



VILLAGE OF PALMETTO BAY
UNIFORM CIVIL VIOLATION NOTICE
CODE COMPLIANCE DIVISION

DATE ISSUED 4-22-13	TIME ISSUED 3P	CODE INSPECTOR NAME A. White
NAME OF VIOLATOR(S) Gustavo Diaz JR		FOLIO # 3350260060120
MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip) 15745 Southwest 77 Ct Palmetto Bay, FL 33157		REPEAT VIOLATION <input type="checkbox"/> YES <input type="checkbox"/> NO
		CASE NUMBER 2013-

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON 4-22-13 AT 3P

YOU COMMITTED A VIOLATION OF SECTION(S) 30-60.3.1(a)
VILLAGE OF PALMETTO BAY CODE TO WIT: 27-71.1(a)(1)(2) 27-51.
30-60.4.(9)

DESCRIPTION
- observed stagnant water in pool
- Pool enclosure with torn or missing screens
- Refrigerator with doors on it, + junk

AT 15745 SW 77 Ct Palmetto Bay, FL 33157
LOCATION OF VIOLATION

YOU SHALL:
PAY THE ONE-TIME FINE OF \$ _____ ON OR
BEFORE _____ AND CORRECT THE VIOLATION ON OR
BEFORE _____
PAY THE DAILY FINE OF \$ 250.00 ON OR
BEFORE 5-13-2013 AND CORRECT THE VIOLATION ON OR
BEFORE 4-22-2013

(SEE INSTRUCTIONS ON REVERSE SIDE)

IF YOU FAIL TO PAY THE CIVIL FINE WITHIN THE TIME LIMIT SPECIFIED ABOVE OR
TO FILE IN WRITING A REQUEST FOR AN ADMINISTRATIVE HEARING WITHIN 20
DAYS FROM RECEIPT OF THE CIVIL INFRACTION NOTICE, YOU SHALL BE DEEMED
TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AT A HEARING AND
SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF THE VIOLATION.

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

VIOLATOR _____ DATE _____
A. White 4-22-13 (CITATION #)
CODE COMPLIANCE OFFICER'S SIGNATURE DATE No 3426

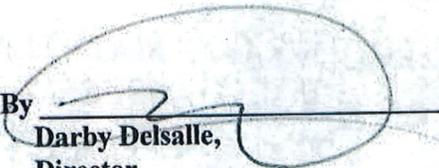
SERVICE: PERSONAL
MAIL
POSTING

CASE FILE COPY

(Space Reserved for Clerk of Court)

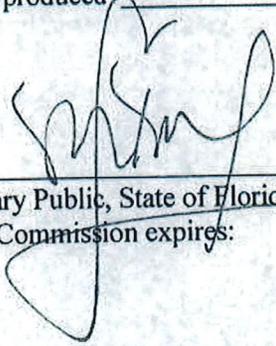
- 5. A Notice of Lien with special assessment priority was posted to the record owner Gustavo Diaz Jr., of the aforementioned real property, to-wit: 15745 SW 77 Court, Palmetto Bay, Florida 33157 by posting method, on the 17 day of May, 2013.

VILLAGE OF PALMETTO BAY

By 
Darby Delsalle,
Director
Department of Planning & Zoning

The foregoing instrument was acknowledged before me this 12 day of June, 2013 by DARBY DELSALLE who is () personally known to me or () who produced _____ as identification.




 Notary Public, State of Florida
 My Commission expires:

STATE OF FLORIDA, COUNT OF DADE
 I HEREBY CERTIFY that this is a true copy of the
 original filed in this office on JUN 17 2013 day of _____, A.D. 20____
 WITNESS my hand and Official Seal.
 HARVEY RUVIN, CLERK, of Circuit and County Courts
 By  D.C.
TANASHIA ARNOLD 1144





CFN 2013R0479046
OR Bk 28681 Pgs 1596 - 1597 (2pgs)
RECORDED 06/17/2013 11:32:45
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:
Allen White,
Code Compliance Officer
Village of Palmetto Bay
9705 E Hibiscus Street
Palmetto Bay, FL 33157

(Space Reserved for Clerk of Court)

ANNUAL NOTICE OF LOT MAINTENANCE VIOLATION AND POSSIBLE SPECIAL ASSESSMENT PRIORITY LIEN

May 17, 2013

Name of Owner: GUSTAVO DIAZ JR
Address of Owner: 15745 SW 77 CT
Miami, FL 331572336

Re: Violation of Ordinance No. 08-19, Section 27-03, Village's Code of
Ordinances Relating to Lot Maintenance
Property Address: 15745 SW 77 CT
Name of Owner on Tax Rolls: GUSTAVO DIAZ JR
Folio Number: 3350260060120
Legal Description: 26-27 55 40 .35 AC PALMETTO ROAD ESTATES PB
60-92 LOT 1 BLK 3 OR 19845-1682 072001 1 F/A/U 30-
5026-006-0120 COC 24415-4972 04 2006 1

Dear Sir or Madam:

As the registered property owner per Miami-Dade County tax rolls of the above described property, you are hereby notified that an inspection discloses that you are in violation of the Village's Code of Ordinances, Chapter 27, relating to lot maintenance. Specifically, the property is in the following condition: Failure to maintain lot and pool, violating Section 27-01.

The Village's Ordinances, as implemented, relating to garbage and other solid waste, requires that your property be kept in a safe, clean condition, not allowing the accumulation of any of the following: solid waste, biological, hazardous or industrial waste, tires, stagnant water, a dense growth of trees, vines and underbrush, or to allow a growth of grass, weeds or bushes over one foot (1 ft.) in height, or to allow the existence of depressions or excavations wherein water may accumulate on any lot, tract or parcel of land, or pool, within the Village to such an extent that it constitutes a menace to life property, the public health, and public welfare or creates a fire hazard.



Recorded Annual Notice of Lot Maintenance Violations
Pursuant to Section 27-03, of the Village's Code of Ordinances
Page 2 of 2

You are directed to correct said violation within five (5) days of receipt of this notice and to notify this office that the violation has been corrected. Failure to do so will cause the Village of Palmetto Bay to clean the property therefore imposing a special assessment lien against the property, including the payment of all costs of collection, penalties, lien amounts and administrative fees. The Village may also exercise the option of foreclosure on your property.

This notice, which shall be recorded in the official records of Miami-Dade County, will be the only notice given to you in a period of one (1) year from this date. Any other violations occurring under this section shall be remedied by the Village without further notice. Please note that the Village shall be entitled to collect an administrative fee of \$250.00, due to each clean-up caused by the property owner's failure to clean the site, in addition to all hard costs associated with the special assessment clean-up costs.

If you have any questions, please feel free to call this office at (305) 259-1272 Monday through Friday between 8:30 A.M. and 5:00 P.M.

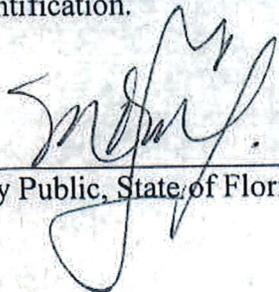
Your cooperation will be greatly appreciated.

Sincerely,



Allen White
Code Compliance Officer,
Village of Palmetto Bay
Department of Planning and Zoning

The foregoing instrument was acknowledge before me this 14 day of May, 2013 by Allen White who is () personally known to me or () who produced as identification.



Notary Public, State of Florida

STATE OF FLORIDA, COUNT OF DADE

I HEREBY CERTIFY that this is a true copy of the original filed in this office on JUN 17 2013 day of AD 20

WITNESS my hand and Official Seal.

HARVEY RUVIN, CLERK, of Circuit and County Courts D.C.

9705 E Hibiscus Street
Palmetto Bay, Florida 33157
Phone (305) 259-1272
Fax (786) 338-7432

TANASHIA ARNOLD 1144



This instrument prepared by:
Eve A. Boutsis,
Office of Village Attorney
Village of Palmetto Bay
9705 E Hibiscus Street
Palmetto Bay, FL 33157

(Space Reserved for Clerk of Court)

CLAIM OF LIEN – SPECIAL ASSESSMENT PRIORITY

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

BEFORE ME, the undersigned authority, personally appeared DARBY DELSALLE who, being duly sworn, deposes and says that:

1. He is the Director of Department of Planning & Zoning of the Lienor, the **VILLAGE OF PALMETTO BAY, Florida**, a municipal corporation incorporated under the laws of the State of Florida, address at 9705 E Hibiscus Street, Palmetto Bay, FL 33157.
2. In accordance with the authority granted Lienor by the Florida Statutes and the Municipal Code of the Village, a **Lien with Special Assessment Priority as recognized under section 170.09, Florida Statutes, and as provided under the Village’s Code of Ordinances, sections 2-205(i)(2) and 27-03**, is hereby imposed for failure to comply lawfully imposed fine for the lot maintenance violation under Chapter 27-03, of the Village of Palmetto Bay’s Code of Ordinances, for the costs associated with the clean-up of the property by the Village of Palmetto Bay. Attached hereto is the invoice for the costs associated with clean-up.
3. This Lien, with Special Assessment priority, is imposed in the amount of **\$540.00** plus recording fees, which remains unpaid as of this date (6/16/2013), together with an additional fine of **\$ 00.00** per day which shall continue to accrue until the violator, **Gustavo Diaz Jr.**, comes into compliance or until a judgment is rendered in a suit to foreclose this Lien with special assessment priority, against the real property known as 15745 SW 77 Court, and whose legal description is 26-27 55 40 35 AC PALMETTO ROAD ESTATES PB 60-92 LOT 1 BLK 3 OR 19845-1682 072001 1 F/A/U 30-5026-006-0120 COC 24415-4972 04 2006 1.

FOLIO NO. 33-5026-006-0120.

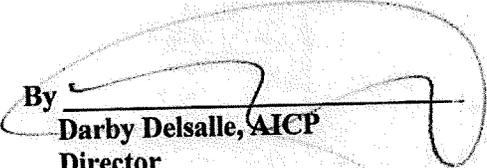
4. The Village of Palmetto Bay does impose and claim Certified Lien with Special Assessment Priority for said services from the first day of 6/16/2013 with interest thereon at a rate of 18% per annum.



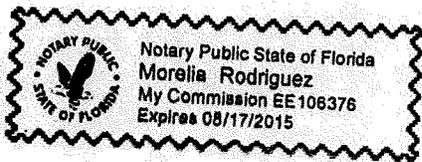
(Space Reserved for Clerk of Court)

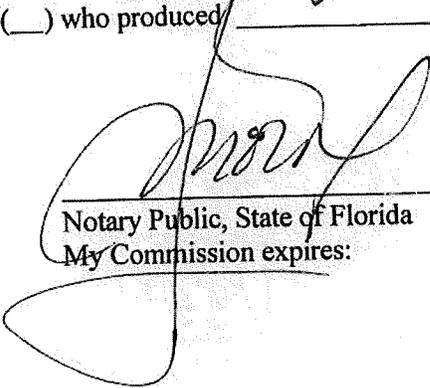
5. A Notice of Lien with special assessment priority was posted to the record owner Gustavo Diaz Jr., of the aforementioned real property, to-wit: 15745 SW 77 Court, Palmetto Bay, Florida 33157 by method of posting on the 21 day of June, 2013.

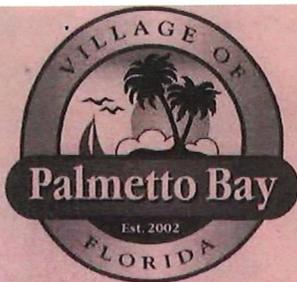
VILLAGE OF PALMETTO BAY

By 
Darby Delsalle, AICP
Director
Department of Planning & Zoning

The foregoing instrument was acknowledged before me this 17 day of July, 2013 by DARBY DELSALLE who is personally known to me or who produced _____ as identification.




Notary Public, State of Florida
My Commission expires:



COURTESY WARNING NOTICE OF CODE VIOLATION

R 2464

PROPERTY OWNER: _____

DATE: 10-02-09

GUSTAVO DIAZ JR

CASE No.: _____

FOLIO No.: 3350260060120

This WARNING NOTICE is issued to advise you of the following code violation of the Code of Miami-Dade County as adopted by the Village of Palmetto Bay.

LOCATED AT: 15745 SW 77 COURT

- Illegal R.V., Boat or Storage/Parking Section 33-20(e-f)
- Illegal signs in right-of-way Section 2-103.15 (d)
- Illegal article(s) in the right-of-way Section 2-103.16
- Unlawfully maintaining junk and trash Section 19-8 (A)
- Failure to perform required lot maintenance Section 19-13 (A) (1) (2)
- Failure to maintain right of way area abutting private property Section 19-13 (B)
- Conducting auto repairs beyond what is permitted in a residential zone Section 33-15(b)
- Illegal display of vehicles for sale Section 33-19.1 (A) or Section 33-19.1 (B)
- Illegally parking or storing of a commercial vehicle in a residential neighborhood Section 33-124.1 (B-3) or Section 33-124.1 (B-5)
- Maintaining a structure in the required setback Section 33-20 (B)(1) or Section 33-50
- Failure of owner-builder or contractor to obtain a building permit Section 8-1 FBC 105.1
- Failure to remove graffiti from non-commercial property Section 21-30 (d)
- Other: _____
- Failure to maintain pool Section 33-12 (k)
- Section: _____
- Uncontainerized solid waste or bulky waste Section 15-5

To Wit: LAWN MAINTENANCE

CORRECTIVE ACTION: FAILURE TO CUT AND MAINTAIN THE PROPERTY AND RIGHT OF WAY AREA. TORN POOL SCREENS AND SCREEN DOOR ACCESSING THE POOL. PLEASE REPAIR ALL POOL BARRIERS

CORRECT VIOLATION BY: 10-12-09

FAILURE TO COMPLY WITH THIS NOTICE SHALL CONSTITUTE A CIVIL OFFENSE PUNISHABLE BY A CIVIL PENALTY OF NOT LESS THAN A ONE TIME FINE OF \$ _____ OR A DAILY FINE OF \$ 250.00

It is in your best interest to correct the violation. For further information or to discuss the terms of this WARNING NOTICE, please contact the Village of Palmetto Bay, Code Compliance Division, at 305-259-1261.

Anthony Ramirez
Code Compliance Officer (Please Print)

POSTED 10-02-09
Received By Date



**VILLAGE OF PALMETTO BAY
UNIFORM CIVIL VIOLATION NOTICE
CODE COMPLIANCE DIVISION**

DATE ISSUED 10-22-09	TIME ISSUED 9:31a	CODE INSPECTOR NAME ANTHONY RAHMING
NAME OF VIOLATOR(S) GUSTAVO DIAZ JR		FOLIO # 3350260060120
REPEAT VIOLATION <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		CASE NUMBER 4246
MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip) 15745 SW 77 COURT MIAMI, FL 33157		
THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON 10-02-09 DATE AT TIME		
YOU COMMITTED A VIOLATION OF SECTION(S) 19-13(A)(B)(C) OF THE VILLAGE OF PALMETTO BAY CODE TO WIT:		
FAILURE TO CUT AND MAINTAIN DESCRIPTION THE PROPERTY AND RIGHT OF WAY AREA.		
AT 15745 SW 77 CT LOCATION OF VIOLATION		

YOU SHALL:

PAY THE ONE-TIME FINE OF \$ _____ ON OR
BEFORE _____ AND CORRECT THE VIOLATION ON OR
BEFORE _____

PAY THE DAILY FINE OF \$ 250.00 ON OR
BEFORE 11-11-09 AND CORRECT THE VIOLATION ON OR
BEFORE 11-01-09

(SEE INSTRUCTIONS ON REVERSE SIDE)

IF YOU FAIL TO PAY THE CIVIL FINE WITHIN THE TIME LIMIT SPECIFIED ABOVE OR TO FILE IN WRITING A REQUEST FOR AN ADMINISTRATIVE HEARING WITHIN 20 DAYS FROM RECEIPT OF THE CIVIL INFRACTION NOTICE, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AT A HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF THE VIOLATION.

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

SERVICE: PERSONAL
MAIL
POSTING

POSTED 10-22-09
VIOLATOR DATE

10-22-09 (CITATION #)
CODE COMPLIANCE OFFICER'S SIGNATURE DATE

CASE FILE COPY No 2668



**VILLAGE OF PALMETTO BAY
UNIFORM CIVIL VIOLATION NOTICE
CODE COMPLIANCE DIVISION**

DATE ISSUED 10-22-09	TIME ISSUED 9:45a	CODE INSPECTOR NAME ANTHONY RANNING
NAME OF VIOLATOR(S) GUSTAVO DIAZ JR		FOLIO # 3350260060120
		REPEAT VIOLATION <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip) 15745 SW 77 COURT MIAMI, FL 33157		CASE NUMBER 4246
THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON 10-22-09 AT		
YOU COMMITTED A VIOLATION OF SECTION(S) 33-12(K) 33-12(K)		DATE AT TIME
VILLAGE OF PALMETTO BAY CODE TO WIT: FAILURE TO MAINTAIN SAFETY POOL BARRIERS		
DESCRIPTION		
AT 15745 SW 77 CT		
LOCATION OF VIOLATION		

YOU SHALL:

PAY THE ONE-TIME FINE OF \$ _____ ON OR BEFORE _____ AND CORRECT THE VIOLATION ON OR BEFORE _____

PAY THE DAILY FINE OF \$ 250.00 ON OR BEFORE 11-16-09 AND CORRECT THE VIOLATION ON OR BEFORE 11-01-09

(SEE INSTRUCTIONS ON REVERSE SIDE)

IF YOU FAIL TO PAY THE CIVIL FINE WITHIN THE TIME LIMIT SPECIFIED ABOVE OR TO FILE IN WRITING A REQUEST FOR AN ADMINISTRATIVE HEARING WITHIN 20 DAYS FROM RECEIPT OF THE CIVIL INFRACTION NOTICE, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AT A HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF THE VIOLATION.

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

POSTED 10-22-09
VIOLATOR DATE

SERVICE: PERSONAL
MAIL
POSTING

[Signature] 10-22-09
CODE COMPLIANCE OFFICER'S SIGNATURE DATE

(CITATION #)

CASE FILE COPY

No 2669



CFN 2009R0838877
OR Bk 27091 Pgs 0472 - 4737 (2pgs)
RECORDED 11/20/2009 15:12:23
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:
Anthony Rahming
Code Compliance Officer
Village of Palmetto Bay
8950 SW 152nd Street
Palmetto Bay, FL 33157

(Space Reserved for Clerk of Court)

ANNUAL NOTICE OF LOT MAINTENANCE VIOLATION AND POSSIBLE SPECIAL ASSESSMENT PRIORITY LIEN

November 16, 2009

Name of Owner: Gustavo Diaz Jr.
Address of Owner: 15745 SW 77 Court
Miami, Fl 33157-2336

Re: Violation of Ordinance No. 08-19, Section 27-03, Village's Code of
Ordinances Relating to Lot Maintenance

Property Address: 15745 SW 77 Court

Name of Owner on Tax Rolls: Gustavo Diaz Jr.

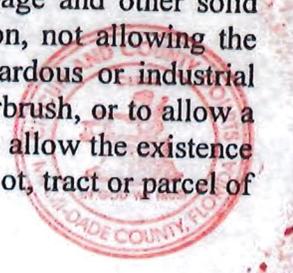
Folio Number: 33-5026-006-0120

Legal Description: 26-27 55 40 .35 AC PALMETTO ROAD ESTATES PB
60-92 LOT 1 BLK 3 OR 19845-1682 072001 1 F/A/U 30-
5026-006-0120 COC 24415-4972 04 2006 1

Dear Sir or Madam:

As the registered property owner per Miami-Dade County tax rolls of the above described property, you are hereby notified that an inspection discloses that you are in violation of the Village's Code of Ordinances, Chapter 27, relating to lot maintenance. Specifically, the property is in the following condition: Overgrown violating Section 27-01.

The Village's Ordinances, as implemented, relating to garbage and other solid waste, requires that your property be kept in a safe, clean condition, not allowing the accumulation of any of the following: solid waste, biological, hazardous or industrial waste, tires, stagnant water, a dense growth of trees, vines and underbrush, or to allow a growth of grass, weeds or bushes over one foot (1 ft.) in height, or to allow the existence of depressions or excavations wherein water may accumulate on any lot, tract or parcel of



Recorded Annual Notice of Lot Maintenance Violations
Pursuant to Section 27-03, of the Village's Code of Ordinances
Page 2 of 2

land, or pool, within the Village to such an extent that it constitutes a menace to life, property, the public health, and public welfare or creates a fire hazard.

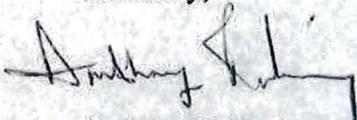
You are directed to correct said violation within five (5) days of receipt of this notice and to notify this office that the violation has been corrected. Failure to do so will cause the Village of Palmetto Bay to clean the property therefore imposing a special assessment lien against the property, including the payment of all costs of collection, penalties, lien amounts and administrative fees. The Village may also exercise the option of foreclosure on your property.

This notice, which shall be recorded in the official records of Miami-Dade County, will be the only notice given to you in a period of one (1) year from this date. Any other violations occurring under this section shall be remedied by the Village without further notice. Please note that the Village shall be entitled to collect an administrative fee of \$250.00, due to each clean-up caused by the property owner's failure to clean the site, in addition to all hard costs associated with the special assessment clean-up costs.

If you have any questions, please feel free to call this office at (305) 259-1261 Monday through Friday between 8:30 A.M. and 5:00 P.M.

Your cooperation will be greatly appreciated.

Sincerely,



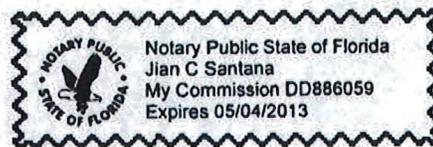
Anthony Rahming
Code Compliance Officer,
Village of Palmetto Bay
Department of Planning and Zoning

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on 20th day of
NOVEMBER, A.D. 2009
WITNESS my hand and Official Seal
HARVEY RUVIN, CLERK, of Circuit and County Courts
By Jana L. [Signature]



The foregoing instrument was acknowledge before me this 16 day of November 2009 by Anthony Rahming who is () personally known to me or () who produced as identification.

Jian C Santana
Notary Public, State of Florida



8950 SW 152 Street
Palmetto Bay, Florida 33157
Phone (305) 259-1261
Fax (305) 259-1290

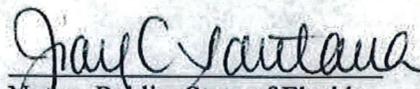
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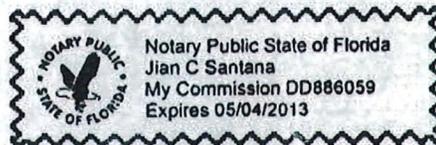
- 5. A Notice of Lien with special assessment priority was posted to the record owner Gustavo Diaz Jr., of the aforementioned real property, to-wit: 15745 SW 77 Court, Palmetto Bay, Florida 33157 by posting method, on the 16 day of November, 2009.

VILLAGE OF PALMETTO BAY

By 
Julian H. Perez,
 Director
 Department of Planning & Zoning

The foregoing instrument was acknowledged before me this 9 day of December, 2009 by JULIAN H. PEREZ who is () personally known to me or () who produced _____ as identification.


 Notary Public, State of Florida
 My Commission expires:



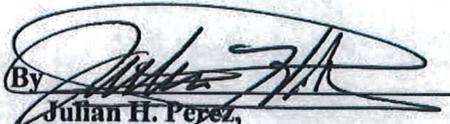
STATE OF FLORIDA, COUNTY OF DADE
 I HEREBY CERTIFY that this is a true copy of the original filed in this office on 11th day of DECEMBER, A.D. 2009
 WITNESSE my hand and Official Seal
 HARVEY RUVIN, CLERK of Circuit and County Courts
 By 



(Space Reserved for Clerk of Court)

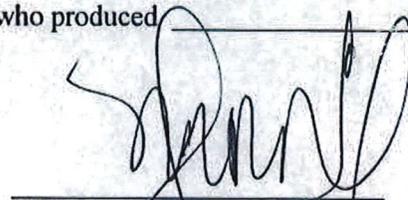
5. A Notice of Lien with special assessment priority was posted to the record owner Gustavo Diaz Jr., of the aforementioned real property, to-wit: 15745 SW 77 Court, Palmetto Bay, Florida 33157 by method of posting on the 17 day of December, 2009.

VILLAGE OF PALMETTO BAY

By 
Julian H. Perez,
Director
Department of Planning & Zoning

The foregoing instrument was acknowledged before me this 31 day of December, 2009 by JULIAN H. PEREZ who is () personally known to me or () who produced _____ as identification.





Notary Public, State of Florida
My Commission expires:



This instrument prepared by:
John R. Herin Jr.,
Office of Village Attorney
Village of Palmetto Bay
9705 E Hibiscus Street
Palmetto Bay, FL 33157

(Space Reserved for Clerk of Court)

CLAIM OF LIEN – SPECIAL ASSESSMENT PRIORITY

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

BEFORE ME, the undersigned authority, personally appeared **DARBY DELSALLE** who, being duly sworn, deposes and says that:

1. He is the Director of Department of Planning & Zoning of the Lienor, the **VILLAGE OF PALMETTO BAY, Florida**, a municipal corporation incorporated under the laws of the State of Florida, address at 9705 E Hibiscus Street, Palmetto Bay, FL 33157.
2. In accordance with the authority granted Lienor by the Florida Statutes and the Municipal Code of the Village, a **Lien with Special Assessment Priority as recognized under section 170.09, Florida Statutes, and as provided under the Village's Code of Ordinances, sections 2-205(i)(2) and 27-03**, is hereby imposed for failure to comply lawfully imposed fine for the lot maintenance violation under Chapter 27-03, of the Village of Palmetto Bay's Code of Ordinances, for the costs associated with the clean-up of the property by the Village of Palmetto Bay. Attached hereto is the invoice for the costs associated with clean-up.
3. This Lien, with Special Assessment priority, is imposed in the amount of **\$90.00** plus recording fees, which remains unpaid as of this date (**12/12/2013**), together with an additional fine of **\$ 00.00** per day which shall continue to accrue until the violator, **Gustavo Diaz Jr.**, comes into compliance or until a judgment is rendered in a suit to foreclose this Lien with special assessment priority, against the real property known as **15745 SW 77 Court**, and whose legal description is **26-27 55 40 .35 AC PALMETTO ROAD ESTATES PB 60-92 LOT 1 BLK 3 OR 19845-1682 072001 1 F/A/U 30-5026-006-0120 COC 24415-4972 04 2006 1.**

FOLIO NO. **33-5026-006-0120.**

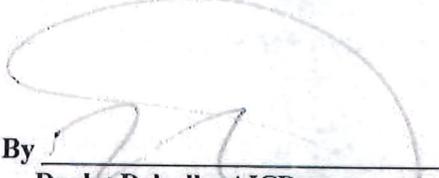
4. The Village of Palmetto Bay does impose and claim Certified Lien with Special Assessment Priority for said services from the first day of **12/12/2013** with interest thereon at a rate of 18% per annum.



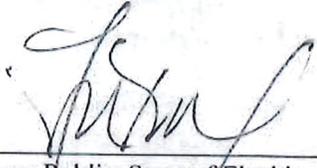
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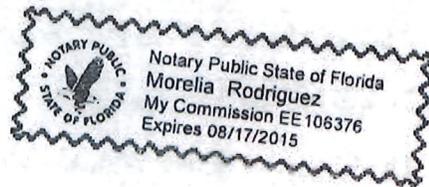
5. A Notice of Lien with special assessment priority was posted to the record owner **Gustavo Diaz Jr.**, of the aforementioned real property, to-wit: **15745 SW 77 Court, Palmetto Bay, Florida 33157** by method of posting on the 11 day of **January**, 2014.

VILLAGE OF PALMETTO BAY

By 
Darby Delsalle, AICP
Director
Department of Planning & Zoning

The foregoing instrument was acknowledged before me this 5 day of February, 2014 by **DARBY DELSALLE** who is () personally known to me or () who produced _____ as identification.


Notary Public, State of Florida
My Commission expires:





CE-2017-8781

COURTESY WARNING NOTICE CODE VIOLATION FOR COMMERCIAL PROPERTIES

DATE: 10/23/2017 FOLIO NO.: 3350260060120

PROPERTY OWNER: Ernesto Abreu Trs
15745 SW 77th Family Land Trust

TENANT: 3109 Grand Avenue #222
Miami, FL 33133

This WARNING NOTICE is issued to advise you of the following code violation(s) of the Florida Building Code (FBC) and/or Miami-Dade County Code (MDCC) and/or Village of Palmetto Bay Ordinances (PBO) as adopted by the Village of Palmetto Bay.

LOCATED AT: 15745 SW 77th Palmetto Bay

- | | |
|--|----------------------------|
| <input type="checkbox"/> Failure of owner-builder or contractor to obtain permit | FBC § 105.1: Section 8-1 |
| <input type="checkbox"/> Uncontainerized refuse, rubbish or solid waste | MDCC Section 15-5 |
| <input type="checkbox"/> Failure to perform lot maintenance in non-residential zoned district | MDCC Section 19-14(A) |
| <input type="checkbox"/> Failure to maintain right-of-way swale area abutting private property | MDCC Section 19-14(B) |
| <input type="checkbox"/> Failure to maintain parking lot surface | MDCC Section 19-15.3 |
| <input type="checkbox"/> Failure to maintain required parking lot striping or pavement markings | MDCC Section 19-15.3 |
| <input type="checkbox"/> Failure to maintain exterior building surfaces | MDCC Section 19-15.10 |
| <input type="checkbox"/> Unlawful display of vehicle for sale | MDCC Section 19-15.12(A) |
| <input type="checkbox"/> Failure to remove graffiti from commercial property | MDCC Section 21-30.01 (d) |
| <input type="checkbox"/> Failure to obtain certificate of use | MDCC Section 33-8(a)(b)(c) |
| <input type="checkbox"/> Failure to maintain/provide dumpster enclosure | MDCC Section 33-245.10 |
| <input type="checkbox"/> Failure to obtain an occupational license | PBO 04-13 |
| <input type="checkbox"/> Unlawful use of a vehicle as business advertising display | PBO 08-20 |
| <input type="checkbox"/> Erection, construction, posting, etc., of a sign without a permit | PBO 08-20 |
| <input type="checkbox"/> Illegally maintaining banners, streamers, pennants, attraction devices, etc | PBO 08-20 |
| <input type="checkbox"/> Failure to maintain sign in safe and legible condition | PBO 08-20 |
| <input type="checkbox"/> Failure to maintain landscaping | PBO 08-21 |
| <input type="checkbox"/> Other: <u>27-51 27-71(a)(2) 30-60.19(c)</u> | |

TO WIT: observed grass and vegetation
over grown, house number not visible from
street

CORRECTIVE ACTION: grass needs to be mowed,
vegetation cut, dead tree branches remove
from back yard

CORRECT VIOLATION BY: 11/2/2017 - Trim plant to show
house #.

FAILURE TO COMPLY WITH THIS NOTICE SHALL CONSTITUTE A CIVIL OFFENSE PUNISHABLE BY A CIVIL PENALTY OR NOT LESS THAN \$ _____ OR A DAILY FINE OF \$ 150.00

For further information or to discuss the terms of the WARNING NOTICE, please contact the Village of Palmetto Bay, Code Compliance Division, at 305-259-1261.

Jackie Villegas
Code Compliance Officer (Please Print)

Received By _____ Date _____



**VILLAGE OF PALMETTO BAY
UNIFORM CIVIL VIOLATION NOTICE
CODE COMPLIANCE DIVISION**

DATE ISSUED 11/17/17	TIME ISSUED 1:10pm	CODE INSPECTOR NAME Jackie Villagas
NAME OF VIOLATOR(S) Ernesto Abreu TIS		FOLIO # 3350260060120
MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip) 3109 Grand Ave #222 Miami, FL 33133		REPEAT VIOLATION <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
		CASE NUMBER CE-2017-8781
THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON 11/23/17 AT 3pm DATE TIME		
YOU COMMITTED A VIOLATION OF SECTION(S) 27-51 27-71(c)(2) OF THE VILLAGE OF PALMETTO BAY CODE TO WIT: 30-60.19(cc)		
DESCRIPTION Failure to comply with written warning to mow grass, Remove dead vegetation, tree branches		
AT 15745 SW 77th Palmetto Bay LOCATION OF VIOLATION		

YOU SHALL:

PAY THE ONE-TIME FINE OF \$ _____ ON OR BEFORE _____ AND CORRECT THE VIOLATION ON OR BEFORE _____

PAY THE DAILY FINE OF \$ 150.00 ON OR BEFORE 11/30/2017 AND CORRECT THE VIOLATION ON OR BEFORE 11/20/2017

(SEE INSTRUCTIONS ON REVERSE SIDE)

IF YOU FAIL TO PAY THE CIVIL FINE WITHIN THE TIME LIMIT SPECIFIED ABOVE OR TO FILE IN WRITING A REQUEST FOR AN ADMINISTRATIVE HEARING WITHIN 20 DAYS FROM RECEIPT OF THE CIVIL INFRACTION NOTICE, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AT A HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF THE VIOLATION.

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

VIOLATOR _____ DATE _____ SERVICE: PERSONAL MAIL POSTING

Jackie Villagas _____ (CITATION #)
CODE COMPLIANCE OFFICER'S SIGNATURE DATE

(CITATION #)

No 3686

WHITE - VIOLATOR'S COPY / YELLOW - OFFICER / CARD - CASE FILE



CFN 2018R0054890
OR BK 30842 Pgs 3253-3254 (2Pgs)
RECORDED 01/25/2018 14:29:53
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:
Dexter Lehtinen,
Office of Village Attorney
Village of Palmetto Bay
9705 E Hibiscus Street
Palmetto Bay, FL 33157

(Space Reserved for Clerk of Court)

CLAIM OF LIEN – SPECIAL ASSESSMENT PRIORITY

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

BEFORE ME, the undersigned authority, personally appeared EDWARD SILVA who, being duly sworn, deposes and says that:

1. He is the Village Manager of the Lienor, the **VILLAGE OF PALMETTO BAY, Florida**, a municipal corporation incorporated under the laws of the State of Florida, address at 9705 E Hibiscus Street, Palmetto Bay, FL 33157.
2. In accordance with the authority granted Lienor by the Florida Statutes and the Municipal Code of the Village, a **Lien with Special Assessment Priority as recognized under section 170.09, Florida Statutes, and as provided under the Village’s Code of Ordinances, section 2-205(i)(2)**, is hereby imposed for failure to comply lawfully imposed fine for the violation described on the true copy of the Notice of Civil Infraction No. 3686.
3. This Lien, with Special Assessment priority, is imposed in the amount of \$3,000.00 plus recording fees, which remains unpaid as of this date (12/1/2017), together with an additional fine of \$ 00.00 per day which shall continue to accrue until the violator, ERNESTO ABREU TRS 15745 SW 77 CT FAMILY LAND TRUST comes into compliance or until a judgment is rendered in a suit to foreclose this Lien with special assessment priority, against the real property known as 15745 SW 77 Court, and whose legal description is 26-27 55 40 .35 AC PALMETTO ROAD ESTATES PB 60-92 LOT 1 BLK 3 OR 19845-1682 072001 1 F/A/U 30-5026-006-0120 COC 24415-4972 04 2006 1.

FOLIO NO. 33-5026-006-0120

4. The Village of Palmetto Bay does impose and claim Certified Lien with Special Assessment Priority for said services from the first day of 12/1/2017 with interest thereon at a rate of 18% per annum.



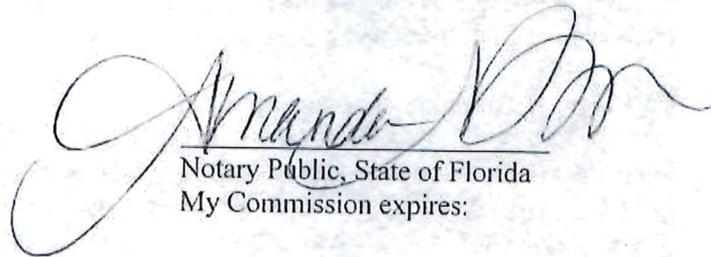
(Space Reserved for Clerk of Court)

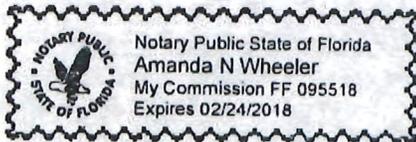
- 5. A Notice of Lien with special assessment priority was posted to the record owner ERNESTO ABREU TRS 15745 SW 77 CT FAMILY LAND TRUST, of the aforementioned real property, to-wit: 15745 SW 77 Court, Palmetto Bay, Florida 33157 by posting method, on the 12 day of DECEMBER, 2017.

VILLAGE OF PALMETTO BAY

By 
Edward Silva C.B.O., R.A.C.F.M
 Village Manager

The foregoing instrument was acknowledged before me this 5 day of January, 2018 by EDWARD SILVA who is () personally known to me or () who produced _____ as identification.


 Notary Public, State of Florida
 My Commission expires:



STATE OF FLORIDA, COUNTY OF DADE
 I HEREBY CERTIFY that this is a true copy of the
 original filed in this office on JAN 25 2018 day of _____
 _____, A.D. 20____
 WITNESS my hand and Official Seal.
 HARVEY RUVIN, CLERK of Circuit and County Courts
 By 
NICOLE DAVIS #79943





3:25pm

CE 2017-8782

COURTESY WARNING NOTICE CODE VIOLATION FOR COMMERCIAL PROPERTIES

DATE: 10/23/2017 FOLIO NO.: 3350260060120

PROPERTY OWNER: Ernest Abreu TIS
15745 SW 77th Family Land Trust

TENANT: 3109 Grand Avenue #222
miami, FC 33133

This WARNING NOTICE is issued to advise you of the following code violation(s) of the Florida Building Code (FBC) and/or Miami-Dade County Code (MDCC) and/or Village of Palmetto Bay Ordinances (PBO) as adopted by the Village of Palmetto Bay.

LOCATED AT: 15745 SW 77th Palmetto Bay

- | | |
|--|----------------------------|
| <input type="checkbox"/> Failure of owner-builder or contractor to obtain permit | FBC § 105.1: Section 8-1 |
| <input type="checkbox"/> Uncontainerized refuse, rubbish or solid waste | MDCC Section 15-5 |
| <input type="checkbox"/> Failure to perform lot maintenance in non-residential zoned district | MDCC Section 19-14(A) |
| <input type="checkbox"/> Failure to maintain right-of-way swale area abutting private property | MDCC Section 19-14(B) |
| <input type="checkbox"/> Failure to maintain parking lot surface | MDCC Section 19-15.3 |
| <input type="checkbox"/> Failure to maintain required parking lot striping or pavement markings | MDCC Section 19-15.3 |
| <input type="checkbox"/> Failure to maintain exterior building surfaces | MDCC Section 19-15.10 |
| <input type="checkbox"/> Unlawful display of vehicle for sale | MDCC Section 19-15.12(A) |
| <input type="checkbox"/> Failure to remove graffiti from commercial property | MDCC Section 21-30.01 (d) |
| <input type="checkbox"/> Failure to obtain certificate of use | MDCC Section 33-8(a)(b)(c) |
| <input type="checkbox"/> Failure to maintain/provide dumpster enclosure | MDCC Section 33-245.10 |
| <input type="checkbox"/> Failure to obtain an occupational license | PBO 04-13 |
| <input type="checkbox"/> Unlawful use of a vehicle as business advertising display | PBO 08-20 |
| <input type="checkbox"/> Erection, construction, posting, etc., of a sign without a permit | PBO 08-20 |
| <input type="checkbox"/> Illegally maintaining banners, streamers, pennants, attraction devices, etc | PBO 08-20 |
| <input type="checkbox"/> Failure to maintain sign in safe and legible condition | PBO 08-20 |
| <input type="checkbox"/> Failure to maintain landscaping | PBO 08-21 |
| <input type="checkbox"/> Other: <u>27-81 26A-2ca)</u> | <u>30-60.4(Cb)(g)</u> |

TO WIT: observed stagnant water in pool, screen enclosure mesh missing

CORRECTIVE ACTION: pool needs to be drain/clean repair mesh to provide pool barrier

CORRECT VIOLATION BY: 10/27/2017

FAILURE TO COMPLY WITH THIS NOTICE SHALL CONSTITUTE A CIVIL OFFENSE PUNISHABLE BY A CIVIL PENALTY OR NOT LESS THAN \$ _____ OR A DAILY FINE OF \$ 250.00

For further information or to discuss the terms of the WARNING NOTICE, please contact the Village of Palmetto Bay, Code Compliance Division, at 305-259-1261.

Jackie Villegas
Code Compliance Officer (Please Print)

Received By _____ Date _____



VILLAGE OF PALMETTO BAY
UNIFORM CIVIL VIOLATION NOTICE
CODE COMPLIANCE DIVISION

DATE ISSUED 10/30/17	TIME ISSUED 2:36 pm	CODE INSPECTOR NAME Jackie Villegas
NAME OF VIOLATOR(S) Ernest Abrew Tis Family Land Trust		FOLIO # 3350260060120
MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip) 15745 SW 77ct 3109 Grand Ave #222 Miami FL 33183		REPEAT VIOLATION <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
		CASE NUMBER CE 247-8782
THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON _____ AT _____ TIME _____		
YOU COMMITTED A VIOLATION OF SECTION(S) 27-81 2(A)-2(D) OF THE VILLAGE OF PALMETTO BAY CODE TO WIT: 30-60.4(c)(9)		
DESCRIPTION Failure to comply w/ written warning to provide pool barrier, stagnant water in pool		
AT 15745 SW 77ct LOCATION OF VIOLATION		

YOU SHALL:

PAY THE ONE-TIME FINE OF \$ _____ ON OR BEFORE _____ AND CORRECT THE VIOLATION ON OR BEFORE _____

PAY THE DAILY FINE OF \$ 250.00 ON OR BEFORE 11.10.2017 AND CORRECT THE VIOLATION ON OR BEFORE 11.10.2017

(SEE INSTRUCTIONS ON REVERSE SIDE)

IF YOU FAIL TO PAY THE CIVIL FINE WITHIN THE TIME LIMIT SPECIFIED ABOVE OR TO FILE IN WRITING A REQUEST FOR AN ADMINISTRATIVE HEARING WITHIN 20 DAYS FROM RECEIPT OF THE CIVIL INFRACTION NOTICE, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AT A HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF THE VIOLATION.

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

SERVICE: PERSONAL

VIOLATOR: Jackie Villegas DATE: 10/30/17
CODE COMPLIANCE OFFICER'S SIGNATURE: Jackie Villegas DATE: 10/30/17

MAILED
POSTING

(CITATION #)

No 3685

WHITE - VIOLATOR'S COPY / YELLOW - OFFICER / CARD - CASE FILE



CFN 2018R0054884
OR BK 30842 Pgs 3241-3242 (2Pgs)
RECORDED 01/25/2018 14:29:53
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:
Dexter Lehtinen,
Office of Village Attorney
Village of Palmetto Bay
9705 E Hibiscus Street
Palmetto Bay, FL 33157

(Space Reserved for Clerk of Court)

CLAIM OF LIEN – SPECIAL ASSESSMENT PRIORITY

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

BEFORE ME, the undersigned authority, personally appeared EDWARD SILVA who, being duly sworn, deposes and says that:

1. He is the Village Manager of the Lienor, the **VILLAGE OF PALMETTO BAY, Florida**, a municipal corporation incorporated under the laws of the State of Florida, address at 9705 E Hibiscus Street, Palmetto Bay, FL 33157.
2. In accordance with the authority granted Lienor by the Florida Statutes and the Municipal Code of the Village, a **Lien with Special Assessment Priority as recognized under section 170.09, Florida Statutes, and as provided under the Village’s Code of Ordinances, section 2-205(i)(2)**, is hereby imposed for failure to comply lawfully imposed fine for the violation described on the true copy of the Notice of Civil Infraction No. 3685.
3. This Lien, with Special Assessment priority, is imposed in the amount of \$5,000.00 plus recording fees, which remains unpaid as of this date (11/21/2017), together with an additional fine of \$ 00.00 per day which shall continue to accrue until the violator, ERNESTO ABREU TRS 15745 SW 77 CT FAMILY LAND TRUST comes into compliance or until a judgment is rendered in a suit to foreclose this Lien with special assessment priority, against the real property known as 15745 SW 77 Court, and whose legal description is 26-27 55 40 .35 AC PALMETTO ROAD ESTATES PB 60-92 LOT 1 BLK 3 OR 19845-1682 072001 1 F/A/U 30-5026-006-0120 COC 24415-4972 04 2006 1.

FOLIO NO. 33-5026-006-0120

4. The Village of Palmetto Bay does impose and claim Certified Lien with Special Assessment Priority for said services from the first day of 11/21/2017 with interest thereon at a rate of 18% per annum.



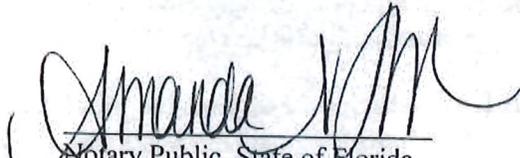
(Space Reserved for Clerk of Court)

- 5. A Notice of Lien with special assessment priority was posted to the record owner ERNESTO ABREU TRS 15745 SW 77 CT FAMILY LAND TRUST, of the aforementioned real property, to-wit: 15745 SW 77 Court, Palmetto Bay, Florida 33157 by posting method, on the 12 day of DECEMBER, 2017.

VILLAGE OF PALMETTO BAY

By 
Edward Silva C.B.O., R.A.C.F.M
 Village Manager

The foregoing instrument was acknowledged before me this 22 day of December, 2017 by EDWARD SILVA who is () personally known to me or () who produced _____ as identification.


 Notary Public, State of Florida
 My Commission expires:



STATE OF FLORIDA, COUNTY OF DADE
 I HEREBY CERTIFY that this is a true copy of the
 original filed in this office on _____ day of
JAN 25 2018, A.D. 20
 WITNESS my hand and Official Seal.
 HARVEY RUVIN, CLERK, of Circuit and County Courts
 By  D.C.
 NICOLE DAVIS #79943





Post
mail

COURTESY WARNING NOTICE
CODE COMPLIANCE DIVISION
COMMERCIAL - RESIDENTIAL

Date: 10-1-18 Time: 2:30 pm

Property Owner: Ernesto Abreu TRS (15745 sw 97ct) Family Land Trust
Address: 3109 Grand Ave. # 222
Miami Fl. 33133

CASE NUMBER: CC-2018-9968
ADDRESS: 15745 sw 97ct. Palmetto Bay Fl. 33157
FOLIO NUMBER: 33-5026-006-0120

Dear Property Owner,

This warning notice is issued to advise you of the following code violation(s) of the Village of Palmetto Bay Code (VPBC), Florida Building Code (FBC) and Miami-Dade County Code (MDCC).

Code Section(s): 30-90.10(a)(12) 30-90.10(12)
Observed illegal real estate sign
exceeds 144 sq inches.

Corrective Action(s): Please remove sign with
corrected approved size by Palmetto
Bay

Compliance Date: 10-11-18

Failure to comply with notice shall constitute a civil offense punishable by a civil penalty of not less than \$ 150 or a daily fine of \$ _____.

For further information or to discuss the terms of the warning notice, please contact the Village of Palmetto Bay, Code Compliance Division, at (305) 259-1272 or 9705 E. Hibiscus Street.

Juan Lopez
Code Compliance Officer
305-259-1275

Received By _____ Date _____

