGEE & ADDRESS OF RECORDS:

NONE

LIEN HOLDERS & ADDRESS OF RECORD:

31878-4012	32674-2698	33344-1662
31878-4911	32674-2703	34344-1765
31878-4918	32674-2709	34546-1630
31879-908	32674-2715	34615-174
32542-4716	32849-2159	34712-902
32563-1195	33221-2518	

MIAMI-DADE COUNTY REGULATORY &
ECONOMIC RESOURCE DEPT. BUILDING
SUPPORT SECTION
11805 S.W. 26 STREET, ROOM 230
MIAMI FL 33175-2474

34548-630

COURTYARDS AT KENDALL CONDOMINIUM
ASSOCIATION INC.
12350 SW 132 COURT
MIAMI FL 33186

34663-1527 (CASE NO. 2025-004220-CA-01)

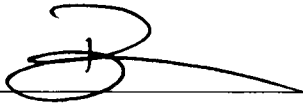
COURTYARDS AT KENDALL CONDOMINIUM
ASSOCIATION INC.
C/O BASULTO ROBBINS & ASSOCIATES, LLP
MARISOL RODRIGUEZ BASULTO, ESQ.
14160 N.W. 77TH COURT, SUITE 22
MIAMI LAKES FL 33016

LIEN HOLDERS & ADDRESS OF RECORD:
29946-1313

PORTFOLIO RECOVERY ASSOCIATES, LLC
120 CORPORATE BLVD
NORFOLK VA 23502

SEARCH BY: JS

NATIONAL TITLE AND ABSTRACT
COMPANY

A handwritten signature in black ink, consisting of a large, stylized 'S' or 'Z' shape with a horizontal line extending to the right, positioned above a horizontal line.

25-113866

Page 2

Amounts displayed are not final; please call the office for further information.

Search > Account Summary > Bill Details

Real Estate Account #30-4031-053-1100

Owner:

VIVIAN VERA

Situs:

8550 SW 109 AVE 5-110
Unincorporated County 33173-4464

Parcel details

Property Appraiser



Get bills by email

2024 Annual Bill

MIAMI-DADE OFFICE OF THE TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2024 Annual Bill	—	3000	\$3,696.77	2 items, Total due: \$6,904.66
				Add All To Cart

Tax Deed Application #250203
Date 04/14/2025
Bidder 1142521

If received by: Tax Deed (see 2022)

Please pay:

Combined taxes and assessments: \$3,506.93

Mail payments payable to:
Miami-Dade Office of the Tax Collector
200 NW 2nd Avenue, Miami, FL 33128
(In U.S. funds from a U.S. Bank)
Funds must be available for immediate withdrawal.

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
Miami-Dade School Board					
School Board Operating	5.46800	\$218,005.00	\$0.00	\$218,005.00	\$1,192.06
School Board Debt Service	0.13400	\$218,005.00	\$0.00	\$218,005.00	\$29.21
Voted School Operating	1.00000	\$218,005.00	\$0.00	\$218,005.00	\$218.01
State And Other					
Florida Inland Navigation District	0.02880	\$199,838.00	\$0.00	\$199,838.00	\$5.76
South Florida Water Management District	0.09480	\$199,838.00	\$0.00	\$199,838.00	\$18.94
Okeechobee Basin	0.10260	\$199,838.00	\$0.00	\$199,838.00	\$20.50
Everglades Construction Project	0.03270	\$199,838.00	\$0.00	\$199,838.00	\$6.53
Childrens Trust Authority	0.50000	\$199,838.00	\$0.00	\$199,838.00	\$99.92
Miami-Dade County					

County Wide Operating	4.57400	\$199,838.00	\$0.00	\$199,838.00	\$914.06
County Wide Debt Service	0.42710	\$199,838.00	\$0.00	\$199,838.00	\$85.35
Unincorporated Operating	1.90900	\$199,838.00	\$0.00	\$199,838.00	\$381.49
Library District	0.28120	\$199,838.00	\$0.00	\$199,838.00	\$56.19
Fire Rescue Operating	2.39650	\$199,838.00	\$0.00	\$199,838.00	\$478.91
Total Ad Valorem Taxes	16.94870				\$3,506.93

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
No Non-Ad Valorem Assessments.		

Parcel Details

Owner:	VIVIAN VERA	Account	30-4031-053-1100	Assessed value:	\$199,838
Situs:	8550 SW 109 AVE 5-110 Unincorporated County 33173-4464	Millage code	3000 - UNINCORPORATED DADE COUNTY	School assessed value:	\$218,005
		Millage rate	16.94870		

2024 TAX AMOUNTS		LEGAL DESCRIPTION	LOCATION	
Ad valorem:	\$3,506.93	COURTYARDS AT KENDALL CONDO	Range:	40E
Non-ad valorem:	\$0.00	UNIT 5-110 UNDIV 0.4612% INT IN	Township:	54S
Total	\$3,506.93	COMMON ELEMENTS OFF REC 22964-4809 COC 23812-2195 09 2005 1	Section:	31
Discountable:		View Less	Block:	00
Total tax:	\$3,506.93		Use code:	0407

Tax Deed Application #250203

This parcel has an applied deed application spanning 2022 and 2024.

Applicant:	Bidder number 1142521 FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411
Application date:	04/14/2025

Miami-Dade Office of the Tax Collector
200 NW 2nd Avenue, Miami, FL 33128

Prepared By and Return To:
Bridget Galtan
Express Title Services Group, Inc.
10261 SW 72 Street, Suite C101
Miami, FL 33173

Order No.: 21-15568

Property Appraiser's Parcel I.D. (folio) Number:
30-4031-053-1100

WARRANTY DEED

THIS WARRANTY DEED dated January 14, 2022, by **Yoel Rodríguez, a married man**, whose post office address is 551 57 Street, West New York, New Jersey 07093 (the "Grantor"), to **Vivian Vera, a married woman**, whose post office address is 8550 SW 109 Ave #5-110, Miami, Florida, 33173 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Miami-Dade, State of Florida, viz:

Unit 5-110 of Courtyards at Kendall Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 22964, Page(s) 4809, of the Public Records of Miami-Dade County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 551 57 Street, West New York, New Jersey 07093.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witness Signature

Julio Rodriguez
Printed Name of First Witness


Witness Signature

Shelley Rodriguez
Printed Name of Second Witness


Yoel Rodríguez

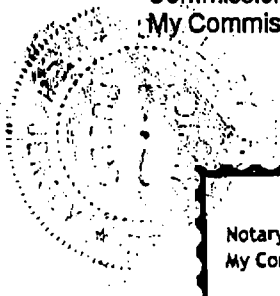
Grantor Address:
551 57 Street
West New York, NJ 07093

STATE OF NEW JERSEY

COUNTY OF Hudson

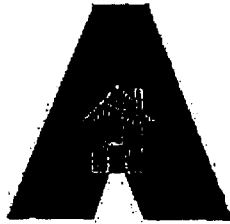
The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or _____ Online Notarization this 14 day of January, 2022 by Yoel Rodriguez, who is personally known to me or who has produced _____ (type of Identification) as identification.

Notary Public: Shelley Rodriguez
Printed Name: _____
Commission # 2412012
My Commission Expires: 9/2/2026



SHELLEY RODRIGUEZ
Notary Public - State of New Jersey
My Commission Expires Sep 2, 2026





ALLIED PROPERTY GROUP

CERTIFICATE OF APPROVAL

This is to certify that VIVIAN VERA has been approved by COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION, INC., a Florida Corporation, not for profit, as the PURCHASER(s) of the following described property in MIAMI-DADE COUNTY, FLORIDA:

8550 SW 109 AVENUE #5-110
MIAMI, FLORIDA 33173

Such approval has been given Pursuant to the provisions of the Declaration of Documents and all Exhibits attached to the Declaration of Documents and any Amendments thereto if any. The dates and times for moving are Monday thru Friday 9:00 AM to 5:00 PM. Any owner who moves in/out before 9:00 AM or after 5:00 PM and/or Saturday or Sunday will be fined \$500.00.

Dated this 6 of January, 2022

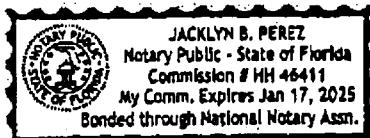
By: John Torres
Print Name: John Torres
Title: President

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

FURTHER AFFIANT SAYETH NOT.
EXECUTED this ___ day of ___, 2022

The foregoing instrument was acknowledged, sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization on this 6 day of January 2022, by John Torres ☒ who is personally known to me OR ☐ who produce a ___ as identification.

My Commission Expires:



Jacklyn B. Perez
Notary Public/ American Embassy
HH 46411
Commission/ Serial Number (if any)

Parking space (s) assigned to your unit # 258

NEW OWNERS MUST PROVIDE ALLIED PROPERTY GROUP WITH A COPY OF THE WARRANTY DEED OR SETTLEMENT STATEMENT. FAILURE TO DO SO WILL PREVENT MANAGEMENT FROM UPDATING THEIR ACCOUNT WITH THE ASSOCIATION. WHICH CAN LEAD TO PAST DUE MAINTENANCE FEES, LATE FEES AND EVEN LEGAL ACTIONS. PER FLORIDA STATUTE IT IS THE NEW OWNER'S RESPONSIBILITY TO ENSURE THAT THE ASSOCIATION HAS THEIR CONTACT INFORMATION. IN ADDITION, YOUR ASSOCIATION HAVE DECALS OR REMOTES & KEYS THAT MAY NEED DISTRIBUTED TO YOU AND WILL NOT BE ABLE TO DO WITHOUT SAID DOCUMENT(S).



MIAMI-DADE COUNTY REGULATORY AND ECONOMIC
RESOURCES DEPARTMENT
Building Support Section
11805 S.W. 26 Street (Coral Way), Room 230
Miami, FL 33175-2474
Phone: (786) 315-2424
Fax: (786) 315-2548

CFN: 20200202342 BOOK 31878 PAGE 4012
DATE: 04/01/2020 02:28:20 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

COC OFFICIAL USE ONLY

COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.
C/O ALLIED PROPERTY GROUP, INC.
12350 SW 132ND COURT, SUITE 114
MIAMI, FL 33186-0000

DATE: 2/14/2020
CASE NUMBER: F2019006546

VIOLATION ADDRESS: 8550 SW 109 AVE 5

BUILDING DESCRIPTION	BUILDING OFFICIAL'S ORDER	SECURING METHOD	ENGINEER CERTIFICATION
[A] 2-STORY CBS COMMERCIAL BLDG	REPAIR OR DEMOLISH	BOARDING, SHUTTERS	REQUIRED

COC OFFICIAL USE ONLY

The above described structure(s) has/have been inspected by this department and found to be unsafe as defined in the provisions of Section 8-5 of the Code of Miami-Dade County and the Florida Building Code. The defects listed on the attached Explanation of Violations have rendered the above structure(s) to be unsafe. The specific details concerning the violations can be obtained in writing from the Building Official on request. In accordance with the provisions of Section 8-5(h) of the Code of Miami-Dade County, you are directed to correct the violations as ordered by the Building Official and further described on the attached Explanation. Unless there is compliance with the instructions in the Notice of Violation, an appeal is filed or an extension of the time to comply is requested in writing to the Building Official and granted, the Building Official will order the power to the structure(s) disconnected and order the structure(s) be vacated and secured in a manner acceptable under the Building Code. Should you fail to comply, the Building Official will hire a private contractor to demolish the structure(s) at your expense.

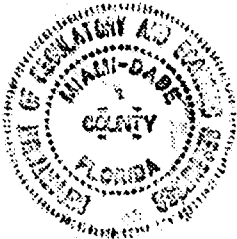
If you want to appeal the decision of the Building Official as detailed in the Notice of Violation and Explanation of Violations, such appeal shall be in writing, addressed to the Secretary of the Unsafe Structures Board, Miami-Dade Department of Regulatory and Economic Resources, Permitting and Inspection Center, Board Administration Section, 11805 SW 26 St. (Coral Way), Room 230, Miami, Florida 33175-2474. The appeal should be in the form of a statement, indicating the reason(s) for such an appeal and stating wherein you consider the Building Official to be in error. The appeal must be received by the Secretary of the Unsafe Structures Board no later than thirty (30) days from the date this Notice of Violations is posted on the property. No demolition work can be performed without first obtaining the correct permit through the Unsafe Structures Unit of the Department of Regulatory and Economic Resources.

If you want to request an extension of time to comply with this Notice of Violations, such request shall be made in writing by owner or duly authorized representative prior to the expiration of the period allowed for compliance and addressed to the Building Official, Miami-Dade County Department of Regulatory and Economic Resources, Permitting and Inspection Center, Unsafe Structures Unit, 11805 S.W. 26 Street, Miami, Florida 33175. The request must be in the form of a statement indicating the reason(s) an extension is needed. Such request must satisfy the Building Official that the extension is warranted by one or more of the circumstances stated in Section 8-5(h)(8) of the Code of Miami-Dade County and must contain a statement that the building or structure is and has at all times been in full compliance with all of the conditions of Section 8-5(h)

COC OFFICIAL USE ONLY

Under the provisions of Section 8-5(k) of the Code of Miami-Dade County, you are responsible for all of the enforcement costs, including appellate processing costs incurred by Miami-Dade County. The issuance of this Notice of Violation will result in the Department assessing applicable costs against this property which may exceed Six Hundred and Fifty Dollars (\$650.00) even though you corrected the violations prior the case being closed. Your property will also be subject to a lien for those costs, if payment is not made upon request by the Department. Pursuant to Section 8-5 (k) (4), "The enforcing agency may institute a suit to cover such expenses against any liable person or may cause such expenses to be charged against the property on which the violation occurred as a lien or as a special assessment collectible according to established procedures." A lien accruing interest at Twelve Percent (12%) per annum will be recorded against the property in the public records of Miami-Dade County if administrative costs are not paid on demand, typically when the case is closed and in compliance. Further, the County may also institute foreclosure proceedings.

Attachments: Explanation of Violations, Required Corrective Action. This instrument is filed pursuant to Section 8-5(g)(h)(7) of the Code of Miami-Dade County, and all persons having or acquiring any interest in the above described property are hereby notified of the existence of said violations, penalties and monetary fees or fines as prescribed by law.



Seal

This instrument was prepared by:
JENNIFER MALCOLM
Miami-Dade County
Regulatory & Economic Resources Dept.
11805 S.W. 26 St. Room 230
Miami, Florida 33178-2474

COC OFFICIAL USE ONLY

VIOLATION ADDRESS: 8550 SW 109 AVE 5

CASE NUMBER: F2019006546

OWNER NAME: COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.

LEGAL: COURTYARDS AT KENDALL CONDO' 31 54 40 E1/2 OF SW1/4 OF SE1/4' LESS W165FT & LESS S445.92FT & LESS N50FT & E30FT FOR RDS' AS DESC IN DEC OR 22964-4809' LOT SIZE 366130 SQ FT M/L' FAU 30-4031-000-0190'

Structure ID	Violation Description
A	9007 THE ELECTRICAL OR MECHANICAL INSTALLATIONS OR SYSTEMS CREATE A HAZARDOUS CONDITION: SEC. 8-5 (b)(2)(v) CODE OF MIAMI-DADE COUNTY AND THE FLORIDA BUILDING CODE
A	9020 FAILURE TO OBTAIN 40 YR. BUILDING RE-CERTIFICATION: SEC. 8-11 (f) CODE OF MIAMI-DADE COUNTY AND THE FLORIDA BUILDING CODE
A	8-11 (F)(IV)(1) FAILURE OF THE OWNER OF A 40 YEAR OLD BUILDING TO FURNISH REQUIRED WRITTEN REPORT TO THE BUILDING OFFICIAL
A	8-11 (F)(IV)(5) FAILURE OF THE OWNER OF A 40 YEAR OLD BUILDING TO COMPLETE REQUIRED REPAIRS OR MODIFICATIONS

COC OFFICIAL USE ONLY

REQUIRED CORRECTIVE ACTION AND COMPLIANCE PERIODS

DATE: February 14, 2020
CASE NUMBER: F2019006546

TO REPAIR OR COMPLETE THE BUILDING OR STRUCTURE

For structure(s) **A**, you must secure and maintain secure the building(s) or structure(s) at all openings, to include maintaining the premises clean and sanitary, free of debris, overgrown grass is not to exceed 36 inches, free of discoloration of graffiti by **3/5/2020**. The following securing methods are approved for securing the structure from unauthorized entry: boarding, concrete blocks, shutters, fencing or any combination thereof. The Building official has pre-approved the following securing methods: ☒ Boarding ☐ Concrete Blocks ☒ Shutters ☐ or Fencing. (See Attached prescribed methods for boarding and blocking.)

For structure(s) **A**, you must obtain a building permit through the Unsafe Structures Unit prior to commencing work on securing the structures or building and all work must be completed by the date noted above as evidenced by final inspection approval.

For structure(s) **A**, the building(s) or structure(s) shall at all times be maintained structurally sound and not in imminent of collapse and you must obtain a certified letter from a Florida registered professional engineer or architect proficient in structural design, certifying that the structures' integrity is sound. The letter must be received by the Unsafe Structures Unit by **3/25/2020**.

For structure(s) **A**, you must obtain or renew the master building permit through the Department of Regulatory and Economic Resources by **5/24/2020**. If a master building permit is not required, then all required permits must be obtained by **5/24/2020**. The building(s) or structure(s) shall be repaired or completed and brought into full compliance with the Code of Miami-Dade County and the Florida Building Code by **9/21/2020**. Completion shall be evidenced by final inspection approval. Full compliance shall be determined by the Unsafe Structures Unit.

TO DEMOLISH THE BUILDING OR STRUCTURE

For structure(s) **A**, you must obtain a demolition permit from the Department of Regulatory and Economic Resources, Unsafe Structures Unit by **3/25/2020**.

For structure(s) **A**, you must complete the demolition by **4/14/2020**, to include removal of all demolition debris from the premises as evidenced by final inspection approval having been obtained by **4/14/2020**.

Property Owners and Interested Parties Attachment

Known Property Owners and Interested Parties for Case Number: F2019006546 as of 3/18/2020

COC OFFICIAL USE ONLY

ITEM	NAME	CARE OF	ADDRESS
1	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O ALLIED PROPERTY GROUP, INC	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
2	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O FELDMAN LAW (R/A)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
3	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O JOHN TORRES (P)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
4	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O MAYRA NUNEZ (VP & S)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
5	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O RICARDO VALLE C/O ALLIED PROPERTY GROUP, INC (T)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
6	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O MARIA CARIDAD DUENAS C/O ALLIED PROPERTY GROUP, INC (T)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
7	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O ANDREA PERILLA C/O ALLIED PROPERTY GROUP, INC (T)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA



MIAMI-DADE COUNTY REGULATORY AND ECONOMIC
RESOURCES DEPARTMENT
Building Support Section
11805 S.W. 26 Street (Coral Way), Room 230
Miami, FL 33175-2474
Phone: (786) 315-2424
Fax: (786) 315-2548

CFN: 20200202708 BOOK 31878 PAGE 4911
DATE: 04/01/2020 02:57:56 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

COC OFFICIAL USE ONLY

COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.
C/O ALLIED PROPERTY GROUP, INC.
12350 SW 132ND COURT, SUITE 114
MIAMI, FL 33186-0000

DATE: 2/14/2020
CASE NUMBER: F2019006547

VIOLATION ADDRESS: 8500 SW 109 AVE 6

BUILDING DESCRIPTION	BUILDING OFFICIAL'S ORDER	SECURING METHOD	ENGINEER CERTIFICATION
[A] 2-STORY CBS COMMERCIAL BLDG	REPAIR OR DEMOLISH	BOARDING, SHUTTERS	REQUIRED

COC OFFICIAL USE ONLY

The above described structure(s) has/have been inspected by this department and found to be unsafe as defined in the provisions of Section 8-5 of the Code of Miami-Dade County and the Florida Building Code. The defects listed on the attached Explanation of Violations have rendered the above structure(s) to be unsafe. The specific details concerning the violations can be obtained in writing from the Building Official on request. In accordance with the provisions of Section 8-5(h) of the Code of Miami-Dade County, you are directed to correct the violations as ordered by the Building Official and further described on the attached Explanation. Unless there is compliance with the instructions in the Notice of Violation, an appeal is filed or an extension of the time to comply is requested in writing to the Building Official and granted, the Building Official will order the power to the structure(s) disconnected and order the structure(s) be vacated and secured in a manner acceptable under the Building Code. Should you fail to comply, the Building Official will hire a private contractor to demolish the structure(s) at your expense.

If you want to appeal the decision of the Building Official as detailed in the Notice of Violation and Explanation of Violations, such appeal shall be in writing, addressed to the Secretary of the Unsafe Structures Board, Miami-Dade Department of Regulatory and Economic Resources, Permitting and Inspection Center, Board Administration Section, 11805 SW 26 St. (Coral Way), Room 230, Miami, Florida 33175-2474. The appeal should be in the form of a statement, indicating the reason(s) for such an appeal and stating wherein you consider the Building Official to be in error. The appeal must be received by the Secretary of the Unsafe Structures Board no later than thirty (30) days from the date this Notice of Violations is posted on the property. No demolition work can be performed without first obtaining the correct permit through the Unsafe Structures Unit of the Department of Regulatory and Economic Resources.

If you want to request an extension of time to comply with this Notice of Violations, such request shall be made in writing by owner or duly authorized representative prior to the expiration of the period allowed for compliance and addressed to the Building Official, Miami-Dade County Department of Regulatory and Economic Resources, Permitting and Inspection Center, Unsafe Structures Unit, 11805 S.W. 26 Street, Miami, Florida 33175. The request must be in the form of a statement indicating the reason(s) an extension is needed. Such request must satisfy the Building Official that the extension is warranted by one or more of the circumstances stated in Section 8-5(h)(8) of the Code of Miami-Dade County and must contain a statement that the building or structure is and has at all times been in full compliance with all of the conditions of Section 8-5(h).

COC OFFICIAL USE ONLY

Under the provisions of Section 8-5(k) of the Code of Miami-Dade County, you are responsible for all of the enforcement costs, including appellate processing costs incurred by Miami-Dade County. The issuance of this Notice of Violation will result in the Department assessing applicable costs against this property which may exceed Six Hundred and Fifty Dollars (\$650.00) even though you corrected the violations prior the case being closed. Your property will also be subject to a lien for those costs, if payment is not made upon request by the Department. Pursuant to Section 8-5 (k) (4), "The enforcing agency may institute a suit to cover such expenses against any liable person or may cause such expenses to be charged against the property on which the violation occurred as a lien or as a special assessment collectible according to established procedures." A lien accruing interest at Twelve Percent (12%) per annum will be recorded against the property in the public records of Miami-Dade County if administrative costs are not paid on demand, typically when the case is closed and in compliance. Further, the County may also institute foreclosure proceedings.

Attachments: Explanation of Violations, Required Corrective Action. This instrument is filed pursuant to Section 8-5(g)(h)(7) of the Code of Miami-Dade County, and all persons having or acquiring any interest in the above described property are hereby notified of the existence of said violations, penalties and monetary fees or fines as prescribed by law.



Seal

This instrument was prepared by:
JENNIFER MALCOLM
Miami-Dade County
Regulatory & Economic Resources Dept.
1500 S.W. 26 St. Room 330
Miami, Florida 33175-2474

COC OFFICIAL USE ONLY

VIOLATION ADDRESS: 8500 SW 109 AVE 6

CASE NUMBER: F2019006547

OWNER NAME: COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.

LEGAL: COURTYARDS AT KENDALL CONDO' 31 54 40 E1/2 OF SW1/4 OF SE1/4' LESS W165FT & LESS S445.92FT & ' LESS N50FT & E30FT FOR RDS' AS DESC IN DEC OR 22964-4809' LOT SIZE 366130 SQ FT M/L' FAU 30-4031-000-0190'

Structure ID	Violation Description
A	9007 THE ELECTRICAL OR MECHANICAL INSTALLATIONS OR SYSTEMS CREATE A HAZARDOUS CONDITION: SEC. 8-5 (b)(2)(v) CODE OF MIAMI-DADE COUNTY AND THE FLORIDA BUILDING CODE
A	9020 FAILURE TO OBTAIN 40 YR. BUILDING RE-CERTIFICATION: SEC. 8-11 (f) CODE OF MIAMI-DADE COUNTY AND THE FLORIDA BUILDING CODE
A	8-11 (F)(IV)(1) FAILURE OF THE OWNER OF A 40 YEAR OLD BUILDING TO FURNISH REQUIRED WRITTEN REPORT TO THE BUILDING OFFICIAL
A	8-11 (F)(IV)(5) FAILURE OF THE OWNER OF A 40 YEAR OLD BUILDING TO COMPLETE REQUIRED REPAIRS OR MODIFICATIONS

COC OFFICIAL USE ONLY

REQUIRED CORRECTIVE ACTION AND COMPLIANCE PERIODS

DATE: February 14, 2020
CASE NUMBER: F2019006547

TO REPAIR OR COMPLETE THE BUILDING OR STRUCTURE

For structure(s) **A**, you must secure and maintain secure the building(s) or structure(s) at all openings, to include maintaining the premises clean and sanitary, free of debris, overgrown grass is not to exceed 36 inches, free of discoloration of graffiti by **3/5/2020**. The following securing methods are approved for securing the structure from unauthorized entry: boarding, concrete blocks, shutters, fencing or any combination thereof. The Building official has pre-approved the following securing methods: ☒ Boarding ☐ Concrete Blocks ☒ Shutters ☐ or Fencing. (See Attached prescribed methods for boarding and blocking.)

For structure(s) **A**, you must obtain a building permit through the Unsafe Structures Unit prior to commencing work on securing the structures or building and all work must be completed by the date noted above as evidenced by final inspection approval.

For structure(s) **A**, the building(s) or structure(s) shall at all times be maintained structurally sound and not in imminent of collapse and you must obtain a certified letter from a Florida registered professional engineer or architect proficient in structural design, certifying that the structures' integrity is sound. The letter must be received by the Unsafe Structures Unit by **3/25/2020**.

For structure(s) **A**, you must obtain or renew the master building permit through the Department of Regulatory and Economic Resources by **5/24/2020**. If a master building permit is not required, then all required permits must be obtained by **5/24/2020**. The building(s) or structure(s) shall be repaired or completed and brought into full compliance with the Code of Miami-Dade County and the Florida Building Code by **9/21/2020**. Completion shall be evidenced by final inspection approval. Full compliance shall be determined by the Unsafe Structures Unit.

TO DEMOLISH THE BUILDING OR STRUCTURE

For structure(s) **A**, you must obtain a demolition permit from the Department of Regulatory and Economic Resources, Unsafe Structures Unit by **3/25/2020**.

For structure(s) **A**, you must complete the demolition by **4/14/2020**, to include removal of all demolition debris from the premises as evidenced by final inspection approval having been obtained by **4/14/2020**.

Property Owners and Interested Parties Attachment

Known Property Owners and Interested Parties for Case Number: F2019006547 as of 3/18/2020

COC OFFICIAL USE ONLY

ITEM	NAME	CARE OF	ADDRESS
1	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O ALLIED PROPERTY GROUP, INC	12350 SW 132ND CT STE 114 MIAMI, FL 33186-0000 USA
2	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O FELDMAN LAW (R/A)	12350 SW 132ND CT STE 114 MIAMI, FL 33186-0000 USA
3	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O JOHN TORRES (P)	12350 SW 132ND CT STE 114 MIAMI, FL 33186-0000 USA
4	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O MAYRA NUNEZ (VP & S)	12350 SW 132ND CT STE 114 MIAMI, FL 33186-0000 USA
5	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O RICARDO VALLE C/O ALLIED PROPERTY GROUP, INC (T)	12350 SW 132ND CT STE 114 MIAMI, FL 33186-0000 USA
6	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O MARIA CARIDAD DUENAS C/O ALLIED PROPERTY GROUP, INC (T)	12350 SW 132ND CT STE 114 MIAMI, FL 33186-0000 USA
7	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O ANDREA PERILLA C/O ALLIED PROPERTY GROUP, INC (T)	12350 SW 132ND CT STE 114 MIAMI, FL 33186-0000 USA



MIAMI-DADE COUNTY REGULATORY AND ECONOMIC
RESOURCES DEPARTMENT
Building Support Section
11805 S.W. 26 Street (Coral Way), Room 230
Miami, FL 33175-2474
Phone: (786) 315-2424
Fax: (786) 315-2548

CFN: 20200202710 BOOK 31878 PAGE 4918
DATE: 04/01/2020 02:58:00 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

COC OFFICIAL USE ONLY

COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.
C/O ALLIED PROPERTY GROUP, INC.
12350 SW 132ND COURT, SUITE 114
MIAMI, FL 33186-0000

DATE: 2/14/2020
CASE NUMBER: F2019006545

VIOLATION ADDRESS: 8600 SW 109 AVE 4

BUILDING DESCRIPTION	BUILDING OFFICIAL'S ORDER	SECURING METHOD	ENGINEER CERTIFICATION
[A] 2-STORY CBS COMMERCIAL BLDG	REPAIR OR DEMOLISH	BOARDING, SHUTTERS	REQUIRED

COC OFFICIAL USE ONLY

The above described structure(s) has/have been inspected by this department and found to be unsafe as defined in the provisions of Section 8-5 of the Code of Miami-Dade County and the Florida Building Code. The defects listed on the attached Explanation of Violations have rendered the above structure(s) to be unsafe. The specific details concerning the violations can be obtained in writing from the Building Official on request. In accordance with the provisions of Section 8-5(h) of the Code of Miami-Dade County, you are directed to correct the violations as ordered by the Building Official and further described on the attached Explanation. Unless there is compliance with the instructions in the Notice of Violation, an appeal is filed or an extension of the time to comply is requested in writing to the Building Official and granted, the Building Official will order the power to the structure(s) disconnected and order the structure(s) be vacated and secured in a manner acceptable under the Building Code. Should you fail to comply, the Building Official will hire a private contractor to demolish the structure(s) at your expense.

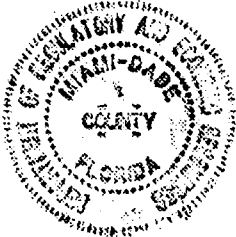
If you want to appeal the decision of the Building Official as detailed in the Notice of Violation and Explanation of Violations, such appeal shall be in writing, addressed to the Secretary of the Unsafe Structures Board, Miami-Dade Department of Regulatory and Economic Resources, Permitting and Inspection Center, Board Administration Section, 11805 SW 26 St. (Coral Way), Room 230, Miami, Florida 33175-2474. The appeal should be in the form of a statement, indicating the reason(s) for such an appeal and stating wherein you consider the Building Official to be in error. The appeal must be received by the Secretary of the Unsafe Structures Board no later than thirty (30) days from the date this Notice of Violations is posted on the property. No demolition work can be performed without first obtaining the correct permit through the Unsafe Structures Unit of the Department of Regulatory and Economic Resources.

If you want to request an extension of time to comply with this Notice of Violations, such request shall be made in writing by owner or duly authorized representative prior to the expiration of the period allowed for compliance and addressed to the Building Official, Miami-Dade County Department of Regulatory and Economic Resources, Permitting and Inspection Center, Unsafe Structures Unit, 11805 S.W. 26 Street, Miami, Florida 33175. The request must be in the form of a statement indicating the reason(s) an extension is needed. Such request must satisfy the Building Official that the extension is warranted by one or more of the circumstances stated in Section 8-5(h)(8) of the Code of Miami-Dade County and must contain a statement that the building or structure is and has at all times been in full compliance with all of the conditions of Section 8-5(h).

COC OFFICIAL USE ONLY

Under the provisions of Section 8-5(k) of the Code of Miami-Dade County, you are responsible for all of the enforcement costs, including appellate processing costs incurred by Miami-Dade County. The issuance of this Notice of Violation will result in the Department assessing applicable costs against this property which may exceed Six Hundred and Fifty Dollars (\$650.00) even though you corrected the violations prior the case being closed. Your property will also be subject to a lien for those costs, if payment is not made upon request by the Department. Pursuant to Section 8-5 (k) (4), "The enforcing agency may institute a suit to cover such expenses against any liable person or may cause such expenses to be charged against the property on which the violation occurred as a lien or as a special assessment collectible according to established procedures." A lien accruing interest at Twelve Percent (12%) per annum will be recorded against the property in the public records of Miami-Dade County if administrative costs are not paid on demand, typically when the case is closed and in compliance. Further, the County may also institute foreclosure proceedings.

Attachments: Explanation of Violations, Required Corrective Action. This instrument is filed pursuant to Section 8-5(g)(h)(7) of the Code of Miami-Dade County, and all persons having or acquiring any interest in the above described property are hereby notified of the existence of said violations, penalties and monetary fees or fines as prescribed by law.



Seal

This instrument was prepared by:
JENNIFER MALCOLM
Miami-Dade County
Regulatory & Economic Resources Dept.
11886 S.W. 28 St. Room 238
Miami, Florida 33178-2474

COC OFFICIAL USE ONLY

VIOLATION ADDRESS: 8600 SW 109 AVE 4

CASE NUMBER: F2019006545

OWNER NAME: COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.

LEGAL: COURTYARDS AT KENDALL CONDO' 31 54 40 E1/2 OF SW1/4 OF SE1/4' LESS W165FT & LESS S445.92FT & LESS N50FT & E30FT FOR RDS' AS DESC IN DEC OR 22964-4809' LOT SIZE 366130 SQ FT M/L' FAU 30-4031-000-0190'

Structure ID	Violation Description
A	9007 THE ELECTRICAL OR MECHANICAL INSTALLATIONS OR SYSTEMS CREATE A HAZARDOUS CONDITION: SEC. 8-5 (b)(2)(v) CODE OF MIAMI-DADE COUNTY AND THE FLORIDA BUILDING CODE
A	9020 FAILURE TO OBTAIN 40 YR. BUILDING RE-CERTIFICATION: SEC. 8-11 (f) CODE OF MIAMI-DADE COUNTY AND THE FLORIDA BUILDING CODE
A	8-11 (F)(IV)(1) FAILURE OF THE OWNER OF A 40 YEAR OLD BUILDING TO FURNISH REQUIRED WRITTEN REPORT TO THE BUILDING OFFICIAL
A	8-11 (F)(IV)(5) FAILURE OF THE OWNER OF A 40 YEAR OLD BUILDING TO COMPLETE REQUIRED REPAIRS OR MODIFICATIONS

COC OFFICIAL USE ONLY

REQUIRED CORRECTIVE ACTION AND COMPLIANCE PERIODS

DATE: February 14, 2020
CASE NUMBER: F2019006545

TO REPAIR OR COMPLETE THE BUILDING OR STRUCTURE

For structure(s) **A**, you must secure and maintain secure the building(s) or structure(s) at all openings, to include maintaining the premises clean and sanitary, free of debris, overgrown grass is not to exceed 36 inches, free of discoloration of graffiti by **3/5/2020**. The following securing methods are approved for securing the structure from unauthorized entry: boarding, concrete blocks, shutters, fencing or any combination thereof. The Building official has pre-approved the following securing methods: ☒ Boarding ☐ Concrete Blocks ☒ Shutters ☐ or Fencing. (See Attached prescribed methods for boarding and blocking.)

For structure(s) **A**, you must obtain a building permit through the Unsafe Structures Unit prior to commencing work on securing the structures or building and all work must be completed by the date noted above as evidenced by final inspection approval.

For structure(s) **A**, the building(s) or structure(s) shall at all times be maintained structurally sound and not in imminent of collapse and you must obtain a certified letter from a Florida registered professional engineer or architect proficient in structural design, certifying that the structures' integrity is sound. The letter must be received by the Unsafe Structures Unit by **3/25/2020**.

For structure(s) **A**, you must obtain or renew the master building permit through the Department of Regulatory and Economic Resources by **5/24/2020**. If a master building permit is not required, then all required permits must be obtained by **5/24/2020**. The building(s) or structure(s) shall be repaired or completed and brought into full compliance with the Code of Miami-Dade County and the Florida Building Code by **9/21/2020**. Completion shall be evidenced by final inspection approval. Full compliance shall be determined by the Unsafe Structures Unit.

TO DEMOLISH THE BUILDING OR STRUCTURE

For structure(s) **A**, you must obtain a demolition permit from the Department of Regulatory and Economic Resources, Unsafe Structures Unit by **3/25/2020**.

For structure(s) **A**, you must complete the demolition by **4/14/2020**, to include removal of all demolition debris from the premises as evidenced by final inspection approval having been obtained by **4/14/2020**.

Property Owners and Interested Parties Attachment

Known Property Owners and Interested Parties for Case Number: F2019006545 as of 3/18/2020

COC OFFICIAL USE ONLY

ITEM	NAME	CARE OF	ADDRESS
1	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O ALLIED PROPERTY GROUP, INC	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
2	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O FELDMAN LAW (R/A)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
3	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O JOHN TORRES (P)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
4	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O MAYRA NUNEZ (VP & S)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
5	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O RICARDO VALLE C/O ALLIED PROPERTY GROUP, INC (T)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
6	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O MARIA CARIDAD DUENAS C/O ALLIED PROPERTY GROUP, INC (T)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
7	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O ANDREA PERILLA C/O ALLIED PROPERTY GROUP, INC (T)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA



MIAMI-DADE COUNTY REGULATORY AND ECONOMIC
RESOURCES DEPARTMENT
Building Support Section
11805 S.W. 26 Street (Coral Way), Room 230
Miami, FL 33175-2474
Phone: (786) 315-2424
Fax: (786) 315-2548

CFN: 20200203113 BOOK 31879 PAGE 908
DATE: 04/01/2020 03:53:57 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

COC OFFICIAL USE ONLY

COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.
C/O ALLIED PROPERTY GROUP, INC.
12350 SW 132ND COURT, SUITE 114
MIAMI, FL 33186-0000

DATE: 2/19/2020
CASE NUMBER: F2019006544

VIOLATION ADDRESS: 8650 SW 109 AVE 3

BUILDING DESCRIPTION	BUILDING OFFICIAL'S ORDER	SECURING METHOD	ENGINEER CERTIFICATION
[A] 1-STORY CBS COMMERCIAL BLDG	REPAIR OR DEMOLISH	BOARDING, SHUTTERS	

COC OFFICIAL USE ONLY

The above described structure(s) has/have been inspected by this department and found to be unsafe as defined in the provisions of Section 8-5 of the Code of Miami-Dade County and the Florida Building Code. The defects listed on the attached Explanation of Violations have rendered the above structure(s) to be unsafe. The specific details concerning the violations can be obtained in writing from the Building Official on request. In accordance with the provisions of Section 8-5(h) of the Code of Miami-Dade County, you are directed to correct the violations as ordered by the Building Official and further described on the attached Explanation. Unless there is compliance with the instructions in the Notice of Violation, an appeal is filed or an extension of the time to comply is requested in writing to the Building Official and granted, the Building Official will order the power to the structure(s) disconnected and order the structure(s) be vacated and secured in a manner acceptable under the Building Code. Should you fail to comply, the Building Official will hire a private contractor to demolish the structure(s) at your expense.

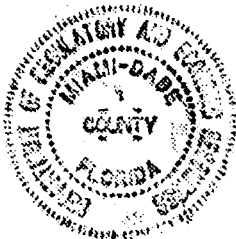
If you want to appeal the decision of the Building Official as detailed in the Notice of Violation and Explanation of Violations, such appeal shall be in writing, addressed to the Secretary of the Unsafe Structures Board, Miami-Dade Department of Regulatory and Economic Resources, Permitting and Inspection Center, Board Administration Section, 11805 SW 26 St. (Coral Way), Room 230, Miami, Florida 33175-2474. The appeal should be in the form of a statement, indicating the reason(s) for such an appeal and stating wherein you consider the Building Official to be in error. The appeal must be received by the Secretary of the Unsafe Structures Board no later than thirty (30) days from the date this Notice of Violations is posted on the property. No demolition work can be performed without first obtaining the correct permit through the Unsafe Structures Unit of the Department of Regulatory and Economic Resources.

If you want to request an extension of time to comply with this Notice of Violations, such request shall be made in writing by owner or duly authorized representative prior to the expiration of the period allowed for compliance and addressed to the Building Official, Miami-Dade County Department of Regulatory and Economic Resources, Permitting and Inspection Center, Unsafe Structures Unit, 11805 S.W. 26 Street, Miami, Florida 33175. The request must be in the form of a statement indicating the reason(s) an extension is needed. Such request must satisfy the Building Official that the extension is warranted by one or more of the circumstances stated in Section 8-5(h)(8) of the Code of Miami-Dade County and must contain a statement that the building or structure is and has at all times been in full compliance with all of the conditions of Section 8-5(h)

COC OFFICIAL USE ONLY

Under the provisions of Section 8-5(k) of the Code of Miami-Dade County, you are responsible for all of the enforcement costs, including appellate processing costs incurred by Miami-Dade County. The issuance of this Notice of Violation will result in the Department assessing applicable costs against this property which may exceed Six Hundred and Fifty Dollars (\$650.00) even though you corrected the violations prior the case being closed. Your property will also be subject to a lien for those costs, if payment is not made upon request by the Department. Pursuant to Section 8-5 (k) (4), "The enforcing agency may institute a suit to cover such expenses against any liable person or may cause such expenses to be charged against the property on which the violation occurred as a lien or as a special assessment collectible according to established procedures." A lien accruing interest at Twelve Percent (12%) per annum will be recorded against the property in the public records of Miami-Dade County if administrative costs are not paid on demand, typically when the case is closed and in compliance. Further, the County may also institute foreclosure proceedings.

Attachments: Explanation of Violations, Required Corrective Action. This instrument is filed pursuant to Section 8-5(g)(h)(7) of the Code of Miami-Dade County, and all persons having or acquiring any interest in the above described property are hereby notified of the existence of said violations, penalties and monetary fees or fines as prescribed by law.



Seal

This instrument was prepared by:
JENNIFER MALCOLM
Miami-Dade County
Regulatory & Economic Resources Dept.
11885 S.W. 28 St. Room 230
Miami, Florida 33175-2474

COC OFFICIAL USE ONLY

VIOLATION ADDRESS: 8650 SW 109 AVE 3

CASE NUMBER: F2019006544

OWNER NAME: COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.

LEGAL: COURTYARDS AT KENDALL CONDO' 31 54 40 E1/2 OF SW1/4 OF SE1/4' LESS W165FT & LESS S445.92FT &' LESS N50FT & E30FT FOR RDS' AS DESC IN DEC OR 22964-4809' LOT SIZE 366130 SQ FT M/L' FAU 30-4031-000-0190'

Structure ID	Violation Description
A	9020 FAILURE TO OBTAIN 40 YR. BUILDING RE-CERTIFICATION: SEC. 8-11 (f) CODE OF MIAMI-DADE COUNTY AND THE FLORIDA BUILDING CODE
A	8-11 (F)(IV)(1) FAILURE OF THE OWNER OF A 40 YEAR OLD BUILDING TO FURNISH REQUIRED WRITTEN REPORT TO THE BUILDING OFFICIAL
A	8-11 (F)(IV)(5) FAILURE OF THE OWNER OF A 40 YEAR OLD BUILDING TO COMPLETE REQUIRED REPAIRS OR MODIFICATIONS

COC OFFICIAL USE ONLY

REQUIRED CORRECTIVE ACTION AND COMPLIANCE PERIODS

DATE: February 18, 2020
CASE NUMBER: F2019006544

TO REPAIR OR COMPLETE THE BUILDING OR STRUCTURE

For structure(s) **A**, you must secure and maintain secure the building(s) or structure(s) at all openings, to include maintaining the premises clean and sanitary, free of debris, overgrown grass is not to exceed 36 inches, free of discoloration of graffiti by **3/10/2020**. The following securing methods are approved for securing the structure from unauthorized entry: boarding, concrete blocks, shutters, fencing or any combination thereof. The Building official has pre-approved the following securing methods: ☒ Boarding ☐ Concrete Blocks ☒ Shutters ☐ or Fencing. (See Attached prescribed methods for boarding and blocking.)

For structure(s) **A**, you must obtain a building permit through the Unsafe Structures Unit prior to commencing work on securing the structures or building and all work must be completed by the date noted above as evidenced by final inspection approval.

For structure(s) **A**, you must obtain or renew the master building permit through the Department of Regulatory and Economic Resources by **5/29/2020**. If a master building permit is not required, then all required permits must be obtained by **5/29/2020**. The building(s) or structure(s) shall be repaired or completed and brought into full compliance with the Code of Miami-Dade County and the Florida Building Code by **9/26/2020**. Completion shall be evidenced by final inspection approval. Full compliance shall be determined by the Unsafe Structures Unit.

TO DEMOLISH THE BUILDING OR STRUCTURE

For structure(s) **A**, you must obtain a demolition permit from the Department of Regulatory and Economic Resources, Unsafe Structures Unit by **3/30/2020**.

For structure(s) **A**, you must complete the demolition by **4/19/2020**, to include removal of all demolition debris from the premises as evidenced by final inspection approval having been obtained by **4/19/2020**.

Property Owners and Interested Parties Attachment

Known Property Owners and Interested Parties for Case Number: F2019006544 as of 3/18/2020

COC OFFICIAL USE ONLY

ITEM	NAME	CARE OF	ADDRESS
1	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O ALLIED PROPERTY GROUP, INC	12350 SW 132ND CT STE 114 MIAMI, FL 33186-0000 USA
2	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O FELDMAN LAW (R/A)	12350 SW 132ND CT STE 114 MIAMI, FL 33186-0000 USA
3	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O JOHN TORRES (P)	12350 SW 132ND CT STE 114 MIAMI, FL 33186-0000 USA
4	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O MAYRA NUNEZ (VP & S)	12350 SW 132ND CT STE 114 MIAMI, FL 33186-0000 USA
5	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O RICARDO VALLE C/O ALLIED PROPERTY GROUP, INC (T)	12350 SW 132ND CT STE 114 MIAMI, FL 33186-0000 USA
6	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O MARIA CARIDAD DUENAS C/O ALLIED PROPERTY GROUP, INC (T)	12350 SW 132ND CT STE 114 MIAMI, FL 33186-0000 USA
7	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O ANDREA PERILLA C/O ALLIED PROPERTY GROUP, INC (T)	12350 SW 132ND CT STE 114 MIAMI, FL 33186-0000 USA



Delivering Excellence Every Day

Department of Regulatory and Economic Resources
Herbert Saffir Permitting & Inspection Center
11805 S.W. 26 Street (Coral Way)
Miami, FL 33175-2474
UNSAFE STRUCTURES BOARD
(786) 315-2573 Fax: (786) 315-2570

CFN: 20210392151 BOOK 32542 PAGE 4716
DATE: 06/03/2021 09:46:51 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Clerk of Courts Use

Date Transmitted: May 26th, 2021

**NOTICE OF BOARD DECISION
MIAMI-DADE COUNTY UNSAFE STRUCTURES BOARD**

PLEASE NOTE: FOR FULL INFORMATION CONCERNING THE DECISION PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.
C/O ALLIED PROPERTY GROUP, INC.
12350 SW 132ND COURT, SUITE 114
MIAMI FL 33186

Re: 8650 SW 109 AVE 3

Legal Description: COURTYARDS AT KENDALL CONDO' 31 54 40 E1/2 OF SW1/4 OF SE1/4' LESS W165FT & LESS S445.92FT & LESS N50FT & E30FT FOR RDS' AS DESC IN DEC OR 22964-4809' LOT SIZE 366130 SQ FT M/L' FAU 30-4031-000-0190'

Master Case No.: DCF2019006544U

Board action on (A) 1-Story CBS COMMERCIAL BLDG, located at the above address is as follows:

At its meeting on May 19th, 2021, the Unsafe Structures Board ruled that:

This case shall be deferred to the Unsafe Structures Board meeting of Wednesday, June 16, 2021 at 01:00 P.M.

Please contact the Regulatory and Economic Resources Department, Building Support Section at (786) 315-2424, at least one day prior to the scheduled hearing date to address any case inquires or case information.

The Unsafe Structures Board is Quasi-Judicial; the decision and specified compliance date is final and binding. Any person aggrieved by a decision of the Unsafe Structures Board may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure as indicated in Chapter 8, Section 8-5 (o) of the Code of Miami-Dade County.

Respectfully,

Kathy Charles

Secretary of the Board
Unsafe Structures Board

AU

cc: Known Interested Parties: See Attachment(Exhibit A)



This instrument was prepared by
Alba Urbina
Miami Dade County
Department of Regulatory and Economic Resources
Board Administration Section
11805 SW 26 Street (Coral Way), 2nd Floor
Miami, Florida 33175

INTERESTED PARTIES: Wednesday, May 19, 2021
 COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.
 Case No.: DCF2019006544U
 Re: 8650 SW 109 AVE 3

Clerk of Courts Use

Property Owners and Interested Parties Attachment

Known Property Owners and Interested Parties for Case Number: F2019006544 as of 4/5/2021

ITEM	NAME	CARE OF	ADDRESS
1	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O ALLIED PROPERTY GROUP, INC	12350 SW 132ND CT STE 114 MIAMI, FL 33186-6458 USA
2	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O FELDMAN LAW (P/A)	9100 S DADELAND BLVD MIAMI, FL 33186-7816 USA
3	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O JOHN TORRES (PRES)	12350 SW 132ND CT STE 114 MIAMI, FL 33186-6458 USA
4	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O MAYRA NUNEZ (VP & S)	12350 SW 132ND CT STE 114 MIAMI, FL 33186-6458 USA
5	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O RICARDO VALLE C/O ALLIED PROPERTY GROUP, INC (DIR)	12350 SW 132ND CT STE 114 MIAMI, FL 33186-6458 USA
6	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O MARIA CARIDAD DUENAS C/O ALLIED PROPERTY GROUP, INC (T)	12350 SW 132ND CT STE 114 MIAMI, FL 33186-6458 USA
7	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O ALLIED PROPERTY GROUP, INC ATTN: ANDREA PERILLA (DIR)	12350 SW 132ND CT STE 114 MIAMI, FL 33186-6458 USA



MIAMI-DADE COUNTY REGULATORY AND ECONOMIC RESOURCES DEPARTMENT
Building Support Section
11805 S.W. 26 Street (Coral Way), Room 230
Miami, FL 33175-2474
Phone: (786) 315-2424
Fax: (786) 315-2548

CFN: 20210420653 BOOK 32563 PAGE 1195
E:06/14/2021 03:13:01 PM
ARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

COURTESY NOTICE OF VIOLATION

COC OFFICIAL USE ONLY

DATE: 6/7/2021

TO: COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION, INC. ALLIED PROPERTY GROUP, INC.
12350 SW 132 CT SUITE 114
MIAMI FL 33186-0000

PROPERTY LOCATION: 8650 SW 109 AVE 5-231 FOLIO: 30-4031-053-0001

LEGAL DESCRIPTION:

OWNER NAME: COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION, INC. ALLIED PROPERTY GROUP, INC.

YOU ARE HEREBY NOTIFIED that an inspection of the above premises revealed that you have violated the provisions of the Florida Building Code which have been adopted as the uniform building code for Miami-Dade County, Florida or provisions of the Code of Miami-Dade County.

Type of Violation:

☒ Building

☐ Electrical

☐ Plumbing

☐ Mechanical

Chapter: 8 Section: 8-11(a) of:

☒ Florida Building Code

☒ Code of Miami-Dade County

☐ Other Adopted Standard

Failure to maintain a bldg or structure or devices in safe condition. WATER INFILTRATION/ LEAKS IN THE CEILING INSIDE THE UNIT BATHROOM, UPSTAIRS BEDROOM AND CLOSET.

REQUIREMENTS FOR CORRECTION

Obtain required permits and mandatory inspections.

Received By: _____

Date Mailed: 6/7/2021

Date: _____

Return Receipt Number: _____

Therefore, you are hereby directed that on or before Sunday, September 5, 2021

You are to correct said VIOLATION and NOTIFY THE UNDERSIGNED BUILDING INSPECTOR that the VIOLATION has been corrected. Failure to make the correction(s) will result in one or more of the following actions: Issuance of a ticket(s) in the amount of \$500.00 or more, filing of a civil suit or criminal charges against you or initiation of an unsafe structures case requiring demolition of the structure. Also, failure to comply with this notice may result in the department withholding issuance of other permits to you, referral of this matter to the appropriate licensing board or the filing of a lien against your property in the amount of any unpaid ticketing fines. In accordance with the provisions of Section 8-17 of the Code of Miami-Dade County, you are also responsible for the reasonable costs and expenses incurred by the Building Official in enforcing the provisions of the Building Code.

In the event further clarification or assistance is required, please contact Miguel Rodon at (786) 315-2424 between the hours of 7 A.M. and 8 A.M. Except in the case of life-safety hazards, you may be granted upon request an extension of time up to 90 days to correct the violation provided your request is submitted prior to the expiration of this Notice of Violation and enforcement costs incurred by the department to date are paid in full. To request an extension, please visit our website at <https://bldgapp1.miamidade.gov/NOVExtensionWebRequest/default.aspx> or contact the Building Support Section by telephone at (786) 315-2424 for information on making the request in person.

Thank you for your cooperation in this matter.



Case Number: 20210209977

For permitting information, please visit our website at www.miamidade.gov/building

E-Mail Address: bldgdept@miamidade.gov

HomePage: <http://www.miamidade.gov/building>

MIAMI-DADE COUNTY
REGULATORY AND ECONOMIC RESOURCES DEPARTMENT

Building Inspector
Miguel Rodon

Delivering Excellence Every Day

This instrument was prepared by:
JENNIFER MALCOLM
Miami-Dade County
Regulatory & Economic Resources Dept.
11805 S.W. 26 St. Room 230
Miami, Florida 33175-2474

eRecordation



Delivering Excellence Every Day

Department of Regulatory and Economic Resources
Herbert Saffir Permitting & Inspection Center
11805 S.W. 26 Street (Coral Way)
Miami, FL 33175-2474
UNSAFE STRUCTURES BOARD
(786) 315-2573 Fax: (786) 315-2570

CFN: 20210586612 BOOK 32674 PAGE 2698
DATE: 08/11/2021 03:15:06 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Clerk of Courts Use

Date Transmitted: June 23rd, 2021

**NOTICE OF BOARD DECISION
MIAMI-DADE COUNTY UNSAFE STRUCTURES BOARD**

PLEASE NOTE: FOR FULL INFORMATION CONCERNING THE DECISION PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.
C/O ALLIED PROPERTY GROUP, INC.
12350 SW 132ND COURT, SUITE 114
MIAMI FL 33186

Re: 8500 SW 109 AVE 6

Legal Description: COURTYARDS AT KENDALL CONDO' 31 54 40 E1/2 OF SW1/4 OF SE1/4' LESS W165FT & LESS S445.92FT & LESS N50FT & E30FT FOR RDS' AS DESC IN DEC OR 22964-4809' LOT SIZE 366130 SQ FT M/L' FAU 30-4031-000-0190'

Master Case No.: DCF2019006547U

Board action on (A) 2-Story CBS COMMERCIAL BLDG, located at the above address is as follows:

At its meeting on June 16th, 2021, the Unsafe Structures Board ruled that:

A 40-year recertification report in the format required by the Department of Regulatory and Economic Resources prepared by a Florida registered professional engineer or architect must be submitted to the Miami-Dade Department of Regulatory and Economic Resources Unsafe Structure Section within thirty (30) days from today's date certifying each building or structure(s) is structurally and electrically safe for the specific use for continued occupancy. Any repairs required by the Building official as a prerequisite for the 40 year recertification of the structure (A) shall be subject to the following:

An application for building and/or electrical permit must be submitted to the municipality. The Department's Unsafe Structures Unit Section must first review the application for permit. The application for permit must include, as part of the permit documents copies of engineer's or architect's 40 year recertification report. The permit must be obtained within one hundred twenty (120) days from today's date and the required repairs must be completed inclusive of all final inspection approval on the permit within one hundred eighty (180) days from today's date. Upon completion of all required repairs, a revised engineer's or architect's 40-year recertification report shall be submitted to the Department of Regulatory and Economic Resources indicating that the structure(s), as repaired, can be recertified. If any of the above conditions are not complied with, said structure(s) shall be demolished by the enforcing municipality as soon as possible.

Except as otherwise specified above, the timeframes to comply will commence from the date of the Hearing at which the Unsafe Structure Board issued this Order. Please also note that all time frames mentioned are in calendar days.

Miami-Dade County Department of Regulatory and Economic Resources Unsafe Structure Case Number = F2019006547

June 23rd, 2021
 COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.
 Case No.: DCF2019006547U
 Re: 8500 SW 109 AVE 6

Clerk of Courts Use

In accordance with Section 8-5(n) of the Code of Miami-Dade County, any owner or authorized representative may seek an extension of the timeframes set forth in an Order of the Unsafe Structures Board. Such request for a hearing to seek an extension must be in writing, directed to the Secretary of the Unsafe Structures Board. The written request for extension must be received by the Secretary of the Board prior to the deadline specified in the order. For example, in the event the Board Order states that a permit must be obtained within a specified period, the request for extension of the deadline to obtain the permit must be received prior to the expiration of that specified period. If the same order provides a deadline for completion of the structure(s), the request for the extension for the deadline of completion must be received prior to the deadline for completion, provide that the applicant has complied with the permit deadline. In no event may the Board grant more than one extension of time for each initial order.

To obtain an extension, the owner or applicant must demonstrate to the reasonable satisfaction of the Board that the structure(s) that is the subject of the Order is secure at the time the extension is sought and that the owner or applicant has made a good faith attempt to comply with the Order which has been impeded by changed circumstances or other circumstances outside of the owner or applicant's control. As a further condition of the extension, the owner or applicant must submit in writing, together with the petition for an extension, a written timetable for compliance for compliance with the substantive provisions of the Order and for completion of all necessary repairs. The Board will limit its consideration of the petition to deciding whether the grounds for an extension have been satisfied.

The Board also ruled through this Board decision that, if compliance is not obtained within the time stipulated above then, the Building Official is further instructed to proceed as provided in Chapter 8, Section 8-5 of the Code of Miami-Dade County. There will be no further notices or communication from the Unsafe Structures Board regarding this case. This document may be recorded by the Building Official with the Clerk of the Circuit Court. This recording will constitute constructive notice to all concerned, as well as any subsequent purchasers that a decision has been rendered by the Unsafe Structures Board on the above referenced property.

Repair or demolition permits, for property located at the above address must be obtained from Department of Regulatory and Economic Resources, UNSAFE STRUCTURES UNIT, 11805 S.W. 26 Street, Miami, FL 33175. (786) 315-2424 Option 3. Please call this Department before coming in for a permit or for further information on this matter.

The Unsafe Structures Board is Quasi-Judicial; the decision and specified compliance date is final and binding. Any person aggrieved by a decision of the Unsafe Structures Board may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure as indicated in Chapter 8, Section 8-5 (o) of the Code of Miami-Dade County.

Respectfully,

Kathy Charles

Secretary of the Board
 Unsafe Structures Board

AU

cc: Known Interested Parties: See Attachment(Exhibit A)



This instrument was prepared by
 Alba Urbina
 Miami Dade County
 Department of Regulatory and Economic Resources
 Board Administration Section
 11805 SW 26 Street (Coral Way), 2nd Floor
 Miami, Florida 33175

INTERESTED PARTIES: Wednesday, June 16, 2021
 COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.
 Case No.: DCF2019006547U
 Re: 8500 SW 109 AVE 6

Clerk of Courts Use

Property Owners and Interested Parties Attachment

Known Property Owners and Interested Parties for Case Number: F2019006547 as of 4/26/2021

ITEM	NAME	CARE OF	ADDRESS
1	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O ALLIED PROPERTY GROUP, INC	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
2	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O FELDMAN LAW (R/A)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
3	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O JOHN TORRES (P)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
4	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O MAYRA NUNEZ (VP & S)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
5	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O RICARDO VALLE C/O ALLIED PROPERTY GROUP, INC (T)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
6	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O MARIA CARIDAD DUENAS C/O ALLIED PROPERTY GROUP, INC (T)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
7	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O ANDREA PERILLA C/O ALLIED PROPERTY GROUP, INC (T)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA



Delivering Excellence Every Day

Department of Regulatory and Economic Resources
Herbert Saffir Permitting & Inspection Center
11805 S.W. 26 Street (Coral Way)
Miami, FL 33175-2474
UNSAFE STRUCTURES BOARD
(786) 315-2573 Fax: (786) 315-2570

CFN: 20210586615 BOOK 32674 PAGE 2703
DATE: 08/11/2021 03:15:32 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Clerk of Courts Use

Date Transmitted: June 23rd, 2021

**NOTICE OF BOARD DECISION
MIAMI-DADE COUNTY UNSAFE STRUCTURES BOARD**

PLEASE NOTE: FOR FULL INFORMATION CONCERNING THE DECISION PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.
C/O ALLIED PROPERTY GROUP, INC.
12350 SW 132ND COURT, SUITE 114
MIAMI FL 33186

Re: **8600 SW 109 AVE 4**

Legal Description: COURTYARDS AT KENDALL CONDO' 31 54 40 E1/2 OF SW1/4 OF SE1/4' LESS W165FT & LESS S445.92FT & LESS N50FT & E30FT FOR RDS' AS DESC IN DEC OR 22964-4809' LOT SIZE 366130 SQ FT M/L' FAU 30-4031-000-0190'

Master Case No.: DCF2019006545U

Board action on (A) 2-Story CBS COMMERCIAL BLDG, located at the above address is as follows:

At its meeting on June 16th, 2021, the Unsafe Structures Board ruled that:

A 40-year recertification report in the format required by the Department of Regulatory and Economic Resources prepared by a Florida registered professional engineer or architect must be submitted to the Miami-Dade Department of Regulatory and Economic Resources Unsafe Structure Section within thirty (30) days from today's date certifying each building or structure(s) is structurally and electrically safe for the specific use for continued occupancy. Any repairs required by the Building official as a prerequisite for the 40 year recertification of the structure (A) shall be subject to the following:

An application for building and/or electrical permit must be submitted to the municipality. The Department's Unsafe Structures Unit Section must first review the application for permit. The application for permit must include, as part of the permit documents copies of engineer's or architect's 40 year recertification report. The permit must be obtained within one hundred twenty (120) days from today's date and the required repairs must be completed inclusive of all final inspection approval on the permit within one hundred eighty (180) days from today's date. Upon completion of all required repairs, a revised engineer's or architect's 40-year recertification report shall be submitted to the Department of Regulatory and Economic Resources indicating that the structure(s), as repaired, can be recertified. If any of the above conditions are not complied with, said structure(s) shall be demolished by the enforcing municipality as soon as possible.

Except as otherwise specified above, the timeframes to comply will commence from the date of the Hearing at which the Unsafe Structure Board issued this Order. Please also note that all time frames mentioned are in calendar days.

Miami-Dade County Department of Regulatory and Economic Resources Unsafe Structure Case Number = F2019006545

June 23rd, 2021
 COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.
 Case No.: DCF2019006545U
 Re: 8600 SW 109 AVE 4

Clerk of Courts Use

In accordance with Section 8-5(n) of the Code of Miami-Dade County, any owner or authorized representative may seek an extension of the timeframes set forth in an Order of the Unsafe Structures Board. Such request for a hearing to seek an extension must be in writing, directed to the Secretary of the Unsafe Structures Board. The written request for extension must be received by the Secretary of the Board prior to the deadline specified in the order. For example, in the event the Board Order states that a permit must be obtained within a specified period, the request for extension of the deadline to obtain the permit must be received prior to the expiration of that specified period. If the same order provides a deadline for completion of the structure(s), the request for the extension for the deadline of completion must be received prior to the deadline for completion, provide that the applicant has complied with the permit deadline. In no event may the Board grant more than one extension of time for each initial order.

To obtain an extension, the owner or applicant must demonstrate to the reasonable satisfaction of the Board that the structure(s) that is the subject of the Order is secure at the time the extension is sought and that the owner or applicant has made a good faith attempt to comply with the Order which has been impeded by changed circumstances or other circumstances outside of the owner or applicant's control. As a further condition of the extension, the owner or applicant must submit in writing, together with the petition for an extension, a written timetable for compliance for compliance with the substantive provisions of the Order and for completion of all necessary repairs. The Board will limit its consideration of the petition to deciding whether the grounds for an extension have been satisfied.

The Board also ruled through this Board decision that, if compliance is not obtained within the time stipulated above then, the Building Official is further instructed to proceed as provided in Chapter 8, Section 8-5 of the Code of Miami-Dade County. There will be no further notices or communication from the Unsafe Structures Board regarding this case. This document may be recorded by the Building Official with the Clerk of the Circuit Court. This recording will constitute constructive notice to all concerned, as well as any subsequent purchasers that a decision has been rendered by the Unsafe Structures Board on the above referenced property.

Repair or demolition permits, for property located at the above address must be obtained from Department of Regulatory and Economic Resources, UNSAFE STRUCTURES UNIT, 11805 S.W. 26 Street, Miami, FL. 33175. (786) 315-2424 Option 3. Please call this Department before coming in for a permit or for further information on this matter.

The Unsafe Structures Board is Quasi-Judicial; the decision and specified compliance date is final and binding. Any person aggrieved by a decision of the Unsafe Structures Board may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure as indicated in Chapter 8, Section 8-5 (o) of the Code of Miami-Dade County.

Respectfully,

Kathy Charles

Secretary of the Board
 Unsafe Structures Board

AU

cc: Known Interested Parties: See Attachment(Exhibit A)



This instrument was prepared by
 Alba Urbina
 Miami Dade County
 Department of Regulatory and Economic Resources
 Board Administration Section
 11805 SW 26 Street (Coral Way), 2nd Floor
 Miami, Florida 33175

INTERESTED PARTIES: Wednesday, June 16, 2021
 COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.
 Case No.: DCF2019006545U
 Re: 8600 SW 109 AVE 4

Clerk of Courts Use

Property Owners and Interested Parties Attachment

Known Property Owners and Interested Parties for Case Number: F2019006545 as of 4/26/2021

ITEM	NAME	CARE OF	ADDRESS
1	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O ALLIED PROPERTY GROUP, INC	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
2	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O FELDMAN LAW (R/A)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
3	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O JOHN TORRES (P)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
4	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O MAYRA NUNEZ (VP & S)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
5	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O RICARDO VALLE C/O ALLIED PROPERTY GROUP, INC (T)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
6	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O MARIA CARIDAD DUENAS C/O ALLIED PROPERTY GROUP, INC (T)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
7	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O ANDREA PERILLA C/O ALLIED PROPERTY GROUP, INC (T)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA



Delivering Excellence Every Day

Department of Regulatory and Economic Resources
Herbert Saffir Permitting & Inspection Center
11805 S.W. 26 Street (Coral Way)
Miami, FL 33175-2474
UNSAFE STRUCTURES BOARD
(786) 315-2573 Fax: (786) 315-2570

CFN: 20210586617 BOOK 32674 PAGE 2709
DATE: 08/11/2021 03:15:46 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Clerk of Courts Use

Date Transmitted: June 23rd, 2021

**NOTICE OF BOARD DECISION
MIAMI-DADE COUNTY UNSAFE STRUCTURES BOARD**

PLEASE NOTE: FOR FULL INFORMATION CONCERNING THE DECISION PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.
C/O ALLIED PROPERTY GROUP, INC.
12350 SW 132ND COURT, SUITE 114
MIAMI FL 33186

Re: 8650 SW 109 AVE 3

Legal Description: COURTYARDS AT KENDALL CONDO' 31 54 40 E1/2 OF SW1/4 OF SE1/4' LESS W165FT & LESS S445.92FT & LESS N50FT & E30FT FOR RDS' AS DESC IN DEC OR 22964-4809' LOT SIZE 366130 SQ FT M/L' FAU 30-4031-000-0190'

Master Case No.: DCF2019006544U

Board action on (A) 1-Story CBS COMMERCIAL BLDG, located at the above address is as follows:

At its meeting on June 16th, 2021, the Unsafe Structures Board ruled that:

A 40-year recertification report in the format required by the Department of Regulatory and Economic Resources prepared by a Florida registered professional engineer or architect must be submitted to the Miami-Dade Department of Regulatory and Economic Resources Unsafe Structure Section within thirty (30) days from today's date certifying each building or structure(s) is structurally and electrically safe for the specific use for continued occupancy. Any repairs required by the Building official as a prerequisite for the 40 year recertification of the structure (A) shall be subject to the following:

An application for building and/or electrical permit must be submitted to the municipality. The Department's Unsafe Structures Unit Section must first review the application for permit. The application for permit must include, as part of the permit documents copies of engineer's or architect's 40 year recertification report. The permit must be obtained within one hundred twenty (120) days from today's date and the required repairs must be completed inclusive of all final inspection approval on the permit within one hundred eighty (180) days from today's date. Upon completion of all required repairs, a revised engineer's or architect's 40-year recertification report shall be submitted to the Department of Regulatory and Economic Resources indicating that the structure(s), as repaired, can be recertified. If any of the above conditions are not complied with, said structure(s) shall be demolished by the enforcing municipality as soon as possible.

Except as otherwise specified above, the timeframes to comply will commence from the date of the Hearing at which the Unsafe Structure Board issued this Order. Please also note that all time frames mentioned are in calendar days.

Miami-Dade County Department of Regulatory and Economic Resources Unsafe Structure Case Number = F2019006544

June 23rd, 2021
 COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.
 Case No.: DCF2019006544U
 Re: 8650 SW 109 AVE 3

Clerk of Courts Use

In accordance with Section 8-5(n) of the Code of Miami-Dade County, any owner or authorized representative may seek an extension of the timeframes set forth in an Order of the Unsafe Structures Board. Such request for a hearing to seek an extension must be in writing, directed to the Secretary of the Unsafe Structures Board. The written request for extension must be received by the Secretary of the Board prior to the deadline specified in the order. For example, in the event the Board Order states that a permit must be obtained within a specified period, the request for extension of the deadline to obtain the permit must be received prior to the expiration of that specified period. If the same order provides a deadline for completion of the structure(s), the request for the extension for the deadline of completion must be received prior to the deadline for completion, provide that the applicant has complied with the permit deadline. In no event may the Board grant more than one extension of time for each initial order.

To obtain an extension, the owner or applicant must demonstrate to the reasonable satisfaction of the Board that the structure(s) that is the subject of the Order is secure at the time the extension is sought and that the owner or applicant has made a good faith attempt to comply with the Order which has been impeded by changed circumstances or other circumstances outside of the owner or applicant's control. As a further condition of the extension, the owner or applicant must submit in writing, together with the petition for an extension, a written timetable for compliance with the substantive provisions of the Order and for completion of all necessary repairs. The Board will limit its consideration of the petition to deciding whether the grounds for an extension have been satisfied.

The Board also ruled through this Board decision that, if compliance is not obtained within the time stipulated above then, the Building Official is further instructed to proceed as provided in Chapter 8, Section 8-5 of the Code of Miami-Dade County. There will be no further notices or communication from the Unsafe Structures Board regarding this case. This document may be recorded by the Building Official with the Clerk of the Circuit Court. This recording will constitute constructive notice to all concerned, as well as any subsequent purchasers that a decision has been rendered by the Unsafe Structures Board on the above referenced property.

Repair or demolition permits, for property located at the above address must be obtained from Department of Regulatory and Economic Resources, UNSAFE STRUCTURES UNIT, 11805 S.W. 26 Street, Miami, FL 33175, (786) 315-2424 Option 3. Please call this Department before coming in for a permit or for further information on this matter.

The Unsafe Structures Board is Quasi-Judicial; the decision and specified compliance date is final and binding. Any person aggrieved by a decision of the Unsafe Structures Board may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure as indicated in Chapter 8, Section 8-5 (o) of the Code of Miami-Dade County.

Respectfully,

Kathy Charles

Secretary of the Board
 Unsafe Structures Board

AU

cc: Known Interested Parties: See Attachment(Exhibit A)



This instrument was prepared by
 Alba Urbina
 Miami Dade County
 Department of Regulatory and Economic Resources
 Board Administration Section
 11805 SW 26 Street (Coral Way), 2nd Floor
 Miami, Florida 33175

INTERESTED PARTIES: Wednesday, June 16, 2021
 COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.
 Case No.: DCF2019006544U
 Re: 8650 SW 109 AVE 3

Clerk of Courts Use

Property Owners and Interested Parties Attachment

Known Property Owners and Interested Parties for Case Number: F2019006544 as of 5/20/2021

ITEM	NAME	CARE OF	ADDRESS
1	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O ALLIED PROPERTY GROUP, INC	12350 SW 132ND CT STE 114 MIAMI, FL 33186-6458 USA
2	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O FELDMAN LAW (R/A)	9100 S DADELAND BLVD MIAMI, FL 33186-7816 USA
3	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O JOHN TORRES (PRES)	12350 SW 132ND CT STE 114 MIAMI, FL 33186-6458 USA
4	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O MAYRA NUNEZ (VP & S)	12350 SW 132ND CT STE 114 MIAMI, FL 33186-6458 USA
5	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O RICARDO VALLE C/O ALLIED PROPERTY GROUP, INC (DIR)	12350 SW 132ND CT STE 114 MIAMI, FL 33186-6458 USA
6	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O MARIA CARIDAD DUENAS C/O ALLIED PROPERTY GROUP, INC (T)	12350 SW 132ND CT STE 114 MIAMI, FL 33186-6548 USA
7	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O ALLIED PROPERTY GROUP, INC ATTN.: ANDREA PERILLA, (DIR)	12350 SW 132ND CT STE 114 MIAMI, FL 33186-6458 USA
8	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O ALLIED PROPERTY GROUP, INC ATTN.: JACKIE PEREZ	12350 SW 132ND CT 114 MIAMI, FL 33186-6458 USA



Delivering Excellence Every Day

Department of Regulatory and Economic Resources
Herbert Saffir Permitting & Inspection Center
11805 S.W. 26 Street (Coral Way)
Miami, FL 33175-2474
UNSAFE STRUCTURES BOARD
(786) 315-2573 Fax: (786) 315-2570

CFN: 20210586619 BOOK 32674 PAGE 2715
DATE: 08/11/2021 03:15:55 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Clerk of Courts Use

Date Transmitted: June 23rd, 2021

**NOTICE OF BOARD DECISION
MIAMI-DADE COUNTY UNSAFE STRUCTURES BOARD**

PLEASE NOTE: FOR FULL INFORMATION CONCERNING THE DECISION PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.
C/O ALLIED PROPERTY GROUP, INC.
12350 SW 132ND COURT, SUITE 114
MIAMI FL 33186

Re: 8550 SW 109 AVE 5

Legal Description: COURTYARDS AT KENDALL CONDO' 31 54 40 E1/2 OF SW1/4 OF SE1/4' LESS W165FT & LESS S445.92FT & LESS N50FT & E30FT FOR RDS' AS DESC IN DEC OR 22964-4809' LOT SIZE 366130 SQ FT M/L' FAU 30-4031-000-0190'

Master Case No.: DCF2019006546U

Board action on (A) 2-Story CBS COMMERCIAL BLDG, located at the above address is as follows:

At its meeting on June 16th, 2021, the Unsafe Structures Board ruled that:

A 40-year recertification report in the format required by the Department of Regulatory and Economic Resources prepared by a Florida registered professional engineer or architect must be submitted to the Miami-Dade Department of Regulatory and Economic Resources Unsafe Structure Section within thirty (30) days from today's date certifying each building or structure(s) is structurally and electrically safe for the specific use for continued occupancy. Any repairs required by the Building official as a prerequisite for the 40 year recertification of the structure (A) shall be subject to the following:

An application for building and/or electrical permit must be submitted to the municipality. The Department's Unsafe Structures Unit Section must first review the application for permit. The application for permit must include, as part of the permit documents copies of engineer's or architect's 40 year recertification report. The permit must be obtained within one hundred twenty (120) days from today's date and the required repairs must be completed inclusive of all final inspection approval on the permit within one hundred eighty (180) days from today's date. Upon completion of all required repairs, a revised engineer's or architect's 40-year recertification report shall be submitted to the Department of Regulatory and Economic Resources indicating that the structure(s), as repaired, can be recertified. If any of the above conditions are not complied with, said structure(s) shall be demolished by the enforcing municipality as soon as possible.

Except as otherwise specified above, the timeframes to comply will commence from the date of the Hearing at which the Unsafe Structure Board issued this Order. Please also note that all time frames mentioned are in calendar days.

Miami-Dade County Department of Regulatory and Economic Resources Unsafe Structure Case Number = F2019006546

June 23rd, 2021
 COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.
 Case No.: DCF2019006546U
 Re: 8550 SW 109 AVE 5

Clerk of Courts Use

In accordance with Section 8-5(n) of the Code of Miami-Dade County, any owner or authorized representative may seek an extension of the timeframes set forth in an Order of the Unsafe Structures Board. Such request for a hearing to seek an extension must be in writing, directed to the Secretary of the Unsafe Structures Board. The written request for extension must be received by the Secretary of the Board prior to the deadline specified in the order. For example, in the event the Board Order states that a permit must be obtained within a specified period, the request for extension of the deadline to obtain the permit must be received prior to the expiration of that specified period. If the same order provides a deadline for completion of the structure(s), the request for the extension for the deadline of completion must be received prior to the deadline for completion, provide that the applicant has complied with the permit deadline. In no event may the Board grant more than one extension of time for each initial order.

To obtain an extension, the owner or applicant must demonstrate to the reasonable satisfaction of the Board that the structure(s) that is the subject of the Order is secure at the time the extension is sought and that the owner or applicant has made a good faith attempt to comply with the Order which has been impeded by changed circumstances or other circumstances outside of the owner or applicant's control. As a further condition of the extension, the owner or applicant must submit in writing, together with the petition for an extension, a written timetable for compliance with the substantive provisions of the Order and for completion of all necessary repairs. The Board will limit its consideration of the petition to deciding whether the grounds for an extension have been satisfied.

The Board also ruled through this Board decision that, if compliance is not obtained within the time stipulated above then, the Building Official is further instructed to proceed as provided in Chapter 8, Section 8-5 of the Code of Miami-Dade County. There will be no further notices or communication from the Unsafe Structures Board regarding this case. This document may be recorded by the Building Official with the Clerk of the Circuit Court. This recording will constitute constructive notice to all concerned, as well as any subsequent purchasers that a decision has been rendered by the Unsafe Structures Board on the above referenced property.

Repair or demolition permits, for property located at the above address must be obtained from Department of Regulatory and Economic Resources, UNSAFE STRUCTURES UNIT, 11805 S.W. 26 Street, Miami, FL 33175. (786) 315-2424 Option 3. Please call this Department before coming in for a permit or for further information on this matter.

The Unsafe Structures Board is Quasi-Judicial; the decision and specified compliance date is final and binding. Any person aggrieved by a decision of the Unsafe Structures Board may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure as indicated in Chapter 8, Section 8-5 (o) of the Code of Miami-Dade County.

Respectfully,

Kathy Charles

Secretary of the Board
 Unsafe Structures Board

AU

cc: Known Interested Parties: See Attachment(Exhibit A)



This instrument was prepared by
 Alba Urbina
 Miami Dade County
 Department of Regulatory and Economic Resources
 Board Administration Section
 11805 SW 26 Street (Coral Way), 2nd Floor
 Miami, Florida 33175

INTERESTED PARTIES: Wednesday, June 16, 2021
 COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.
 Case No.: DCF2019006546U
 Re: 8550 SW 109 AVE 5

Clerk of Courts Use

Property Owners and Interested Parties Attachment

Known Property Owners and Interested Parties for Case Number: F2019006546 as of 4/26/2021

ITEM	NAME	CARE OF	ADDRESS
1	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O ALLIED PROPERTY GROUP, INC	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
2	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O FELDMAN LAW (R/A)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
3	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O JOHN TORRES (P)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
4	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O MAYRA NUNEZ (VP & S)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
5	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O RICARDO VALLE C/O ALLIED PROPERTY GROUP, INC (T)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
6	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O MARIA CARIDAD DUENAS C/O ALLIED PROPERTY GROUP, INC (T)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA
7	COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.	C/O ANDREA PERILLA C/O ALLIED PROPERTY GROUP, INC (T)	12350 SW 132ND CT STE 114 MIAMI , FL 33186-0000 USA



MIAMI-DADE COUNTY REGULATORY AND ECONOMIC RESOURCES DEPARTMENT
Building Support Section
11805 S.W. 26 Street (Coral Way), Room 230
Miami, FL 33175-2474
Phone: (786) 315-2424
Fax: (786) 315-2548

CFN: 20210854500 BOOK 32849 PAGE 2159
DATE: 11/15/2021 03:36:19 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

COURTESY NOTICE OF VIOLATION

COC OFFICIAL USE ONLY

DATE: 11/5/2021

TO: COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC. C/O ALLIED PROPERTY GROUP, INC.
12350 SW 132ND COURT, SUITE 114
MIAMI FL 33186-0000

PROPERTY LOCATION: 8650 SW 109 AVE FOLIO: 30-4031-063-0001
LEGAL DESCRIPTION: COURTYARDS AT KENDALL CONDO 31 54 40 E1/2 OF SW1/4 OF SE1/4 LESS W165FT & LESS S445.92FT & LESS
N50FT & E30FT FOR RDS AS DESC IN DEC OR 22964-4808 LOT SIZE 366130 SQ FT ML FAU 30-4031-000-0190
OWNER NAME: COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC. C/O ALLIED PROPERTY GROUP, INC.

YOU ARE HEREBY NOTIFIED that an inspection of the above premises revealed that you have violated the provisions of the Florida Building Code which have been adopted as the uniform building code for Miami-Dade County, Florida or provisions of the Code of Miami-Dade County.

Type of Violation: ☒ Building ☐ Electrical ☐ Plumbing ☐ Mechanical
Chapter: 8 Section: 8-11(a) of: ☐ Florida Building Code ☒ Code of Miami-Dade County ☐ Other Adopted Standard

Failure to maintain a bldg or structure or devices in safe condition. Damage to the roof overhang soffit.

REQUIREMENTS FOR CORRECTION

Obtain required permits and mandatory inspections.

Received By: _____
Date: _____

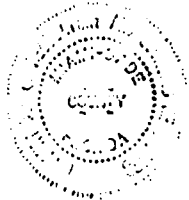
Date Mailed: 11/5/2021
Return Receipt Number:

Therefore, you are hereby directed that on or before Thursday, February 3, 2022

You are to correct said VIOLATION and NOTIFY THE UNDERSIGNED BUILDING INSPECTOR that the VIOLATION has been corrected. Failure to make the correction(s) will result in one or more of the following actions: issuance of a ticket(s) in the amount of \$500.00 or more, filing of a civil suit or criminal charges against you or initiation of an unsafe structures case requiring demolition of the structure. Also, failure to comply with this notice may result in the department withholding issuance of other permits to you, referral of this matter to the appropriate licensing board or the filing of a lien against your property in the amount of any unpaid ticketing fines. In accordance with the provisions of Section 8-17 of the Code of Miami-Dade County, you are also responsible for the reasonable costs and expenses incurred by the Building Official in enforcing the provisions of the Building Code.

In the event further clarification or assistance is required, please contact Julio Rubi at (786) 315-2364 between the hours of 7 A.M. and 8 A.M. Except in the case of life-safety hazards, you may be granted upon request an extension of time up to 90 days to correct the violation provided your request is submitted prior to the expiration of this Notice of Violation and enforcement costs incurred by the department to date are paid in full. To request an extension, please visit our website at <https://bldgapp1.miamidade.gov/NOVExtensionWebRequest/default.aspx> or contact the Building Support Section by telephone at (786) 315-2424 for information on making the request in person.

Thank you for your cooperation in this matter.



Case Number: 20220212713

For permitting information, please visit our website at www.miamidade.gov/building

E-Mail Address: bldgdept@miamidade.gov
Home Page: <http://www.miamidade.gov/building>

MIAMI-DADE COUNTY
REGULATORY AND ECONOMIC RESOURCES DEPARTMENT

Building Inspector
Julio Rubi

This instrument was prepared by:
JENNIFER MALCOLM
Miami-Dade County
Regulatory & Economic Resources Dept.
11805 S.W. 26 St. Room 230
Miami, Florida 33175-2474

eRecordation

BOARD OF COUNTY COMMISSIONERS MIAMI-DADE COUNTY, FLORIDA	
COUNTY CLERK DIVISION	NOTICE OF LIEN CODE ENFORCEMENT
CASE NUMBER 20210209977B	LIEN NUMBER 20210209977L
RE: COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION, INC. ALLIED PROPERTY GROUP, INC. DANIEL E GONGORA ADDRESS: 12350 SW 132 CT SUITE 114 MIAMI, FL 33186	
Prepared By: Jemene Seemungal	Department: Regulatory and Economic Resources

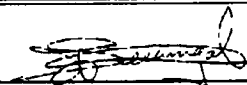
COC OFFICIAL USE ONLY

Pursuant to Section 800-7, Code of Miami-Dade County, notice is hereby given that there has been assessed against the Real or Personal property described as:

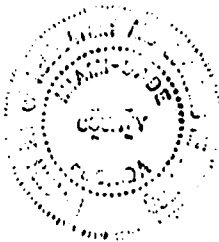
Folio # 30-4031-053-0001, 8550 SW 109 AVE 5-231, A/K/A

civil penalties and costs of an administrative hearing, if applicable, in the sum of **\$10,590.16**, for violations of the code of Miami-Dade County by the above named violator which, after demand for the payment thereof remains unpaid, and by virtue of the above mentioned law, the amount constitutes a lien in favor of Miami-Dade County upon the title to and interest in, whether legal or equitable, the property herein above described. Miami-Dade County may foreclose or otherwise execute on the lien as provided for by law.

WITNESS: The official seal of Miami-Dade County and the hand of the Deputy Clerk thereof, Miami, Florida.

HARVEY RUVIN CLERK OF COURTS	BY:  Jemene Seemungal DEPUTY CLERK	DATE: 6/2/2022
---------------------------------	---	----------------

SEAL



This instrument was prepared by:
JENNIFER MALCOLM
Miami-Dade County
Regulatory & Economic Resources Dept.
11805 S.W. 28 St. Room 228
Miami, Florida 33175-2474



This certifies that this is a true and exact copy of the original order imposing a lien.

MIAMI-DADE COUNTY, FLORIDA, CODE ENFORCEMENT
111 NW 1st Street, Suite 1750, Miami-Dade County, Florida 33128
(305)375-2333

COUNTY CLERK
DIVISION

ORDER
OF THE
CODE ENFORCEMENT
HEARING OFFICER

COC OFFICIAL USE ONLY

NAME OF VIOLATOR(S):

COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION, INC. ALLIED PROPERTY GROUP, INC. DANIEL E
GONGORA ALLIED PROPERTY GROUP, INC.

CASE NUMBER:

20210209977

CIVIL VIOLATION NUMBER:

P037515

CODE SECTION NUMBER:

8-1

REFERENCE NUMBER: 1586

MAILING ADDRESS:

8550 SW 109 AVE 5 231

KENDALL, FL 33173

VIOLATION ADDRESS:

8550 SW 109 AVE

5-231

Folio # 30-4031-053-0001

DATE OF VIOLATION:

10/19/2021

TIME:

8:00 AM

DEADLINE FOR COMPLIANCE:

11/18/2021

NAME OF INSPECTOR:

PEDRO CLEMENTE

BADGE NUMBER:

615

DEPARTMENT ISSUING VIOLATION:

REGULATORY AND ECONOMIC RESOURCES

A REVIEW OF APPLICABLE RECORDS INDICATE THAT:

- ☒ THE VIOLATION HAS NOT BEEN CORRECTED. NO APPEAL HAS BEEN FILED BY THE VIOLATOR. THE VIOLATOR HAS FAILED TO PAY THE INITIAL CIVIL PENALTY AND/OR CONTINUING CIVIL PENALTIES.

IN ACCORDANCE WITH THE ABOVE:

- A. IT IS THE DETERMINATION OF THE HEARING OFFICER THAT THE SUBJECT VIOLATION
☒ WAS ☐ WAS NOT ISSUED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 8CC OF THE CODE OF MIAMI-DADE COUNTY.
- B. BASED ON THE FOREGOING, THIS HEARING OFFICER FINDS THE VIOLATOR(S)
☒ GUILTY ☐ NOT GUILTY OF THE SUBJECT VIOLATION.
- C. IT IS HEREBY ORDERED THAT THE FOLLOWING ACTIONS BE TAKEN:
Violator(s) shall pay to the Clerk \$10,510.00 (civil penalty) and \$80.16 (administrative cost) totalling \$10,590.16

THIS CERTIFIES THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL ORDER IMPOSING A LIEN.



NOTE: If the full amount of the civil penalty incurred and administrative costs assessed remains unpaid after the execution of this order, a certified copy of said order may be recorded in the Public Records of Miami-Dade County which shall constitute a lien against the violator's property, real or personal. Miami-Dade County may foreclose on any such lien which remains unpaid after one year from the time the lien is filed.

Date Decision Rendered:
6/2/2022

Hearing Officer's Signature:

Ronald Szep

Print Name:
Ronald Szep



MIAMI-DADE COUNTY REGULATORY AND ECONOMIC RESOURCES DEPARTMENT
Building Support Section
11805 S.W. 26 Street (Coral Way), Room 230
Miami, FL 33175-2474
Phone: (786) 315-2424
Fax: (786) 315-2548

CFN: 20220654244 BOOK 33344 PAGE 1662
DATE: 08/18/2022 03:30:12 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

COURTESY NOTICE OF VIOLATION

COC OFFICIAL USE ONLY

DATE: 8/17/2022

TO: COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC., C/O ALLIED PROPERTY GROUP, INC
12350 SW 132ND COURT SUITE 114
MIAMI FL 33186-0000

PROPERTY LOCATION: 8500 SW 109 AVE FOUJO: 30-4031-053-0001

LEGAL DESCRIPTION: NOT AVAILABLE AT THIS TIME. PLEASE VERIFY THAT THE ADDRESS OR FOUJO NUMBER IS CORRECT/VALID.

OWNER NAME: COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC., C/O ALLIED PROPERTY GROUP, INC

YOU ARE HEREBY NOTIFIED that an inspection of the above premises revealed that you have violated the provisions of the Florida Building Code which have been adopted as the uniform building code for Miami-Dade County, Florida or provisions of the Code of Miami-Dade County.

Type of Violation:

☐ Building

☒ Electrical

☒ Plumbing

☐ Mechanical

Chapter: 1 Section: 105.1 of:

☒ Florida Building Code

☐ Code of Miami-Dade County

☐ Other Adopted Standard

Failure to obtain required building permit(s) prior to commencing work on: Provide approval for equipment change OR change back to originally engineered design. Observed a pump /filter/ disinfection equipment change/addition pool#13-60-01924

REQUIREMENTS FOR CORRECTION

Obtain the required permit(s) to legalize or remove work, pay applicable permit fees and penalties and call for required inspections.

Received By: _____

Date Mailed: 8/17/2022

Date: _____

Return Receipt Number: _____

Therefore, you are hereby directed that on or before Tuesday, November 15, 2022

You are to correct said VIOLATION and NOTIFY THE UNDERSIGNED BUILDING INSPECTOR that the VIOLATION has been corrected. Failure to make the correction(s) will result in one or more of the following actions: issuance of a ticket(s) in the amount of \$500.00 or more, filing of a civil suit or criminal charges against you or initiation of an unsafe structures case requiring demolition of the structure. Also, failure to comply with this notice may result in the department withholding issuance of other permits to you, referral of this matter to the appropriate licensing board or the filing of a lien against your property in the amount of any unpaid ticketing fines. In accordance with the provisions of Section 8-17 of the Code of Miami-Dade County, you are also responsible for the reasonable costs and expenses incurred by the Building Official in enforcing the provisions of the Building Code.

In the event further clarification or assistance is required, please contact Michael Martinez at (786) 315-2424 between the hours of 7 A.M. and 8 A.M. Except in the case of life-safety hazards, you may be granted upon request an extension of time up to 90 days to correct the violation provided your request is submitted prior to the expiration of this Notice of Violation and enforcement costs incurred by the department to date are paid in full. To request an extension, please visit our website at <https://bldgappl.miamidade.gov/NOVExtensionWebRequest/default.aspx> or contact the Building Support Section by telephone at (786) 315-2424 for information on making the request in person.

Thank you for your cooperation in this matter.



Case Number: 20220217302

For permitting information, please visit our website at www.miamidade.gov/building

E-Mail Address: buildingsupport@miamidade.gov

Home Page: <http://www.miamidade.gov/building>

MIAMI-DADE COUNTY
REGULATORY AND ECONOMIC RESOURCES DEPARTMENT

Building Inspector
Michael Martinez

This instrument was prepared by:
JENNIFER MALCOLM
Miami-Dade County
Regulatory & Economic Resources Dept.
11805 S.W. 26 St. Room 230
Miami, Florida 33175-2474

BOARD OF COUNTY COMMISSIONERS MIAMI-DADE COUNTY, FLORIDA	
COUNTY CLERK DIVISION	NOTICE OF LIEN CODE ENFORCEMENT
CASE NUMBER 20220217302B	LIEN NUMBER 20220217302L
RE: COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC. C/O FELDMAN LAW ADDRESS: 12350 SW 132ND COURT SUITE 114 MIAMI FL 33186	
Prepared By: Jemenee Seemungal	Department: Regulatory and Economic Resources

COC OFFICIAL USE ONLY

Pursuant to Section 8CC-7, Code of Miami-Dade County, notice is hereby given that there has been assessed against the Real or Personal property described as:

Folio # 30-4031-053-0001, 8500 SW 109 AVE , A/K/A COURTYARDS AT KENDALL CONDO 31 54 40 E1/2 OF SW1/4 OF SE1/4 LESS W165FT & LESS S445.92FT & LESS N50FT & E30FT FOR RDS AS DESC IN DEC OR 22964-4809 LOT SIZE 366130 SQ FT M/L FAU 30-4031-000-0190

civil penalties and costs of an administrative hearing, if applicable, in the sum of **\$10,080.16**, for violations of the code of Miami-Dade County by the above named violator which, after demand for the payment thereof remains unpaid, and by virtue of the above mentioned law, the amount constitutes a lien in favor of Miami-Dade County upon the title to and interest in, whether legal or equitable, the property herein above described. Miami-Dade County may foreclose or otherwise execute on the lien as provided for by law.

WITNESS: The official seal of Miami-Dade County and the hand of the Deputy Clerk thereof, Miami, Florida.

JUAN FERNANDEZ-BARQUIN CLERK OF THE COURT AND COMPTROLLER	BY:  Jemenee Seemungal DEPUTY CLERK	DATE: 7/31/2024
---	---	-----------------

SEAL



This instrument was prepared by:
JENNIFER MALCOLM
Miami-Dade County
Regulatory & Economic Resources Dept.
11805 S.W. 26 St. Room 229
Miami, Florida 33175-2674



This certifies that this is a true and exact copy of the original order imposing a lien.

MIAMI-DADE COUNTY, FLORIDA, CODE ENFORCEMENT
111 NW 1st Street, Suite 1750, Miami-Dade County, Florida 33128
(305)375-2333

COUNTY CLERK
DIVISION

ORDER
OF THE
CODE ENFORCEMENT
HEARING OFFICER

COC OFFICIAL USE ONLY

NAME OF VIOLATOR(S):
COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC. C/O FELDMAN LAW

CASE NUMBER: 20220217302
CIVIL VIOLATION NUMBER: P048380
CODE SECTION NUMBER: 8-1
REFERENCE NUMBER: 1966

MAILING ADDRESS:
12350 SW 132ND COURT
SUITE 114
MIAMI, FL 33186

VIOLATION ADDRESS:
8500 SW 109 AVE
Folio # 30-4031-053-0001

DATE OF VIOLATION:
1/6/2024

TIME:
8:00 AM

DEADLINE FOR COMPLIANCE:
2/05/2024

NAME OF INSPECTOR:
MARTINEZ, MICHAEL

BADGE NUMBER:
665

DEPARTMENT ISSUING VIOLATION:
REGULATORY AND ECONOMIC RESOURCES

A REVIEW OF APPLICABLE RECORDS INDICATE THAT:

- ☒ THE VIOLATION HAS NOT BEEN CORRECTED. NO APPEAL HAS BEEN FILED BY THE VIOLATOR. THE VIOLATOR HAS FAILED TO PAY THE INITIAL CIVIL PENALTY AND/OR CONTINUING CIVIL PENALTIES.

IN ACCORDANCE WITH THE ABOVE:

- A. IT IS THE DETERMINATION OF THE HEARING OFFICER THAT THE SUBJECT VIOLATION
☒ WAS ☐ WAS NOT ISSUED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 8CC OF THE CODE OF MIAMI-DADE COUNTY.
- B. BASED ON THE FOREGOING, THIS HEARING OFFICER FINDS THE VIOLATOR(S)
☒ GUILTY ☐ NOT GUILTY OF THE SUBJECT VIOLATION.
- C. IT IS HEREBY ORDERED THAT THE FOLLOWING ACTIONS BE TAKEN:
Violator(s) shall pay to the Clerk \$10,000.00 (civil penalty) and \$80.16 (administrative cost) totalling \$10,080.16

THIS CERTIFIES THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL ORDER IMPOSING A LIEN.



NOTE: If the full amount of the civil penalty incurred and administrative costs assessed remains unpaid after the execution of this order, a certified copy of said order may be recorded in the Public Records of Miami-Dade County which shall constitute a lien against the violator's property, real or personal. Miami-Dade County may foreclose on any such lien which remains unpaid after one year from the time the lien is filed.

Date Decision Rendered:
7/31/2024

Hearing Officer's Signature:

Ronald Szep

Print Name:
Ronald Szep

MIAMI-DADE COUNTY FLORIDA, CODE ENFORCEMENT
111 NW 1st STREET SUITE 1750, MIAMI-DADE COUNTY FLORIDA 33128
(305) 375-2333

CFN: 20240955639 BOOK 34546 PAGE 1630
DATE: 12/23/2024 10:20:48 AM
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

COUNTY CLERK
DIVISION

**ORDER
OF THE
CODE ENFORCEMENT
HEARING OFFICER**

CASE NUMBER:

VLTN-025242-2024

NAME OF VIOLATOR(S)

**COURTYARDS AT KENDALL
CONDOMINIUM ASSOCIATION INC..**

CIVIL VIOLATION: **H010647**

CODE SECTION #: **17D-3**

REFERENCE#: **4684**

MAILING ADDRESS

14160 NW 77 COURT STE 22
MIAMI LAKES, FL 33016

LOCATION OF VIOLATION IF DIFFERENT: (Folio#, Address or Legal description)
FOLIO No. 30-4031-053-0001/ 8650 SW 109 AVE

DATE OF VIOLATION:

02/02/2024

TIME:

7:30 AM

DEADLINE FOR COMPLIANCE:

04/21/2024

NAME OF INSPECTOR:

MAYNEL DE LA CRUZ

BADGE:

345E

DEPT. ISSUING VIOLATION:

REGULATORY AND ECONOMIC RESOURCES DEPARTMENT

A REVIEW OF APPLICABLE RECORDS INDICATES THAT:

THE VIOLATION HAS NOT BEEN CORRECTED. NO APPEAL HAS BEEN FILED BY
THE VIOLATOR. THE VIOLATOR HAS FAILED TO PAY THE INITIAL CIVIL
PENALTY AND/OR CONTINUING PENALTIES.

IN ACCORDANCE WITH THE ABOVE:

A. IT IS THE DETERMINATION OF THE HEARING OFFICER THAT THE SUBJECT VIOLATION

☒ WAS ... ☐ WAS NOT ... ISSUED IN ACCORDANCE WITH THE PROVISIONS OF MIAMI-
DADE COUNTY.

B. BASED ON THE FOREGOING, THIS HEARING OFFICER FINDS THE VIOLATOR(S)...

☒ GUILTY... ☐ NOT GUILTY ... OF THE SUBJECT VIOLATION

C. IT IS HEREBY ORDERED THAT THE FOLLOWING ACTIONS BE TAKEN::

Violator(s) shall pay to the Clerk, civil penalties and administrative cost totaling **\$4,385.00**



This certifies that this is a true and exact copy of the original order imposing a lien.

NOTE: If the full amount of the civil penalty incurred and administrative costs assessed remains unpaid after the execution of this order, a certified copy of said order may be recorded in the Public Records of Dade County which shall constitute a Lien against the violator's property, real or personal. Dade County may foreclose on any such lien which remains unpaid after one year from the time the lien is filed.

Date Decision Rendered:

December 17, 2024

Hearing Officer Signature:

[Handwritten Signature]

**BOARD OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

CFN: 20240955639 BOOK 34546 PAGE 1631

**COUNTY CLERK
DIVISION**

**NOTICE OF LIEN
CODE ENFORCEMENT**

**CASE NUMBER
VLTN-025268-2024**

**LIEN NUMBER
VLTN-025268-2024**

**RE: COURTYARDS AT KENDALL CONDOMINIUM
ASSOCIATION INC.
ADDRESS: 14160 NW 77 COURT STE 22
MIAMI LAKES, FL 33016**

Prepared by: CHABELI ALARCON

Department: Regulatory And Economic Resources

Pursuant to Section 8CC-7, Code Miami-Dade County, notice is hereby given that there has been assessed against the Real or Personal property described as:

LEGAL: 30-4031-053-0001/ COURTYARDS AT KENDALL CONDO 31 54 40 E1/2 OF SW1/4 OF SE1/4 LESS W165FT & LESS S445.92FT & LESS N50FT & E30FT FOR RDS AS DESC IN DEC OR 22964-4809 LOT SIZE 366130 SQ FT M/L FAU 30-4031-000-0190 MIAMI-DADE COUNTY, FLORIDA

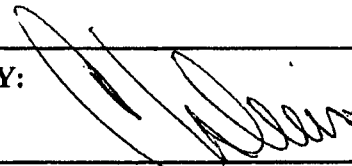
civil penalties and costs of an administrative hearing, if applicable, in the sum of **\$4,385.00** for violations of the Code of Miami-Dade County by the above named violator which, after demand for payment thereof remains unpaid, and by virtue of the above mentioned law, the amount constitutes a lien in favor of Miami-Dade County upon the title to and interest in, whether legal or equitable, property herein above described. Miami-Dade County may foreclose or otherwise execute on the lien as provided for the law.

CVN(S): H010647

WITNESS: The official seal of Miami-Dade County and the hand of the Deputy Clerk thereof, Miami, FL.

**JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT AND
COMPTROLLER**

BY:



**Chabeli Alarcon
Lien Collection Processor**

DATE

12/16/2024

SEAL



Regulatory and Economic Resources Lien &
Collection Section
11805 SW 26 ST., SUITE 230
MIAMI, FL 33175
786-315-2777

This certifies that this is a true and exact
copy of the notice of lien code enforcement.

**THIS INSTRUMENT WAS PREPARED BY
CHABELI ALARCON
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES**



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 12/17/2024

PROPERTY INFORMATION

Folio 30-4031-053-0001 (Reference)
Property Address 0
 , FL
Owner REFERENCE ONLY
Mailing Address
Primary Zone 3800 MULTI-FAMILY - 22-37 U/A
Primary Land Use 0000 REFERENCE FOLIO
Beds / Baths / Half 0 / 0 / 0
Floors 0
Living Units 0
Actual Area 0 Sq.Ft
Living Area 0 Sq.Ft
Adjusted Area 0 Sq.Ft
Lot Size 0 Sq.Ft
Year Built 0

2024 Aerial Photography

1000 ft

ASSESSMENT INFORMATION

Year	2024	2023	2022
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

BENEFITS INFORMATION

Benefit	Type	2024	2023	2022
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION

COURTYARDS AT KENDALL CONDO
 31 54 40 E1/2 OF SW1/4 OF SE1/4
 LESS W165FT & LESS S445.92FT &
 LESS N50FT & E30FT FOR RDS
 AS DESC IN DEC OR 22964-4809

TAXABLE VALUE INFORMATION

Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>



REGULATORY AND ECONOMIC
RESOURCES DEPARTMENT
MIAMI-DADE COUNTY, FLORIDA
UNIFORM CIVIL VIOLATION NOTICE

CFN: 20240955639 BOOK 34546 PAGE 1633

INSTRUCTIONS

H10647

DATE ISSUED	TIME	CODE INSPECTOR NAME	DEPARTMENT & DIVISION	BADGE #	
4/10/2024	11:11	Maynel De La Cruz	03 - CONSUMER PROTECTION	345E	
NAME OF VIOLATOR		FOLIO			
COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.		3040310530001			
Reg Ag Basulto Robbins & Associates, LLP (BUSINESS)		REPEAT VIOLATION NO	REFERENCE		
			4684		
MAILING ADDRESS OF VIOLATOR (Street, City, State and Zip)					
4160 NW 77 COURT STE 22, MIAMI LAKES, FL 33016					
DOB	SEX	RACE	WEIGHT	HAIR	DRIVER LICENSE #
THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON <u>2/2/2024</u> AT <u>3:30</u> YOU COMMITTED A VIOLATION OF SECTION <u>17D-3</u> CODE OF MIAMI-DADE COUNTY TO WIT:					
<u>FAILURE TO TIMELY OR PROPERLY FILE THE INITIAL OR RENEWAL REGISTRATION. FIRST VIOLATION.</u>					
<u>CORRECTIVE ACTION IS TO REGISTER FOR THE 2024 CYCLE WITHIN 5 DAYS OF RECEIPT OF THIS CIVIL VIOLATION NOTICE. FOR INFORMATION AND REGISTRATION GO TO: https://www.miamidade.gov/global/economy/consumer-protection/community-association-registrv.page</u>					
N PROPERTY LOCATED AT: <u>8650 SW 109 AVE MIAMI-DADE COUNTY</u>					

YOU SHALL:

PAY THE CIVIL PENALTY OF \$200.00 PLUS A \$10.00 SURCHARGE (PURSUANT TO COUNTY ORDINANCE 99-55) TOTALING \$210.00 ON OR BEFORE 30 DAYS FROM RECEIPT AND CORRECT THE ABOVE VIOLATION ON OR BEFORE 5 DAYS FROM RECEIPT.

OR

YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE INSPECTOR ON OR BEFORE 20 DAYS FROM RECEIPT.

(SEE INSTRUCTIONS ON RIGHT SIDE)

FAILURE TO PAY THE CIVIL PENALTY AND CORRECT THE VIOLATION OR TO FILE A REQUEST FOR AN ADMINISTRATIVE HEARING BY THE DATES SHOWN ABOVE SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF THE VIOLATION. EACH DAY OF CONTINUED VIOLATION AFTER THE TIME PERIOD FOR CORRECTION SHALL BE DEEMED A CONTINUING VIOLATION WHICH IS SUBJECT TO ADDITIONAL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF AN ADDITIONAL CIVIL VIOLATION NOTICE.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE. I UNDERSTAND THAT THE ACCEPTANCE OF THIS VIOLATION IS NOT AN ADMISSION OF GUILT.

1. PAYMENTS AND REQUEST FOR HEARING SHOULD BE SUBMITTED IN WRITING AND DIRECTED TO:

FOR PAYMENTS:

FINANCE CODE ENFORCEMENT ADMINISTRATION
111 NW 1ST STREET - 26TH FLOOR,
MIAMI, FLORIDA 33128
TELEPHONE (786) 469-2900
OFFICE HOURS: MONDAY-FRIDAY 8:00AM-4:30PM

FOR HEARING REQUESTS:

CLERK OF COURTS
CODE ENFORCEMENT
111 N.W. 1ST STREET, SUITE 1750
MIAMI, FLORIDA 33128-1981
TEL. (305) 375-2333 FAX (305) 375-2731
OFFICE HOURS: MONDAY-FRIDAY 8:30AM-4:00PM

PAYMENT OF THE CIVIL PENALTY DOES NOT CONSTITUTE A CORRECTION OF THE VIOLATION

2. HEARING WILL BE SET NOT SOONER THAN 20 DAYS FROM THE DATE OF THE CIVIL VIOLATION NOTICE AND ALL PARTIES WILL BE NOTIFIED AT THE MAILING ADDRESS SHOWN ON THIS NOTICE. NO ADDITIONAL CIVIL PENALTY WILL ACCRUE IF A REQUEST FOR HEARING IS RECEIVED WITHIN THE TIME LIMIT STIPULATED IN THE SPECIFIED SECTION WHICH IS ENFORCED PURSUANT TO THE PROVISIONS OF THIS CHAPTER, OR NO LATER THAN 20 CALENDAR DAYS. AFTER THE SERVICE OF THIS NOTICE AS PROVIDED IN SECTION (8CC-5b).
3. YOU MAY APPEAR WITH OR WITHOUT COUNSEL AND PRODUCE WITNESSES ON YOUR BEHALF.
4. YOU MAY BE LIABLE FOR REASONABLE COSTS OF THE ADMINISTRATIVE HEARING UPON A FINDING OF GUILTY.
5. YOU MAY BE LIABLE FOR THE COUNTY'S COSTS AND EXPENSES INCURRED AS A RESULT OF INVESTIGATION, ENFORCEMENT, TESTING OR MONITORING SHOULD THE VIOLATOR BE FOUND GUILTY OF THE VIOLATION.
6. LIENS IN THE AMOUNT OF UNPAID PENALTIES CAN BE FILED AGAINST YOUR REAL OR PERSONAL PROPERTY AND MAY BE FORECLOSED.

Clerk of Courts Code Enforcement web address:
www.miami-dadeclerk.com

Finance Code Enforcement Administration web address:
<https://www8.miamidade.gov/apps/finance/codeEnfwecbctions/Cefsearch.aspx>

VIOLATOR

4/10/2024
DATE

SERVICE: BY MAIL

CODE INSPECTOR

(786) 469-2300
PHONE NUMBER

4/10/2024
DATE



**REGULATORY AND ECONOMIC RESOURCES
LIEN & COLLECTION SECTION**

**NOTICE OF INTENT TO LIEN
(DEMAND FOR PAYMENT)**

October 17, 2024

COURTYARDS AT KENDALL CONDOMINIUM ASSOCI
14160 NW 77 COURT
SUITE 22
MIAMI LAKES, FL 33016

Folio Number: 30-4031-053-0001
Property to Lien: 8650 SW 109 AVE
Violation Location: 8650 SW 109 AVE
Consumer Protection Case No.: VLTN-025242-2024

Citation(s): H010647

Lien Amount.....:	\$4,385.00
Settlement Amount...:	\$1,347.20
Payment Due Date....:	11/17/2024

Dear Property Owner(s):

Upon confirmation of Miami-Dade County code violation(s) at the property referenced above, civil violation notice(s) were issued to you by this Department. Pursuant to the provisions of Section 8CC-4 and 8CC-7, Chapter 8CC of the Code of Miami-Dade County, you are required to correct the violations and pay the settlement amount by the payment due date **11/17/2024**

Failure to comply and pay the settlement of **\$1,347.20** as indicated above, will result in a lien being recorded against your property for the full amount of **\$4,385.00**. Thereafter, recorded liens are subject to interest from the date of the filing, as well as lien recording charges. Additionally, Section 2-972(1), Chapter 2 of the Code of Miami-Dade County states, in part, that expenses shall be recovered for reasonable costs and expenses incurred by Miami-Dade County in enforcing the provisions of this Chapter.

To avoid placement of a lien against your property (real or personal), it is in your best interest to comply by the deadline indicated above. Pursuant to Implementing Order No. IO 3-9 this case shall be considered delinquent ninety (90) days after the lien has been filed and the case shall be transferred to Miami-Dade County Finance Credit and Collections Section.

REASONS FOR DEMAND

X

- You have failed to correct the violations(s) within the time specified on the face of the Civil Violation Notice.

X

- You must pay the Settlement Penalty of **\$1,347.20** for enforcement action initiated to correct the code violation (**This amount includes the total citation amount due**). This civil penalty reduction is only available if you comply and pay within thirty (30) days of receipt of this letter.

Please make your check or money order payable to Miami-Dade County and mail it to Department of Regulatory and Economic Resources, Consumer and Neighborhood Protection, 11805 SW 26 Street, Suite 230, Miami, FL 33175.

(REMEMBER TO WRITE THE CITATION NUMBER ON YOUR CASHIER CHECK OR MONEY ORDER)

If you need additional clarification concerning the settlement amount or have questions regarding the correction of the violation, please contact Lien Collection Specialist Chabeli Alarcon at (786) 315-2528.

Thank you for your cooperation and attention to this matter.

Sincerely,

Chabeli Alarcon

Chabeli Alarcon
Lien Collection Specialist

Cc: Involved Parties

CLERK OF COURTS, 111 NW 1 ST, 17TH FLOOR, MIAMI FL 33128

COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION., C/O ALLIED PROPERTY GROUP, INC
12350 SW 132ND COURT, SUITE 114, MIAMI, FL 33186

DIXIE GARDENS CONDOMINIUM ASSOC. INC., c/o ARDENT PROPERTY GROUP LLC,
6625 MIAMI LAKES DR., STE 312, MIAMI LAKES, FL 33014

Date Produced: 04/22/2024

MIAMI-DADE COUNTY:

The following is the delivery information for Certified Mail™/RRE item number 9414 8149 0294 8160 4720 67. Our records indicate that this item was delivered on 04/16/2024 at 05:53 p.m. in HIALEAH, FL 33016. The scanned image of the recipient information is provided below.

Signature of Recipient :

MLB
MR

Address of Recipient :

14160 Fern
22

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: CPT Receipts

DATE: 12/16/2024
TIME: 11:42:50

CEFM110
PRINTOFF

CODE ENFORCEMENT
CITATION DISPLAY
** OPEN **

CITATION NO: 2024 - H010647
DEPT: 03
VIOLATOR: COURTYARDS AT KENDALL CONDOMINIUM ASSOCI
ADDR: 14160 NW 77 COURT STE 22
MIAMI LAKES
ZIP: 33016

ISSUE DTE: 4/10/2024
PROTECTION ADVOCAT INSP: 345E DE LA CRUZ, MAYNEL
FOLIO: 3040310530001

TOTAL DUE: 4210.00
TIME 11:11 A M REF: 4684

DEPT SURCHARGE AMT:
VIOLATION DTE: 2/02/2024
DESCRIPTION: FAILURE TO TIMELY OR PROPERLY FILE THE INITIAL OR RENEWAL REGISTR
ATION, FIRST VIOLATION
COMPLY DUE DTE: 4/21/2024
APPEAL FILED:
PENALTY:
ACCUM PENALTY:
PENALTY BAL:
DEPT ADM COST:
DEPT ADM BAL:
SETTLMNT AMT:
SETTLMNT BAL:

DEPT SURCHARGE BAL:
TIME: 07:30 A M SECTION: 17D-3
LOCATION: 8650 SW 109 AVE
METHOD: M
SERVE DATE: 4/16/2024
NON-COMPLY: 9/11/2024
HEAR NOTICE:
VIO CORR IND:
LIEN AMT:
LIEN BAL:
SURCHARGE AMT: 10.00
SURCHARGE BAL: 10.00

DR. LIC: REPEAT N

PF1 PRT PF2 DCKT PF3 ALT KEYS PF4 PARTY PF5 NAME PF6 ADDR PF10 CASH PF12 EXIT
ENTER CITATION NUMBER AND PRESS <ENTER> PF8 CONTINUE CLEAR PREV MENU PFK: _

CITATION DISPLAY SUCCESSFUL



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.

Filing Information

Document Number N05000001031
FEI/EIN Number 20-2362869
Date Filed 02/01/2005
State FL
Status ACTIVE

Principal Address

12350 SW 132 COURT #114
MIAMI, FL 33186

Changed: 03/24/2010

Mailing Address

C/O ALLIED PROPERTY GROUP, INC
12350 SW 132ND COURT, SUITE 114
MIAMI, FL 33186

Changed: 08/05/2009

Registered Agent Name & Address

Basulto Robbins & Associates, LLP
14160 NW 77th Ct
Suite 22
Miami Lakes, FL 33016

Name Changed: 02/05/2024

Address Changed: 02/05/2024

Officer/Director Detail

Name & Address

Title Director

Monne, Otto
12350 SW 132ND COURT, SUITE 114
MIAMI, FL 33186

Title Director

Wang, Xuexia
12350 SW 132ND COURT, SUITE 114
MIAMI, FL 33186

Title Director

Cruz, Rayde
C/O ALLIED PROPERTY GROUP, INC
12350 SW 132ND COURT, SUITE 114
MIAMI, FL 33186

Title Treasurer, Secretary

YAKOVLEV, ALLA
C/O ALLIED PROPERTY GROUP, INC
12350 SW 132ND COURT, SUITE 114
MIAMI, FL 33186

Title President

Bautte, Luisa
12350 SW 132ND COURT
Miami, FL 33186

Annual Reports

Report Year	Filed Date
2024	01/15/2024
2024	02/05/2024
2024	11/01/2024

Document Images

<u>11/01/2024 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>02/05/2024 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>01/15/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/25/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/23/2022 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>02/10/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/18/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/17/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/29/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/28/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/28/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/25/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/23/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/26/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/15/2013 -- AMENDED ANNUAL REPORT</u>	View image in PDF format

BOARD OF COUNTY COMMISSIONERS MIAMI-DADE COUNTY, FLORIDA	
COUNTY CLERK DIVISION	NOTICE OF LIEN CODE ENFORCEMENT
CASE NUMBER 20220212713B	LIEN NUMBER 20220212713L
RE: COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC. INC. ADDRESS: 12350 SW 132ND COURT, SUITE 114 MIAMI FL 33186	
Prepared By: Jemene Seemungal	Department: Regulatory and Economic Resources

COC OFFICIAL USE ONLY

Pursuant to Section 8CC-7, Code of Miami-Dade County, notice is hereby given that there has been assessed against the Real or Personal property described as:

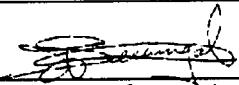
Folio # 30-4031-053-0001, 8650 SW 109 AVE , A/K/A COURTYARDS AT KENDALL CONDO 31 54 40 E1/2 OF SW1/4 OF SE1/4 LESS W165FT & LESS S445.92FT & LESS N50FT & E30FT FOR RDS AS DESC IN DEC OR 22964-4809 LOT SIZE 366130 SQ FT M/L FAU 30-4031-000-0190

civil penalties and costs of an administrative hearing, if applicable, in the sum of \$10,590.16 for violations of the code of Miami-Dade County by the above named violator which, after demand for the payment thereof remains unpaid, and by virtue of the above mentioned law, the amount constitutes a lien in favor of Miami-Dade County upon the title to and interest in, whether legal or equitable, the property herein above described. Miami-Dade County may foreclose or otherwise execute on the lien as provided for by law.

WITNESS: The official seal of Miami-Dade County and the hand of the Deputy Clerk thereof, Miami, Florida.

JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT AND
COMPTROLLER

BY:


Jemene Seemungal
DEPUTY CLERK

DATE: 2/5/2025

SEAL



This instrument was prepared by:
JENNIFER MALCOLM
Miami-Dade County
Regulatory & Economic Resources Dept.
11805 S.W. 26 St. Room 239
Miami, Florida 33175-2474



This certifies that this is a true and exact copy of the original order imposing a lien.

MIAMI-DADE COUNTY, FLORIDA, CODE ENFORCEMENT
111 NW 1st Street, Suite 1750, Miami-Dade County, Florida 33128
(305)375-2333

COUNTY CLERK
DIVISION

ORDER
OF THE
CODE ENFORCEMENT
HEARING OFFICER

COC OFFICIAL USE ONLY

NAME OF VIOLATOR(S):
COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC.

CASE NUMBER: 20220212713
CIVIL VIOLATION NUMBER: P049797
CODE SECTION NUMBER: 8-1
REFERENCE NUMBER: 4253

MAILING ADDRESS:
12350 SW 132ND COURT, SUITE 114

MIAMI, FL 33186

VIOLATION ADDRESS:
8650 SW 109 AVE

Folio # 30-4031-053-0001

DATE OF VIOLATION:
4/8/2024

TIME:
8:00 AM

DEADLINE FOR COMPLIANCE:
5/08/2024

NAME OF INSPECTOR:
NUNEZ, CHRISTOPHER

BADGE NUMBER:
990

DEPARTMENT ISSUING VIOLATION:
REGULATORY AND ECONOMIC RESOURCES

A REVIEW OF APPLICABLE RECORDS INDICATE THAT:

- ☒ THE VIOLATION HAS NOT BEEN CORRECTED. NO APPEAL HAS BEEN FILED BY THE VIOLATOR. THE VIOLATOR HAS FAILED TO PAY THE INITIAL CIVIL PENALTY AND/OR CONTINUING CIVIL PENALTIES.

IN ACCORDANCE WITH THE ABOVE:

- A. IT IS THE DETERMINATION OF THE HEARING OFFICER THAT THE SUBJECT VIOLATION
☒ WAS ☐ WAS NOT ISSUED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 8CC OF THE CODE OF MIAMI-DADE COUNTY.
- B. BASED ON THE FOREGOING, THIS HEARING OFFICER FINDS THE VIOLATOR(S)
☒ GUILTY ☐ NOT GUILTY OF THE SUBJECT VIOLATION.
- C. IT IS HEREBY ORDERED THAT THE FOLLOWING ACTIONS BE TAKEN:
Violator(s) shall pay to the Clerk \$10,510.00 (civil penalty) and \$80.16 (administrative cost) totalling \$10,590.16

THIS CERTIFIES THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL ORDER IMPOSING A LIEN.



NOTE: If the full amount of the civil penalty incurred and administrative costs assessed remains unpaid after the execution of this order, a certified copy of said order may be recorded in the Public Records of Miami-Dade County which shall constitute a lien against the violator's property, real or personal. Miami-Dade County may foreclose on any such lien which remains unpaid after one year from the time the lien is filed.

Date Decision Rendered:
2/5/2025

Hearing Officer's Signature:

Ronald Szep

Print Name:
Ronald Szep



MIAMI-DADE COUNTY REGULATORY AND ECONOMIC RESOURCES DEPARTMENT
Building Support Section
11805 S.W. 26 Street (Coral Way), Room 230
Miami, FL 33175-2474
Phone: (786) 315-2424
Fax: (786) 315-2548

CFN: 20250288912 BOOK 34712 PAGE 902
DATE: 04/16/2025 12:50:16 PM
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

COURTESY NOTICE OF VIOLATION

COC OFFICIAL USE ONLY

DATE: 4/9/2025

TO: COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC. C/O C/O ALLIED PROPERTY GROUP, INC
12350 SW 132ND COURT, SUITE 114
MIAMI FL 33186-0000

PROPERTY LOCATION: 8600 SW 109 AVE FOLIO: 30-4031-053-0001
LEGAL DESCRIPTION: COURTYARDS AT KENDALL CONDO 31 54 40 E1/2 OF SW1/4 OF SE1/4 LESS W165FT & LESS S445.92FT & LESS
N50FT & E30FT FOR RDS AS DESC IN DEC OR 22864-4808 LOT SIZE 366130 SQ FT ML FAU 30-4031-000-0190
OWNER NAME: COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC. C/O C/O ALLIED PROPERTY GROUP, INC

YOU ARE HEREBY NOTIFIED that an inspection of the above premises revealed that you have violated the provisions of the Florida Building Code which have been adopted as the uniform building code for Miami-Dade County, Florida or provisions of the Code of Miami-Dade County.

Type of Violation: ☒ Building ☐ Electrical ☒ Plumbing ☐ Mechanical
Chapter: 8 Section: 8-11(a) of: ☐ Florida Building Code ☒ Code of Miami-Dade County ☐ Other Adopted Standard

Failure to maintain a bldg or structure or devices in safe condition. 8-11(a) Violation(s): Ladders must be provided and must be securely anchored in the pool deck and must rest against the pool wall with a 3 to 6 inch clearance. Waste water must discharge through an air gap and be disposed of in accordance with local requirements, wastewater line on the floor, without an airgap.

REQUIREMENTS FOR CORRECTION

Obtain required permits and mandatory inspections.

Received By: _____
Date: _____

Date Mailed: 4/9/2025
Return Receipt Number:

Therefore, you are hereby directed that on or before Tuesday, July 8, 2025

You are to correct said VIOLATION and NOTIFY THE UNDERSIGNED BUILDING INSPECTOR that the VIOLATION has been corrected. Failure to make the correction(s) will result in one or more of the following actions: issuance of a ticket(s) in the amount of \$500.00 or more, filing of a civil suit or criminal charges against you or initiation of an unsafe structures case requiring demolition of the structure. Also, failure to comply with this notice may result in the department withholding issuance of other permits to you, referral of this matter to the appropriate licensing board or the filing of a lien against your property in the amount of any unpaid ticketing fines. In accordance with the provisions of Section 8-17 of the Code of Miami-Dade County, you are also responsible for the reasonable costs and expenses incurred by the Building Official in enforcing the provisions of the Building Code.

In the event further clarification or assistance is required, please contact Marley Perez at (645) 240-2859 between the hours of 7 A.M. and 8 A.M. Except in the case of life-safety hazards, you may be granted upon request an extension of time up to 90 days to correct the violation provided your request is submitted prior to the expiration of this Notice of Violation and enforcement costs incurred by the department to date are paid in full. To request an extension, please visit our website at <https://bldgapp1.miamidade.gov/NOVExtensionWebRequest/default.aspx> or contact the Building Support Section by telephone at (786) 315-2424 for information on making the request in person.

Thank you for your cooperation in this matter.



Case Number: 20250237888

For permitting information, please visit our website at www.miamidade.gov/building

E-Mail Address: buildingsupport@miamidade.gov
Home Page: <http://www.miamidade.gov/building>

MIAMI-DADE COUNTY
REGULATORY AND ECONOMIC RESOURCES DEPARTMENT

Building Inspector
Marley Perez

This instrument was prepared by:
JENNIFER MALCOLM
Miami-Dade County
Regulatory & Economic Resources Dept.
11805 S.W. 26 St. Room 230
Miami, Florida 33175-2474

Record and Return to Preparer:
Russell M. Robbins, Esq.
Basulto Robbins & Associates, LLP
14160 N.W. 77th Court, Suite 22
Miami Lakes, Florida 33016
Phone (305) 722-8900/Fax (305) 722-8901

MIAMI-DADE
COUNTY

Space Above for Recording Office Only

CLAIM OF LIEN

State of Florida
County of Miami-Dade

BEFORE ME, the undersigned notary public, the Affiant personally appeared who was duly sworn and says that he/she is the agent of the Lienor, COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION INC. "Lienor"/"Association" whose address is: 12350 SW 132 COURT, MIAMI, FL 33186 and that pursuant to the Florida Condominium Act (FS 718) and the Declaration of Condominium Association, and the Articles of Incorporation and the Bylaws of the Association, the Association has provided maintenance and other services for the following real property:

Located in: MIAMI-DADE COUNTY, FLORIDA
Property Street Address: 8550 SW 109 AVE UNIT: 5-110, MIAMI, FL 33173-4460
Property/Folio #: 30-4031-053-1100
Property Legal Description: Unit 5-110 of Courtyards at Kendall Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 22964, Page(s) 4809, of the Public Records of Miami-Dade County, Florida, and any amendments thereto, together with its undivided share in the common elements.

on which the Association asserts this lien. This Property is owned by: VIVIAN VERA.

There remains unpaid and owed to the Association the following assessments:

Maintenance Assessment Charges through December 17, 2024	\$10,052.73
Interest Accrued at 0.18 through date	\$429.85
Admin Fees	\$0.00
Late Fees	\$325.00
Legal Fees	\$1,080.00
Costs	\$56.05
Total Amount Due through December 17, 2024	\$11,943.63

Any payments received are applied per Florida Statute first to interest, then late fees, then collection fees and costs and last toward assessments.

Notes Regarding Assessments and Due Dates:

For 2024, the monthly assessment due on the 1st day of each successive month was \$377.85 thru February 2024, \$435.92 from March 2024 plus a Special Assessment of \$110.52/monthly and a special assessment of \$909.08 from June thru December 2024

This Claim of Lien shall also secure all unpaid assessments, interest, costs, and attorneys' fees which are due and which may accrue subsequent to the date of this Claim of Lien.

In the event you received a discharge in bankruptcy, the ASSOCIATION seeks only to enforce its in rem remedies with respect to any pre-petition assessments. No personal judgment will be sought for any assessments which came due prior to the date of any such bankruptcy petition being filed.

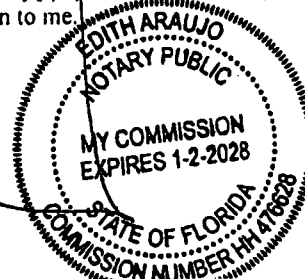
Agent for:
COURTYARDS AT KENDALL CONDOMINIUM ASSOCIATION
INC.

Russell M. Robbins, Esq.

Sworn to and subscribed before me on 12/18/2024 by means of ☒ physical presence or ☐ online notarization, by
Russell M. Robbins on behalf of the Association, who is personally known to me.

Notary Public – State of Florida

BR Reference #: 172708



IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT
IN AND FOR MIAMI-DADE COUNTY, FLORIDA

COURTYARDS AT KENDALL CONDOMINIUM
ASSOCIATION INC.

CASE NO:

Plaintiff,

vs.

VIVIAN VERA, UNKNOWN SPOUSE OF VIVIAN
VERA, UNKNOWN TENANT 1, UNKNOWN TENANT
2, *et al.*

Defendants.

NOTICE OF LIS PENDENS

TO: The above-named Defendants and all others whom it may concern:

YOU ARE HEREBY NOTIFIED that a suit was instituted by the above-named Plaintiff against the above-named Defendant(s) in the above-captioned cause involving the following described property, situated and lying in County, County, Florida, to wit:

LEGAL DESCRIPTION

Unit 5-110 of Courtyards at Kendall Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 22964, Page(s) 4809, of the Public Records of Miami-Dade County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel ID: 30-4031-053-1100

Address: 8550 SW 109 Ave Unit: 5-110, Miami, FL 33173-4460

Including the building and appurtenances located thereon and fixtures situated therein. The relief sought as to said property is to foreclose a claim of lien by the Plaintiff encumbering same.

PLEASE GOVERN YOURSELF ACCORDINGLY.

Date this Monday, March 10, 2025

All responses should be sent to
designated Firm email at
service@brlawyers.com

/s/ Marisol Rodriguez Basulto, Esq.

Marisol Rodriguez Basulto, Esq.

FBN: 487252, for the Firm

Basulto Robbins & Associates, LLP

Attorneys for Plaintiff, Courtyards at

Kendall Condominium Association Inc.

14160 N.W. 77th Court, Suite 22

Miami Lakes, Florida 33016

P: (305) 722-8900

F: (305) 722-8901



CFN 2016R0064004 OR BK 29946 Pgs 1313-1314 2Pgs
 RECORDED 02/02/2016 10:55:22
 HARVEY RUVIN, CLERK OF COURT, MIAMI-DADE COUNTY, FLORIDA

IN THE COUNTY COURT IN AND
 FOR MIAMI-DADE COUNTY, FLORIDA

PORTFOLIO RECOVERY ASSOCIATES, LLC,

CASE NO. 14-06053SP05

PLAINTIFF,

v.

VIVIAN VERA

DEFENDANT.

Final Summary Judgment

THIS CAUSE having come on to be heard before this Court, it is
ORDERED AND ADJUDGED as follows:

There is now due and owing to Plaintiff, PORTFOLIO RECOVERY ASSOCIATES, LLC, 120 Corporate Blvd, Norfolk, VA 23502, from the Defendant, VIVIAN VERA, 12010 SW 108TH ST, MIAMI FL 33186, the principal sum of \$1,658.82, for which total let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant shall complete under oath the attached Fact Information Sheet including all required attachments, and return it to the Plaintiff's attorney, within 45 days from the date of this Judgment, unless the Judgment is satisfied, or post judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel Defendant to complete the Fact Information Sheet and return it to Plaintiff's attorney. The Fact Information Sheet need not be recorded in the Public Records.

DONE AND ORDERED in Chambers in MIAMI-DADE County, Florida, on _____, day of _____, 2015.

DONE AND ORDERED in Chambers at Miami-Dade County, Florida, on 09/09/15.

LOURDES SIMON
 COUNTY COURT JUDGE

FINAL ORDERS AS TO ALL PARTIES SRS DISPOSITION NUMBER <u>12</u> THE COURT DISMISSES THIS CASE AGAINST ANY PARTY NOT LISTED IN THIS FINAL ORDER OR PREVIOUS ORDER(S). THIS CASE IS CLOSED AS TO ALL PARTIES. Judge's Initials <u>LS</u>

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

I hereby certify that the foregoing is a true and correct copy of the original on file in this office AD JAN 26 2016

HARVEY RUVIN, CLERK
 Circuit and County Courts

(SEAL)

Deputy Clerk Robbie Duggins 209220



The parties served with this Order are indicated in the accompanying 11th Circuit email confirmation which includes all emails provided by the submitter. The movant shall IMMEDIATELY serve a true and correct copy of this Order, by mail, facsimile, email or hand-delivery, to all parties/counsel of record for whom service is not indicated by the accompanying 11th Circuit confirmation, and file proof of service with the Clerk of Court.

This communication is from a debt collector and is an attempt to collect a debt.
 Any information obtained will be used for that purpose.

Signed original order sent electronically to the Clerk of Courts for filing in the Court file.

County Court Judge

Copies Furnished to:

DAVID M. GREENBAUM, ESQ., 120 CORPORATE BLVD, NORFOLK, VA 23502, Attorney for Plaintiff.
VIVIAN VERA, 12010 SW 106TH ST, MIAMI FL 33186

15-29376 / *****4643



This communication is from a debt collector and is an attempt to collect a debt.
Any information obtained will be used for that purpose.