

**kim@titlesupportllc.com**

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**From:** Campana, Carlos <CCampana@miamigov.com>  
**Sent:** Wednesday, June 2, 2021 7:22 AM  
**To:** kim@titlesupportllc.com  
**Subject:** CE2014008032, CE2017016004 ---- RE: 4491 SW 1 ST

Good morning:

Please see information below:

**CE2014008032, CE2017016004** : Case numbers have per-diem-fines total due to date that are not final, as the violation (s) to these case numbers remain "Open-non-complied" (see screen shots below) . Owner (s) or anyone on their behalf with legal standing (e.g. Legal Counsel or someone with a notarized Power of Attorney) to contact via email, the Code Compliance, Interim Assistant Director, Luis Fernandez [LFernandez@miamigov.com](mailto:LFernandez@miamigov.com) as the City of Miami is working remotely, once all violations are complied.

Once fully complied, owner (s) or anyone on their behalf with legal standing (e.g. Legal Counsel or someone with a notarized Power of Attorney) to go online to request a "Mitigation Hearing" using the following link.

<https://www.miamigov.com/Services/Solve-a-Problem/Request-a-Hearing-in-Code-Enforcement/Request-a-Mitigation-Hearing-for-a-Code-Enforcement-Case>

**CE2014008032**

**EXHIBIT B**

Portal	<input type="checkbox"/>	Violations	<input type="checkbox"/>	Letters	<input type="checkbox"/>	Hearings	<input type="checkbox"/>	Lot Clearing	<input type="checkbox"/>	Current Page
Initiation	<input type="checkbox"/>	Activities	<input type="checkbox"/>	Images	<input type="checkbox"/>	To Do List	<input type="checkbox"/>	Liens	<input type="checkbox"/>	Violations and Compliance

### Case Information

Address	4491 SW 1 ST	Process	Code Enforcement NOV
Zone	27	Case Type	Illegal Units
Folio	0141050280240	Status	Open
Date Compliance Due	Nov 13, 2014	Tracking Number	
		Case Number	CE2014008032

### Violations

Status	Date Complied	Violation	Inspector	Description	New Violation	Save
Open		2104	ROBERTO MARTINEZ	WORK PERFORMED WITHOUT A FINALIZED PERMIT		
Open		2171	ROBERTO MARTINEZ	FAILURE TO MAINTAIN EXTERIOR OF COMMERCIAL OR RESIDENTIAL PR		
Open		2108	ROBERTO MARTINEZ	Outside storage of miscellaneous materials, equipment, and/or debris.		

Violation	2113 - Illegal units	
Status	Open	Description
Inspector	ROBERTO MARTINEZ	Illegal units.
Violation Date	May 27, 2014	

Address	4491 SW 1 ST	Process	Code Enforcement NOV	<input checked="" type="checkbox"/>
Zone	27	Status	Open	<input checked="" type="checkbox"/>
Folio	0141050280240	Tracking Number		
		Case Number	CE2014008032	

## Lenses

LNPEND_No  123456789	New Lien	Save		
Board Type: Code Enforcement				
CFN Recorded Lien Released Lien	Book 20150223506 29569	Start Page 1380	End Page	Date Apr 07, 2015

RLN	Pending Lien? <input checked="" type="checkbox"/>		Lien Type	AL45	Pending Date	Mar 31, 2015
CCN	<input type="checkbox"/> Clear Lien		<input type="checkbox"/> Lien Cleared?		<input type="checkbox"/> Lien Clear Date	
	<input type="checkbox"/> Certify Lien		# Installments <input type="text"/>		<input type="checkbox"/> Certified Date	
	<input type="checkbox"/> OK To Certify?		<input type="checkbox"/> Certified?		<input type="checkbox"/> Amount Certified	
	<input type="checkbox"/> Lien Paid		<input type="checkbox"/> Lien Paid?			

### Comments

Entered by RoMartinez on Mar 31, 2015.  
Modified by CCampana on Apr 08, 2015

## **Fees**

CE2017016004

X [Logout](#)

Portal  Violations  Letters  Hearings  Lot Clearing  Current Page  
 Initiation  Activities  Images  To Do List  Liens  Violations and Compliance

### Case Information

Address	4491 SW 1 ST	Process	Code Enforcement NOV
Zone	27	Case Type	Overgrown Lot
Folio	0141050280240	Status	Open <input type="button" value="▼"/>
Date Compliance Due	Nov 22, 2017	Tracking Number	
Case Number <b>CE2017016004</b>			

### Violations

Status	Date Complied	Violation	Inspector	Description	<input type="button" value="New Violation"/>	<input type="button" value="Save"/>

Violation  2180 - Failure to maintain lot in a safe, clean condition; not allowing accumulation of debris, trash or dense growth of grass.

Status	Open <input type="button" value="▼"/>	Description
Inspector	Luis Fernandez <input type="button" value="▼"/>	Failure to maintain lot in a safe, clean condition; not allowing accumulation of debris, trash or dense growth of grass.
Violation Date	Aug 29, 2017	

Address	4491 SW 1 ST	Process	Code Enforcement NOV								
Zone	27	Status	Open								
Folio	0141050280240	Tracking Number									
		Case Number	CE2017016004								
<b>Liens</b>											
LNPEND_No	<input type="button" value="New Lien"/> <input type="button" value="Save"/>										
<input type="button" value="Print Lien"/>											
Board Type <input type="button" value="Code Enforcement"/>											
Recorded Lien	CFN 20170696920	Book 30789	Start Page 3131								
Released Lien			Date Dec 12, 2017								
date format: MM/DD/YYYY											
RLN	Pending Lien? <input checked="" type="checkbox"/> Lien Type <input type="button" value="AL38"/>										
CCN	Pending Date <input type="button" value="Dec 06, 2017"/>										
<table border="1"> <tr> <td>Clear Lien</td> <td>Lien Cleared? <input type="checkbox"/></td> </tr> <tr> <td>Certify Lien</td> <td># Installments <input type="text"/></td> </tr> <tr> <td><input type="checkbox"/> OK To Certify?</td> <td>Certified? <input type="checkbox"/></td> </tr> <tr> <td>Lien Paid</td> <td>Lien Paid? <input type="checkbox"/></td> </tr> </table>				Clear Lien	Lien Cleared? <input type="checkbox"/>	Certify Lien	# Installments <input type="text"/>	<input type="checkbox"/> OK To Certify?	Certified? <input type="checkbox"/>	Lien Paid	Lien Paid? <input type="checkbox"/>
Clear Lien	Lien Cleared? <input type="checkbox"/>										
Certify Lien	# Installments <input type="text"/>										
<input type="checkbox"/> OK To Certify?	Certified? <input type="checkbox"/>										
Lien Paid	Lien Paid? <input type="checkbox"/>										
Lien Clear Date <input type="text"/>											
Certified Date <input type="text"/>											
Amount Certified <input type="text"/>											
<b>Comments</b>											
Entered by ifernandez on Dec 06, 2017. Modified by CCampana on Dec 14, 2017.											
<b>Fees</b>											
<input type="button" value="New Fee"/> <input type="button" value="Save"/>											
Type	Amount	Quantity	Balance								
Per Diem Fine	\$ 250.00	1,287	321,750.00								
Lien Costs <input type="text"/> 321,750.00											
Total Due <input type="text"/> 321,750.00											

Thank you.



## City of Miami

THE CITY OF MIAMI, FLORIDA  
CODE ENFORCEMENT BOARD  
vs.

BERNARDINO VELLON

4491 SW 1 ST  
MIAMI FL 331341520

Tenant:

November 13, 2014  
CR: CE2014008032  
Case No: CE2014008032

Address: 4491 SW 1 ST  
Folio: 0141050280240  
Legal: AMENDED PLAT OF FLAGLER GROVE HEIGHTS PB 13-  
58 LOT 27 BLK 1 LOT SIZE 50.000 X 135 OR 13081-473 1186 1

Hearing Date: November 12, 2014

### FINAL ADMINISTRATIVE ENFORCEMENT NOTICE

The Code Enforcement Board has found you guilty of violating the following laws, including Zoning Ordinance of the City of Miami, Florida (Ordinance 11000, as amended):

- 2113 Illegal units. Miami 21 1.1 ART 4 table 3&4
- 2104 WORK PERFORMED WITHOUT A FINALIZED PERMIT City Code SEC 10-3 (FBC 104, 105)ZON ORD SEC 2102
- 2171 FAILURE TO MAINTAIN EXTERIOR OF COMMERCIAL OR RESIDENTIAL PROPERTY. City Code Chapter 10 SEC 10-23 &10-24
- 2108 Outside storage of miscellaneous materials, equipment, and/or debris. miami 21 SEC 3.6.3

You are hereby ordered to correct said violation by November 13, 2014. If you fail to comply by said date, you will thereafter be fined the sum of \$250 per day. It is your responsibility to advise the Inspector immediately after the violation has been corrected to obtain an Affidavit of Compliance. Failure to obtain an Affidavit of Compliance will result in the continuing accrual of the daily fine.

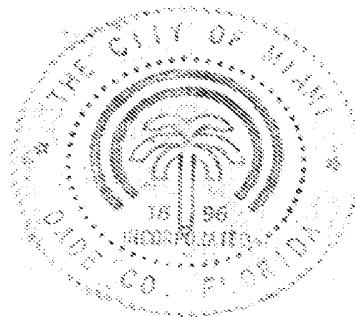
A certified copy of this Order may be recorded in the Public Records of Dade County and thereafter shall constitute a lien against the above referenced property and any other real or personal property that you own. LIENS THAT REMAIN UNPAID FOR THREE (3) MONTHS MAY BE FORECLOSED IN COURT. In addition, the Certificate of Use and Occupational License of any business occupying this property may be suspended or withheld. Operating a business without all required licenses is illegal under state and city law, and is punishable by criminal arrest and/or closing the business.

Should you have any questions regarding this Enforcement Order, or if you wish to advise the Code Enforcement Board that the violation has been corrected, please call ROBERTO MARTINEZ at (305) 329-4770.

City of Miami Code Enforcement Board

Officially filed and rendered on November 13, 2014 in the records of the City of Miami, Hearing Boards.

Prepared by:  
Olga Zamora  
Deputy Clerk of Hearing Boards





CFN: 20170696920 BOOK 30789 PAGE 3131  
DATE: 12/12/2017 10:11:45 AM  
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

## City of Miami

THE CITY OF MIAMI, FLORIDA  
CODE ENFORCEMENT BOARD  
vs.

BERNARDINO VELLON

4491 SW 1 ST  
MIAMI, FL 331341520

Tenant:

November 21, 2017  
CR: CE2017016004  
Case No: CE2017016004

Address: 4491 SW 1 ST  
Folio: 0141050280240  
Legal: AMENDED PLAT OF FLAGLER GROVE HEIGHTS PB 13-  
58 LOT 27 BLK 1 LOT SIZE 50.000 X 135 OR 13081-473 1186 1

Hearing Date: November 21, 2017

### FINAL ADMINISTRATIVE ENFORCEMENT NOTICE

The Code Enforcement Board has found you guilty of violating the following laws, including Zoning Ordinance of the City of Miami, Florida (Ordinance 11000, as amended):

- 2180 Failure to maintain lot in a safe, clean condition; not allowing accumulation of debris, trash or dense growth of grass. City Code Section 22-116, 117, 118

You are hereby ordered to correct said violation by . If you fail to comply by said date, you will thereafter be fined the sum of \$250 per day. It is your responsibility to advise the Inspector immediately after the violation has been corrected to obtain an Affidavit of Compliance. Failure to obtain an Affidavit of Compliance will result in the continuing accrual of the daily fine.

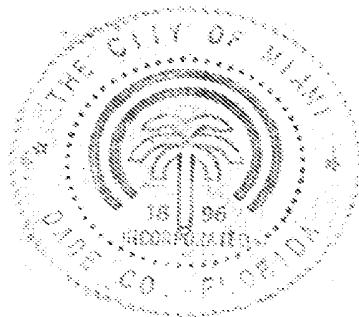
A certified copy of this Order may be recorded in the Public Records of Dade County and thereafter shall constitute a lien against the above referenced property and any other real or personal property that you own. LIENS THAT REMAIN UNPAID FOR THREE (3) MONTHS MAY BE FORECLOSED IN COURT. In addition, the Certificate of Use and Occupational License of any business occupying this property may be suspended or withheld. Operating a business without all required licenses is illegal under state and city law, and is punishable by criminal arrest and/or closing the business.

Should you have any questions regarding this Enforcement Order, or if you wish to advise the Code Enforcement Board that the violation has been corrected, please call Luis Fernandez at (305) 329-4770.

City of Miami Code Enforcement Board

Officially filed and rendered on November 21, 2017 in the records of the City of Miami, Hearing Boards.

Prepared by:  
Olga Zamora  
Deputy Clerk of Hearing Boards





## City of Miami

THE CITY OF MIAMI, FLORIDA  
CODE ENFORCEMENT BOARD  
vs.

BERNARDINO VELLON

4491 SW 1 ST  
MIAMI FL 331341520

Tenant:

June 18, 2019  
CR: CE2014008032  
Case No: CE2014008032

Address: 4491 SW 1 ST  
Folio: 0141050280240  
Legal: AMENDED PLAT OF FLAGLER GROVE HEIGHTS PB 13-  
58 LOT 27 BLK 1 LOT SIZE 50.000 X 135 OR 13081-473 1186 1

Hearing Date: March 05, 2015

### FINAL ADMINISTRATIVE ENFORCEMENT ORDER

The Code Enforcement Board has found you guilty of violating the following laws:

- 2113 Illegal units. Miami 21 1.1 ART 4 table 3&4
- 2104 WORK PERFORMED WITHOUT A FINALIZED PERMIT City Code SEC 10-3 (FBC 104, 105)ZON ORD SEC 2102
- 2171 FAILURE TO MAINTAIN EXTERIOR OF COMMERCIAL OR RESIDENTIAL PROPERTY. City Code Chapter 10 SEC 10-23 &10-24
- 2108 Outside storage of miscellaneous materials, equipment, and/or debris. miami 21 SEC 3.6.3

You are hereby ordered to correct said violation by . If you fail to comply by said date, you will thereafter be fined the sum of \$150 per day. It is your responsibility to advise the Inspector immediately after the violation has been corrected to obtain an Affidavit of Compliance. Failure to obtain an Affidavit of Compliance will result in the continuing accrual of the daily fine.

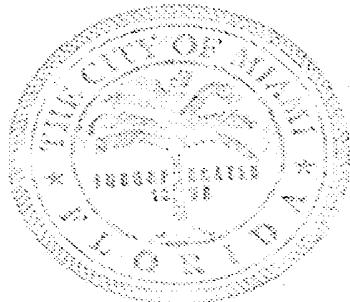
This Order shall constitute a lien against the above referenced property and any other real or personal property that you own once it is recorded in the Public Records of Miami-Dade County. LIENS THAT REMAIN UNPAID FOR THREE (3) MONTHS MAY BE FORECLOSED IN COURT. In addition, the Certificate of Use and Occupational License of any business occupying this property may be suspended or withheld. Operating a business without all required licenses is illegal under state and city law, and is punishable by criminal arrest and/or closing the business.

Should you have any questions regarding this Enforcement Order, or if you wish to advise the Code Enforcement Board that the violation has been corrected, please call ROBERTO MARTINEZ at (305) 416-2137.

City of Miami Code Enforcement Board

This is to certify that the foregoing is a true and correct copy of the document on file dated June 18, 2019 of the Code Enforcement Board. Officially filed and rendered on June 18, 2019 in the records of the City of Miami, Hearing Boards.

Prepared by:   
Olga Zamora  
Deputy Clerk of Hearing Boards





## City of Miami

May 12, 2021

BERNARDINO VELLON EST OF

4491 SW 1 ST  
MIAMI, FL 33134-1520 33134-1520

CR: BB2014010500

### NOTICE OF UNSAFE STRUCTURE VIOLATION

PENDING MUNICIPAL SPECIAL ASSESSMENT LIEN  
STATE OF FLORIDA CR: BB2014010500  
COUNTY OF MIAMI-DADE Folio: 0141050280240  
Lien: US4010500

NOTICE IS HEREBY GIVEN THAT violation of Chapter 8-5 of the Code of Miami-Dade County and Chapter 10, Article VI, Section 10-101 of the City of Miami Code presently exist upon the following property, to wit:

Legal Description:

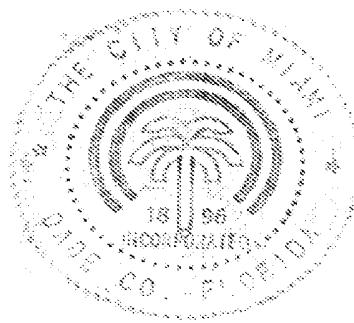
4491 SW 1 ST - AMENDED PLAT OF FLAGLER GROVE HEIGHTS PB 13-58 LOT 27 BLK 1 LOT SIZE 50.000 X 135 OR 13081-473  
1186 1

Reference is made to the Notice of Violation in the Office of the Unsafe Structure Section of the City of Miami Building Department, Miami, Florida, specifying the violations which have resulted in the subject building or structure being declared unsafe and the remedial actions required to correct such violations.

This instrument is filed pursuant to Chapter 8-5 of the Code of Miami-Dade County and Chapter 10, Article VI, Section 10-101 of the City of Miami Code, and all persons having or acquiring any interest in the above described property are hereby notified of the existence of said violations and the penalties prescribed by law.

The lien results from the violation and the action required by the City to correct the violation is a special assessment lien pursuant to Florida Statute § 170.201, and is coequal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles, and claims until paid. All costs incurred pursuant to Chapter 8-5 of the Code of Miami-Dade County, and Chapter 10, Article VI, Section 10-101 of the City of Miami Code, will be recovered through the lien process. For full cost of this special assessment lien, and compliance information, please contact the undersigned.

  
Rene Diaz  
Chief of Unsafe Structures  
City of Miami Building Department  
(305) 416-1177  
unsafestructures@miamigov.com  
lcollections@miamigov.com





## City of Miami

CFN: 20210412365 BOOK 32556 PAGE 2609  
DATE: 06/09/2021 03:57:54 PM  
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

### ORDER OF THE UNSAFE STRUCTURES PANEL

City of Miami  
444 SW 2nd Avenue  
Miami, FL 33130

FOR FULL INFORMATION CONCERNING THE DECISION  
ORDER, PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

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File Number: 16-02465

Final Action: 06/04/2021

Owner's Name: **BERNARDO VELLON**

Owner's Mailing Address: **4491 SW 1 ST, MIAMI, FL 33134**

Case #: **BB2014010500**

RE: **4491 SW 1 ST**

Folio Number: **01-4105-028-0240**

Legal Description: **LOT 27, BLOCK 1, FLAGLER GROVE HGTS AMD, PLAT BOOK 13, PAGE 58, MIAMI-DADE COUNTY, FL**

The City of Miami's Unsafe Structures Panel Decision, at its meeting on JUNE 4TH, 2021 for **Structure "A"** (1-STORY, CBS, SFR):

**Structure 'A':** Repair or Demolish Unsafe Structure within 180 days

**PLANS:** Building plans must be developed for all work and for all repairs or items needing to be completed or legalized. Plans shall be prepared by a Registered Architect or a Professional Engineer or as permitted by the Florida Building Code, as amended, and shall be Signed and Sealed, (or Stamped) by the Design Professional. When plans are required, they shall be submitted FIRST to the Unsafe Structures/Code Compliance Section for approval. Plans shall be prepared and submitted for approval to the City of Miami Building Department **within 30 days from today's date**.

All property surveys submitted to this Section for the purpose of obtaining permits shall be current, shall furthermore be Signed and Sealed and shall show all pertinent and required Elevations. (Note: A property survey is required for total demolition permits.)

#### **BUILDING PERMITS:**

**Structure 'A':** Permits shall be obtained within 90 days from today's date

Building Permits must be obtained after the construction plans have been approved by the Building Department for all Structures shown above and for all Disciplines requiring permits. Permits shall also be obtained for all required Trade sub-categories, as required by the Florida Building Code, Miami-Dade County Code and the City of Miami Code. The permits obtained shall cover all repairs or items needing to be completed and legalized.

**IF ANY OF THE ABOVE STIPULATION(S) ARE NOT COMPLIED WITH, SAID  
STRUCTURE(S) SHALL BE DEMOLISHED BY THE CITY OF MIAMI AS SOON AS  
POSSIBLE.**

The City of Miami Unsafe Structures Panel also ordered that, if compliance is not obtained

Case # :BB2014010500 - Owner's Name: BERNARDO VELLON

within the time periods stipulated above, then the Building Official is further instructed to proceed in accordance with Chapter 10, Article VI of the City of Miami Code. There will be no further notices or communication from the City of Miami Unsafe Structures Panel regarding this case.

**This document may be recorded by the Building Official with the Public Records of Miami-Dade County. This recording will constitute constructive notice to all concerned as well as any subsequent purchaser, that a decision has been rendered by the City of Miami Unsafe Structures Appeal Panel on the above referenced property in that the property in question is an Unsafe Structure and cannot be occupied until the Violation(s) are cured. Any costs associated with this case and this hearing shall be declared a special assessment pursuant to Chapter 10, Article VI of the City of Miami Code and Chapter 8-5 of the Miami-Dade County Code. Likewise, and to avoid additional hazards, the Electrical Service to the Unsafe Structure will be disconnected and will remain disconnected until the Violation(s) has been fully cured.**

Permits for the structure(s) located at the above address must be obtained from the City of Miami Building Department - 444 SW 2 Avenue, (4th floor), Miami, FL 33130.

The City of Miami Unsafe Structures Panel is Quasi-Judicial. The decision and specified compliance date(s) are final and binding. Any owner or interested party, as defined by Section 10-101 of the City Code aggrieved by a decision of the City of Miami Unsafe Structures Panel may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

**INTERESTED PARTIES:**

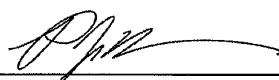
Known Interested Parties for Case No.: BB2014010500

As of date (JUNE 4TH, 2021):

N/A

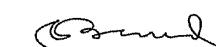
***At a meeting of the Unsafe Structure Panel on 6/4/2021, a motion was made by Panel Member Kouchalakos, seconded by Panel Member Bared, that this Order be APPROVED, passed.***

**Moved By:** \_\_\_\_\_



**Panel Member Kouchalakos**

**Seconded By:** \_\_\_\_\_



**Panel Member Bared**

**Chair, Unsafe Structure  
Panel**



Rafael Rodriguez

**Date** 06/04/2021



## City of Miami

CFN: 20220045256 BOOK 32963 PAGE 119  
DATE:01/13/2022 03:45:42 PM  
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

### ORDER OF THE UNSAFE STRUCTURES PANEL

City of Miami  
444 SW 2nd Avenue  
Miami, FL 33130

FOR FULL INFORMATION CONCERNING THE DECISION  
ORDER, PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

File Number: 16-03052

Final Action: 01/07/2022

Owner's Name: IGOR SHLAFMAN

Owner's Mailing Address: 7789 NW 112 WAY, PARKLAND, FL 33067

Case #: BB2014010500

RE: 4491 SW 1 ST

Folio Number: 01-4105-028-0240

Legal Description: LOT 27, BLOCK 1, FLAGLER GROVE HGTS AMD, PLAT BOOK 13, PAGE 58, MIAMI-DADE COUNTY, FL

The City of Miami's Unsafe Structures Panel Decision, at its meeting on JANUARY 7th, 2022 for **Structure "A" (1-STORY, CBS, SFH)**:

**Structure 'A':** Repair or Demolish Unsafe Structure within 180 days

**PLANS:** Building plans must be developed for all work and for all repairs or items needing to be completed or legalized. Plans shall be prepared by a Registered Architect or a Professional Engineer or as permitted by the Florida Building Code, as amended, and shall be Signed and Sealed, (or Stamped) by the Design Professional. When plans are required, they shall be submitted FIRST to the Unsafe Structures/Code Compliance Section for approval. Plans shall be prepared and submitted for approval to the City of Miami Building Department **within 30 days from today's date**.

All property surveys submitted to this Section for the purpose of obtaining permits shall be current, shall furthermore be Signed and Sealed and shall show all pertinent and required Elevations. (Note: A property survey is required for total demolition permits.)

#### BUILDING PERMITS:

**Structure 'A':** Permits shall be obtained within 90 days from today's date

Building Permits must be obtained after the construction plans have been approved by the Building Department for all Structures shown above and for all Disciplines requiring permits. Permits shall also be obtained for all required Trade sub-categories, as required by the Florida Building Code, Miami-Dade County Code and the City of Miami Code. The permits obtained shall cover all repairs or items needing to be completed and legalized.

**IF ANY OF THE ABOVE STIPULATION(S) ARE NOT COMPLIED WITH, SAID STRUCTURE(S) SHALL BE DEMOLISHED BY THE CITY OF MIAMI AS SOON AS POSSIBLE.**

The City of Miami Unsafe Structures Panel also ordered that, if compliance is not obtained

Case #:BB2014010500 - Owner's Name: IGOR SHLAFMAN

within the time periods stipulated above, then the Building Official is further instructed to proceed in accordance with Chapter 10, Article VI of the City of Miami Code. There will be no further notices or communication from the City of Miami Unsafe Structures Panel regarding this case.

This document may be recorded by the Building Official with the Public Records of Miami-Dade County. This recording will constitute constructive notice to all concerned as well as any subsequent purchaser, that a decision has been rendered by the City of Miami Unsafe Structures Appeal Panel on the above referenced property in that the property in question is an Unsafe Structure and cannot be occupied until the Violation(s) are cured. Any costs associated with this case and this hearing shall be declared a special assessment pursuant to Chapter 10, Article VI of the City of Miami Code and Chapter 8-5 of the Miami-Dade County Code. Likewise, and to avoid additional hazards, the Electrical Service to the Unsafe Structure will be disconnected and will remain disconnected until the Violation(s) has been fully cured.

Permits for the structure(s) located at the above address must be obtained from the City of Miami Building Department - 444 SW 2 Avenue, (4th floor), Miami, FL. 33130.

The City of Miami Unsafe Structures Panel is Quasi-Judicial. The decision and specified compliance date(s) are final and binding. Any owner or interested party, as defined by Section 10-101 of the City Code aggrieved by a decision of the City of Miami Unsafe Structures Panel may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

**INTERESTED PARTIES:**

Known Interested Parties for Case No.: BB2014010500

As of date (JANUARY 7th, 2022):

HEIRS AND/OR BENEFICIARIES  
OF THE ESTATE OF BERNARDO VELLON  
2851 N 38 AVE  
HOLLYWOOD, FL 33021

DANIEL J. MENDEZ, ESQ.  
7400 SW 57 CT., SUITE 202  
SOUTH MIAMI, FL 33143

BERNARDO VELLON, JR.  
19331 SW 15 ST.  
PEMBROKE PINES, FL 33029

ARIELLE VELLON  
2851 N 38 AVE  
HOLLYWOOD, FL 33021

BERNARDINO VELLON EST OF

Case # :BB2014010500 - Owner's Name: IGOR SHLAFMAN

**C/O MIAMI-DADE COUNTY TAX COLLECTOR**  
**200 N.W. 2 AVENUE**  
**MIAMI, FL 33128**

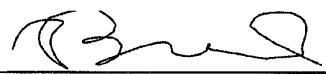
**LEE R. SMITH C/O KRINZMAN HUSS LUBETSKY**  
**FELDMAN & HOTTE**  
**169 E. FLAGLER STREET, SUITE 500**  
**MIAMI, FL 33131-1295**

**FRIGER, LORENA C., ESQ**  
**LAW OFFICES MENDEZ & MENDEZ, P.A.**  
**7400 SW 57TH CT STE 202**  
**SOUTH MIAMI, FL 33143-5356**

**BERNARDO VELLON**  
**4491 SW 1 ST**  
**MIAMI, FL 33134**

*At a meeting of the Unsafe Structure Panel on 1/7/2022, a motion was made by  
Panel Member Kouchalakos, seconded by Panel Member Bared, that this Order be  
APPROVED, passed.*

Moved By:   
Panel Member Kouchalakos

Seconded By:   
Panel Member Bared

Chair, Unsafe Structure  
Panel

  
Rafael Rodriguez

Date 01/07/2022

**NOTICE OF LIEN  
FOR WATER AND SEWER SERVICE FILED BY  
MIAMI-DADE WATER AND SEWER DEPARTMENT**

CFN: 20220040282 BOOK 32959 PAGE 3974  
DATE:01/12/2022 03:09:08 PM  
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )  
SS )

PROPERTY OWNER: BERNARDO VELLON

ADDRESS:4491 SW 1ST ST

BEFORE ME, the undersigned authority, personally appeared the Manager of the Miami-Dade Water and Sewer Department who, being duly sworn, states that pursuant to the provisions of Sections 32-93 and 32-94 of the Code of Miami-Dade County, as amended, it is hereby certified that water and/or sewer service was furnished to the following described real property:

AMENDED PLAT OF FLAGLER GROVE HEIGHTS PB 13-58 LOT 27 BLK 1

and bills for this service in the amount of **\$753.79** have remained unpaid for at least 60 days after the final bill date for water and sewer charges. These charges, along with late charges, recording fees, and interest accruing at the rate of 8% per annum, constitute a special assessment lien on the above described real property until the lien is satisfied by payment of all charges to the Miami-Dade Water and Sewer Department. Said lien is equal in rank and dignity with the liens of County ad valorem taxes and superior in rank and dignity to all other liens, encumbrances, titles, and claims in, to or against the subject real property.

ADRIANA HUSSEIN, UTILITIES SPECIAL BILLINGS MANAGER  
MIAMI-DADE WATER AND SEWER DEPARTMENT  
P.O. BOX 330316, MIAMI, FLORIDA 33233-0316

The foregoing instrument was acknowledged before me this 7 day of January by ADRIANA HUSSEIN, MANAGER, who is personally known to me and who did not take an oath.

Name typed, printed or stamped

This instrument prepared by:  
LOURDES LUIS, LIEN UNIT SUPERVISOR  
MIAMI-DADE WATER AND SEWER DEPARTMENT  
P.O. BOX 330316, MIAMI, FLORIDA 33233-0316

Batch Number 8744  
Premise Note ID 4037552329  
Account Number 5402744718  
Lien SA ID 5408710442  
12/6/2021

