



CFN: 20240675993 BOOK 34393 PAGE 1772  
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JUAN FERNANDEZ-BARQUIN  
CLERK OF THE COURT & COMPTROLLER  
MIAMI-DADE COUNTY, FL

9/4/2024

Case Number: BB24102952

ALEXA BROOKS  
1840 NW 41 ST  
MIAMI FL 33142

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1840 NW 41 ST  
MIAMI FL 33142

NOTICE OF MUNICIPAL SPECIAL ASSESSMENT LIEN PURSUANT TO SECTION 170.021, F.S.

UNSAFE STRUCTURE VIOLATION

STATE OF FLORIDA

MIAMI-DADE COUNTY

Case Number: BB24102952  
County of Miami-Dade Folio: 0131220440100  
Property Address: 1840 NW 41 ST

NOTICE IS HEREBY GIVEN THAT violation(s) of Chapter 8-5 of the Code of Miami-Dade County, Chapter 10, Article VI, Section 10- 101 of the Code of the City of Miami and/or the Florida Building Code presently exist upon the following property, to wit:  
Legal Description: ROCKAWAY ADD NO 1 PB 26-35 LOT 10 LOT SIZE 49.000 X 145 OR 11132-1213 0681 1 COC 25961-3857 10 2007 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 Code of the City of Miami, 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 Code of the City of Miami, will be recovered through the lien process. For full cost of this special assessment lien, and compliance information, please contact the undersigned.

A handwritten signature in black ink, appearing to read "Rene Diaz".

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



This is to certify that the foregoing is a true and correct copy of the document on file in the records of the City of Miami, Florida.

This 4 of September, 2024

A handwritten signature in black ink, appearing to read "Paola Rodriguez".

By  
Paola Rodriguez  
Secretary of the Unsafe Structures Panel