



Actions							
Action / Desc	Comp By	Hours Worked	Start Date		Completed / Date & Code		
Courtesy Warning	awhite		3/13/2018	9:17:22AM	Y 3/13/2018	9:17:22AM	
Comment: - Parking lot not being maintained							
Comments	jvillegas		3/23/2018	7:55:14AM	Y 3/23/2018	7:55:13AM	
Comment: Certified mail came back signed for CW. Village Homes							
Comments	vbencomo		3/27/2018	7:33:05AM	Y 3/27/2018	7:33:05AM	
Comment: Certified mail came back signed for warning.							
Follow Up Inspection	awhite		4/12/2018	2:57:14PM	Y 4/12/2018	2:57:14PM	
Comment: -VIOLATION REMAINS.							
Citation Issued	awhite		4/12/2018	2:57:35PM	Y 4/12/2018	2:57:35PM	
Comment: -FAILURE TO COMPLY WITH WARNING NOTICE. -OBTAIN PERMIT AND REPAIR/REPLACE BROKEN BOMPER STOPS. -RESEAL AND RESTRIPE PARKING LOT ALSO WITH PERMIT. CITATION 3837 ISSUED ON 4/10/2018.							
Comments	vbencomo		4/17/2018	12:27:22PM	Y 4/17/2018	12:27:22PM	
Comment: Certified mail came back signed for citation 3837.							
Comments	vbencomo		4/20/2018	2:09:35PM	Y 4/20/2018	2:09:35PM	
Comment: Certified mail came back signed for citation 3837.							
Citation (Compliance)	awhite		4/30/2018	12:22:57PM	Y 4/30/2018	12:22:57PM	
Comment: -violation remains. -citation appealed.							
Citation (Compliance,Appeal or Payment)	awhite		4/27/2018	12:19:12PM	Y 4/27/2018	12:19:12PM	
Comment: Property owner appeal citation.							
Comments	vbencomo		5/31/2018	1:57:11PM	Y 5/31/2018	1:57:11PM	
Comment: Certified mail came back signed for NOH.							
Citation Appeal	awhite		6/29/2018	10:06:12AM	Y 6/29/2018	10:06:12AM	
Comment: SPECIAL MASTER ORDER FINAL ORDER, Property Manager present, property remains in violation, property must be in compliance or face a daily fine of \$100.00 by 9/17/2018 and pay \$75.00 administrative fee and repeat violator status							
Comments	vbencomo		7/20/2018	8:51:31AM	Y 7/20/2018	8:51:31AM	
Comment: Received payment in the amount of \$75.00.							
Comments	vbencomo		8/3/2018	11:31:30AM	Y 8/3/2018	11:31:30AM	
Comment: Certified mail came back signed for SMO.							
Comments	vbencomo		8/30/2018	8:50:08AM	Y 8/30/2018	8:50:08AM	
Comment: Certified mail came back signed for SMO.							
Follow Up Inspection	awhite		9/20/2018	8:54:11AM	Y 9/20/2018	8:54:11AM	
Comment: -NOT IN COMPLIANCE WITH FINALE ORDER. -SEND LIEN NOTICE.							
Comments	vbencomo		9/20/2018	9:27:46AM	Y 9/20/2018	9:27:46AM	
Comment: Information sent to new property managers office.							
Notice of Lien	awhite		10/12/2018	11:11:35AM	Y 10/12/2018	11:11:35AM	
Comment: Property in lien process for Final Order.							
Claim of Lien	vbencomo		2/4/2019	11:22:39AM	Y 2/4/2019	11:22:39AM	
Comment: Property lien for citation 3837 FINAL ORDER.							
Assign to Special Master or Payoff					N		
Comment:							
Release Lien					N		
Comment:							
Close Case					N		
Comment:							

Custom Fields

Field Name	Data Type	Code Type	Value
Abandon Property?	Boolean		N
CE Officer	Code	10	2
Daily Fine Amount	Money		100
Daily Fine End Date	Date (mm/dd/yy)		
Daily Fine StartDate	Date (mm/dd/yy)		
Fine Mitigation %	Code	11	
Last Interest Date	Date (mm/dd/yy)		
One Time Fine Amount	Money		
Record Lien	Boolean		N
Spc. Mst. Settlement	Boolean		N

Routing History

Approver	Date Out	Route Comment
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Route Status

Group	Status	In Date	Out Date
Code Compliance	Working	3/14/2018 9:18:03AM	
Close Case			

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

CFN 2019R0062543  
OR BK 31309 Pg 869 (1Pgs)  
RECORDED 01/31/2019 11:12:01  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

(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 **3837 FINAL ORDER**.
3. This Lien, with Special Assessment priority, is imposed in the amount of **\$100.00** plus recording fees, which remains unpaid as of this date (9/19/2018), together with an additional fine of \$ **100.00** per day which shall continue to accrue until the violator, **VILLAGE HOMES & CONDOS AT** 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 **17255 SW 95 AVE** and whose legal description is **VILLAGE HOMES & CONDOS AT PALMETTO BAY CONDO LOTS 1 THRU 7 LESS S10FT FOR R/W BLK 1 & PORT OF NE1/4 OF SW1/4 OF NW1/4 AS DESC IN DEC OR 23958-1325 LOT SIZE 323450 SQ FT FAU 33 5033 029 0010 & 000 0450 FOLIO NO. 33-5033-054-0001**.
4. The Village of Palmetto Bay does impose and claim Certified Lien with Special Assessment Priority for said services from the first day of 9/19/2018 with interest thereon at a rate of 18% per annum.
5. A Notice of Lien with special assessment priority was mailed to the record owner **VILLAGE HOMES & CONDOS AT**, of the aforementioned real property, to-wit: **17255 SW 95 AVE**, Palmetto Bay, Florida **33157** by certified mail return receipt, on the 1 day of OCTOBER, 2018.

STATE OF FLORIDA, COUNTY OF DADE  
I HEREBY CERTIFY that this is a true copy of the  
original filed in this Office on 3 day of  
Jan, A.D. 2019  
WITNESS my hand and Official Seal,  
HARVEY RUVIN, CLERK, of Circuit and County Courts  
By [Signature] D.C.



VILLAGE OF PALMETTO BAY

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

The foregoing instrument was acknowledged before me this 24 day of December, 2018 by EDWARD SILVA who is  personally known to me or  who produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public, State of Florida  
My Commission expires:

**Vanessa Bencomo**

---

**From:** Danielle Perez <dperez1@fostercompany.net>  
**Sent:** Monday, October 01, 2018 2:27 PM  
**To:** Vanessa Bencomo  
**Subject:** RE: Village homes & condos  
**Attachments:** CE-2017-8673.pdf; CE-2018-8944.pdf; CE-2018-9067.pdf; CE-2018-9068.pdf

*Good afternoon*

*Sorry to bother you, I reached out to Mr. White to see if I could meet with him to go over everything that is outstanding for this community.*

*I wanted to know if what you sent me (attached) is everything that is pending for this community. Mr. White advised that I need to do a public records request and get all the documents before he will meet with me.*

*I am trying to get everything resolved for this community, this is the first time that I work with Palmetto Bay and it seems to be different then Miami Dade County, because I would just contact the inspector from Miami Dade county and they always forward us what is pending.*

*I do not know how to do a public records request, if what is attached is not the only things pending, please let me know how I go about in requesting it.*

*Thank you*

*Danielle Perez, C.A.M.  
The Foster Company of South Florida, Inc.  
9000 SW 152nd Street, Suite 102  
Miami, FL 33157  
Phone: 305-254-7228 Ext 212  
Fax : 305-254-7216*

---

**From:** Vanessa Bencomo [<mailto:vbencomo@palmettobay-fl.gov>]  
**Sent:** Thursday, September 20, 2018 9:25 AM  
**To:** [dperez1@fostercompany.net](mailto:dperez1@fostercompany.net)  
**Cc:** [villagehomesandcondos@outlook.com](mailto:villagehomesandcondos@outlook.com); Claudio Riedi; Allen White  
**Subject:** RE: Village homes & condos

Ms. Perez,

Please find attached the information requested for the property located at 17255 SW 95 Avenue.

Sincerely,

Vanessa Bencomo  
Code Compliance Coordinator  
Village of Palmetto Bay  
Building and Capital Projects  
9705 E. Hibiscus Street  
Palmetto Bay, Florida 33157  
305-259-1272 Office  
786-338-7432 Fax

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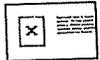
**From:** Danielle Perez [<mailto:dperez1@fostercompany.net>]  
**Sent:** Monday, September 10, 2018 10:36 AM  
**To:** Vanessa Bencomo  
**Cc:** [villagehomesandcondos@outlook.com](mailto:villagehomesandcondos@outlook.com)  
**Subject:** Village homes & condos

*Good morning*

*It was very nice speaking with you this morning. I am the new property manager for Village Homes & Condos at Palmetto bay. Per our conversation please send me anything that is pending for this community.*

*Thank you*

*Danielle Perez, C.A.M.  
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**Vanessa Bencomo**

---

**From:** Allen White  
**Sent:** Monday, October 01, 2018 2:16 PM  
**To:** Missy Arocha  
**Cc:** Vanessa Bencomo  
**Subject:** FW: Village homes & condos at Palmetto Bay

-FYI

---

**From:** Danielle Perez [<mailto:dperez1@fostercompany.net>]  
**Sent:** Monday, October 1, 2018 1:44 PM  
**To:** Allen White  
**Cc:** Vanessa Bencomo  
**Subject:** RE: Village homes & condos at Palmetto Bay

*Thank you for your suggestion*

*Can you advise how I go about making a public records request?*

*Danielle Perez, C.A.M.  
The Foster Company of South Florida, Inc.  
9000 SW 152nd Street, Suite 102  
Miami, FL 33157  
Phone: 305-254-7228 Ext 212  
Fax : 305-254-7216*

---

**From:** Allen White [<mailto:awhite@palmettobay-fl.gov>]  
**Sent:** Monday, October 01, 2018 1:33 PM  
**To:** [dperez1@fostercompany.net](mailto:dperez1@fostercompany.net)  
**Cc:** Vanessa Bencomo  
**Subject:** RE: Village homes & condos at Palmetto Bay

-Good afternoon Danielle,  
-My suggestion would be for you to do a public records request.  
-Once you have the information in front of you we can sit down and discuss.  
-Regards,  
-Allen

---

**From:** Danielle Perez [<mailto:dperez1@fostercompany.net>]  
**Sent:** Monday, October 1, 2018 1:06 PM  
**To:** Allen White  
**Cc:** [villagehomesandcondos@outlook.com](mailto:villagehomesandcondos@outlook.com); Vanessa Bencomo  
**Subject:** RE: Village homes & condos at Palmetto Bay  
**Importance:** High

*Good afternoon Mr. White*

*Hope you are doing well. I am following up on the email below that I sent you last week. I really would like to go over any outstanding fines or citations for this community.*

*Please contact me at your earliest convenience*

*Thank you*

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---

**From:** Danielle Perez [mailto:[dperez1@fostercompany.net](mailto:dperez1@fostercompany.net)]  
**Sent:** Wednesday, September 26, 2018 4:27 PM  
**To:** 'Allen White'  
**Cc:** 'villagehomesandcondos@outlook.com'  
**Subject:** Village homes & condos at Palmetto Bay

*Good afternoon*

*Hope you are doing well. I am the new property manager for Village homes & Condos. I reached out to your office and Vanessa was very helpful and sent me the pending fines and violations for this community. I would like to see if you are available to meet with me one day to go over everything that is pending for this community.*

*We really would like to resolve any violations and fines that have been placed on this community.*

*We just started managing this community on September 4, 2018.*

*Please contact me at your convenience, 305-254-7228 Ext 212.*

*Thank you*

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**Vanessa Bencomo**

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*Fax : 305-254-7216*

---



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# NOTICE OF LIEN

September 20, 2018

**VILLAGE HOMES & CONDOS AT  
17255 SW 95 AVE  
MIAMI, FL 33157**

**RE: CASE NUMBER: CE-2018-9067  
CIVIL INFRACTION: 3837  
PROPERTY ADDRESS: 17255 SW 95 AVE, MIAMI, FL 33157  
FOLIO NO.: 33-5033-054-0001  
PROPERTY OWNER: VILLAGE HOMES & CONDOS AT**

Our records indicate that the above referenced property was issued a Final Order on June 19, 2018. Property remains in violation as of this day, and per Final Order there is a daily fine running in the amount of \$100.00 as of September 18, 2018.

A lien will be recorded with the Miami-Dade County office of the Clerk of Circuit and County Court against your personal and real estate property, if property is not in compliance by October 11, 2018. In addition, your property must come into compliance before fines can be stopped.

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

Sincerely,

*Vanessa Bencomo*  
Vanessa Bencomo  
Administrative Coordinator  
Code Compliance Division

Enclosure  
cc: File

**SENDER: COMPLETE**

- Complete items 1 through 4
- Print your name and address so that we can return this card to you or on the front if space permits
- Attach this card to the back of the envelope

1. Article Description: Villa Homes and Condos

2. Article Description: [Blank]

RTD 016 010 0000 0160 RTD

9590 9402

7016 0

PS Form 3811, July 2015 PSN 7530-02-000-9053

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Domestic Mail Only

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**OFFICIAL USE**

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage \$

Sent To [Blank]

Street and City, State [Blank]

Postmark Here

Village Homes and Condos  
17255 SW 95 Ave  
Miami, FL 33157  
CE-2018-9067  
NOL

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Domestic Return Receipt

Agent  
 Addressee  
Date of Delivery 9/18/18  
 Yes  
 No

Mail Express®  
Registered Mail™  
Certified Mail Restricted Delivery  
Receipt for Hardcopy and Electronic Signature Confirmation™  
Return Confirmation™  
Registered Delivery



# NOTICE OF LIEN

September 20, 2018

**The Foster Company of South Florida, Inc.  
9000 SW 152nd Street, Suite 102  
Miami, FL 33157**

**RE: CASE NUMBER: CE-2018-9067  
CIVIL INFRACTION: 3837  
PROPERTY ADDRESS: 17255 SW 95 AVE, MIAMI, FL 33157  
FOLIO NO.: 33-5033-054-0001  
PROPERTY OWNER: VILLAGE HOMES & CONDOS AT**

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

Your cooperation will be appreciated.

Sincerely,

Vanessa Bencomo  
Administrative Coordinator  
Code Compliance Division

Enclosure  
cc: File

7016 0910 0000 3311 0010

SENDER: COM

Complete item  
 Print your name  
 Attach this card or on the front

1. Article Addressed to:  
The Foster Company of South Florida, Inc.  
9000 SW 152nd Street, Suite 102  
Miami, FL 33157

9590 94

Art 7016 0910 0000 3311 0010

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postage \$  
Total Postage \$  
Sent To  
Street and  
City, State, ZIP+4

Postmark Here

The Foster Company of South Florida, Inc.  
9000 SW 152nd Street, Suite 102  
Miami, FL 33157  
CE-2018-9067 NOL

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions  
PS Form 3811, July 2015 PSN 7530-02-000-9053

VERY

Agent  
 Addressee

C. Date of Delivery  
10/1/18

17  Yes  
 No

Priority Mail Express®  
Registered Mail™  
Registered Mail Restricted Delivery  
Return Receipt for Merchandise  
Signature Confirmation™  
Restricted Delivery

Domestic Return Receipt

## Vanessa Bencomo

---

**From:** Vanessa Bencomo  
**Sent:** Thursday, September 20, 2018 9:25 AM  
**To:** 'dperez1@fostercompany.net'  
**Cc:** villagehomesandcondos@outlook.com; Claudio Riedj; Allen White  
**Subject:** RE: Village homes & condos  
**Attachments:** CE-2017-8673.pdf; CE-2018-8944.pdf; CE-2018-9067.pdf; CE-2018-9068.pdf

Ms. Perez,

Please find attached the information requested for the property located at 17255 SW 95 Avenue.

Sincerely,

Vanessa Bencomo  
Code Compliance Coordinator  
Village of Palmetto Bay  
Building and Capital Projects  
9705 E. Hibiscus Street  
Palmetto Bay, Florida 33157  
305-259-1272 Office  
786-338-7432 Fax  
[www.palmettobay-fl.gov](http://www.palmettobay-fl.gov)

---

**From:** Danielle Perez [<mailto:dperez1@fostercompany.net>]  
**Sent:** Monday, September 10, 2018 10:36 AM  
**To:** Vanessa Bencomo  
**Cc:** [villagehomesandcondos@outlook.com](mailto:villagehomesandcondos@outlook.com)  
**Subject:** Village homes & condos

*Good morning*

*It was very nice speaking with you this morning. I am the new property manager for Village Homes & Condos at Palmetto bay. Per our conversation please send me anything that is pending for this community.*

*Thank you*

*Danielle Perez, C.A.M.  
The Foster Company of South Florida, Inc.  
9000 SW 152nd Street, Suite 102  
Miami, FL 33157  
Phone: 305-254-7228 Ext 212  
Fax : 305-254-7216*



Virus-free. [www.avast.com](http://www.avast.com)

## Vanessa Bencomo

---

**From:** Danielle Perez <dperez1@fostercompany.net>  
**Sent:** Monday, September 10, 2018 10:36 AM  
**To:** Vanessa Bencomo  
**Cc:** villagehomesandcondos@outlook.com  
**Subject:** Village homes & condos

*Good morning*

*It was very nice speaking with you this morning. I am the new property manager for Village Homes & Condos at Palmetto bay. Per our conversation please send me anything that is pending for this community.*

*Thank you*

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**VILLAGE OF PALMETTO BAY, FL  
9705 EAST HIBISCUS STREET  
SPECIAL MAGISTRATE HEARING**

VILLAGE OF PALMETTO BAY

Appellees,

v.

**IN RE: DOCKET NO.  
CE-2018-9067**

VILLAGE HOMES &  
CONDOS  
17255 SW 95<sup>th</sup> Avenue  
Palmetto Bay, FL 33157-5614

Appellant.

---

**FINAL ORDER**

**VIOLATION:**      FAIURE TO OBTAIN PERMIT FOR RESEAL AND RESTRIPE  
PARKING LOT - VILLAGE CODE SEC. 27-74(a) VPBC

An administrative hearing was held before the undersigned Special Magistrate on **June 19, 2018**. Set out below are the findings of facts and conclusions of law and Final Order for the subject hearing:

**FINDINGS OF FACT**

The record indicates that the APPELLANT was properly served with a Notice of Violation alleging a violation of Parking Lot Requirements on the APPELLANT'S property located within the Village of Palmetto Bay at 17255 SW 95<sup>th</sup> Avenue, Palmetto Bay, FL 33157-5614, more particularly described as follows:

**Folio No.: 33-5033-054-0001**

**VILLAGE HOMES & CONDOS AT PALMETTO BAY CONDO LOTS 1 THRU 7 LESS  
S10FT FOR R/W BLK 1 & PORT OF NE1/4 OF SW 1/4**

At the hearing held on this matter, the APPELLEE Village presented testimony by the Village Code Compliance Officer regarding the Officer's personal knowledge of the existence of the violation and evidence of having provided the APPELLANT notice of the proceedings. The APPELLANT was present at the hearing.

**CONCLUSIONS OF LAW:**

Accordingly, based on the testimony and evidence referenced above, the APPELLEE Village met its burden of proving, by substantial competent evidence that the violation did exist on the subject property as alleged in the Notice of Violation issued in this case.

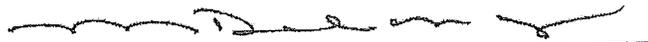
**ORDER:**

BASED UPON THE ABOVE, THE UNDERSIGNED SPECIAL MAGISTRATE FINDS THE APPELLANT GUILTY OF VIOLATING VILLAGE CODE SEC. 27-74(a) VPBC. SINCE THE PROPERTY REMAINS IN VIOLATION, THE PROPERTY OWNER MUST BRING THE PROPERTY INTO COMPLIANCE ON OR BEFORE 9/17/2018 OR FACE A DAILY FINE OF \$100.00 PER DAY. THE APPELLANT IS ALSO ASSESSED SEVENTY-FIVE DOLLARS (\$75.00) IN ADMINISTRATIVE COSTS. THE APPELLANT SHALL HAVE THIRTY (30) DAYS TO PAY THESE COSTS TO THE VILLAGE.

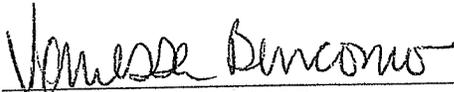
THE APPELLANT IS PUT ON NOTICE THAT IF THE APPELLANT REPEATS THIS SAME VIOLATION WITHIN FIVE (5) YEARS OF THE DATE OF THIS ORDER, THE APPELLANT SHALL BE TREATED AS A REPEAT VIOLATOR AND BE SUBJECT TO THE GREATER FINE AMOUNTS AUTHORIZED BY LAW IN THE INSTANCE OF A REPEAT VIOLATION.

Done and Ordered this 19<sup>TH</sup> day of June 2018.

VILLAGE OF PALMETTO BAY, FLORIDA



Michelle A. Delancy  
Special Magistrate

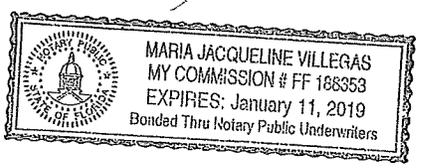


VANESSA BENCOMO  
Special Magistrate Clerk

STATE OF FLORIDA     )  
  ) ss:  
MIAMI-DADE COUNTY    )

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Michelle A. Delancy and Vanessa Bencomo, Special Magistrate and Special Magistrate Clerk, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same. Witness my hand and official seal in the County and State aforesaid this date:           July 17          , 2018.

*Maria Jacqueline Villegas*  
\_\_\_\_\_  
Notary Public State of Florida





Village of Palmetto Bay, Florida  
Finance Department  
9705 East Hibiscus Street  
Palmetto Bay, FL 33157  
305-259-1234  
Welcome

32323601-0022 Wanner F. 07/18/2018 11:23AM

CODE ENFORCEMENT

VILLAGE HOMES & CONDOS AT PAL  
C. 018-9067

CE Case

- Parking lot not being  
maintained

Pending

2018 Item: CE-2018-9067

Balance due: 0.00

Violation Fee (One  
Time) 0.00

Special Master  
Administrative Fee 75.00

Violation Fee (Abandon  
Property) 0.00

Violation Fee (Daily  
Rate) 0.00

Accrued Interest 0.00

Filing Charges 0.00

Recording Fee 0.00

Releasing Charges 0.00

Payment Id: 261557

75.00

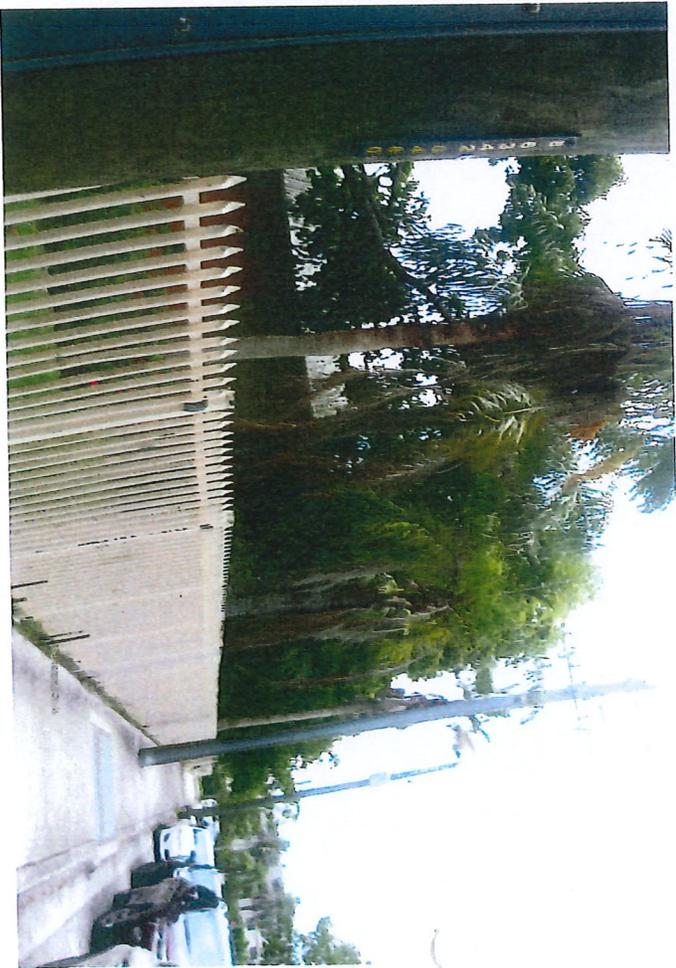
Subtotal 75.00  
Total 75.00

CHECK 75.00  
Check Number 005537

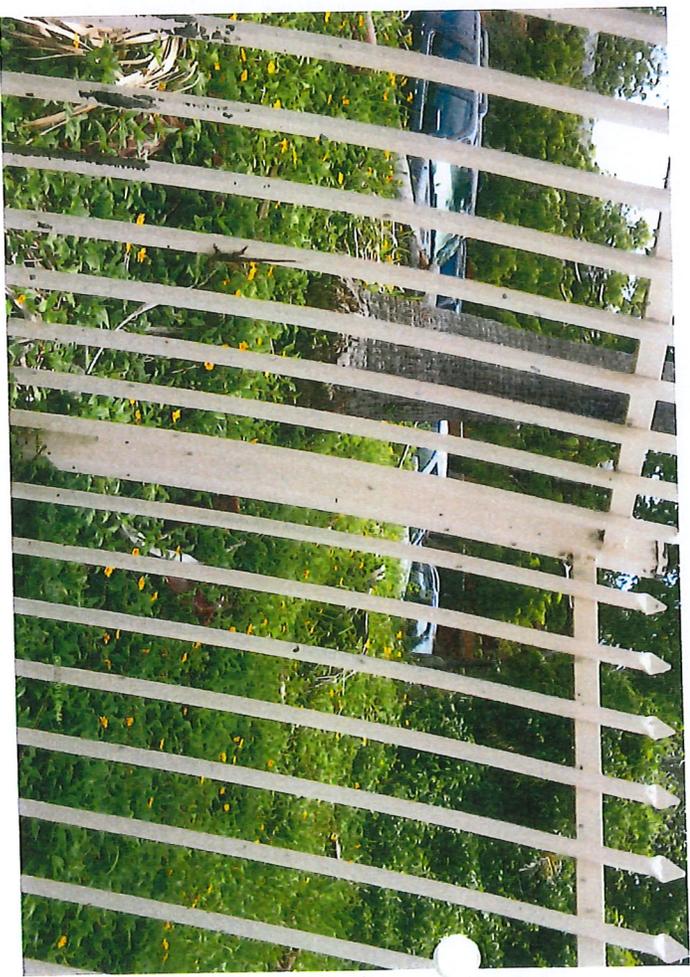
Change due 0.00

Paid by: VILLAGE HOMES & CONDOS AT PAL

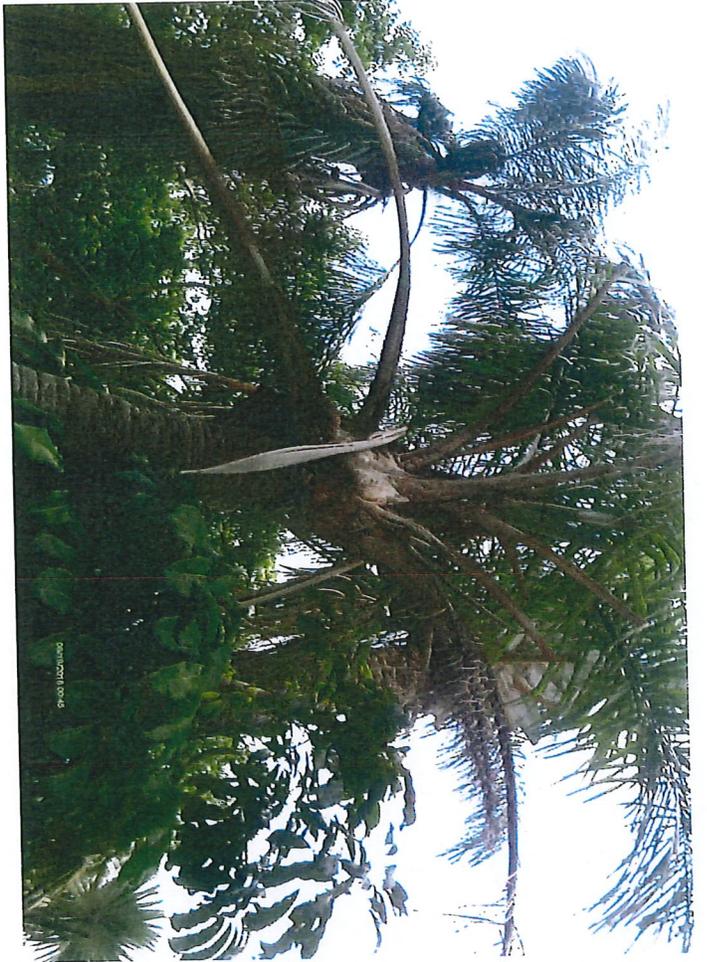
Comments: CE-2018-9067



— 6.19.2018 - AW - CE. 2018. 9065 and 7067









**CASE BRIEF**

**OWNER/RESIDENT:** Village Homes and Condos at Palmetto Bay

**PROPERTY ADDRESS** 17255 SW 95 Avenue Palmetto Bay, Florida 33158

**CITATION BACKGROUND**

Code and Section	Violation and Description of Violation	Fine Amount
27-74.(a)	Failure to comply with warning. Obtain permit and repair/replace broken bumper stops. Reseal and stripe parking lot with a permit also.	\$150.00 Per Day

Courtesy Notice(s) Issued: Yes

Notice

Citation(s) Issued: 3837

Request for Appeal: Yes

Continuation Granted By:  
Continuation: None.

Notice - Citation

Personal service [affidavit attached]  
Posted property [affidavit attached]  
X Certified mail – green card returned  
[attached]  
X Date of service 4.16.2018  
[If certified mail, date green card returned]

Personal service [affidavit attached]  
Posted property [affidavit attached]  
X Certified mail – green card returned  
[attached]  
X Date of service 5.30.2018  
[If certified mail, date green card returned]

Notice – Notice of Hearing

Re-inspection date(s):

Photographs taken:

Property status, as of hearing date:

**CODE COMPLIANCE ACTIVITY LOG**

<b>Date</b>	<b>Action</b>	<b>Name of Officer</b>
3.13.2018	-Issued warning notice for not maintaining parking lot.	Allen White
4.10.2018	-VIOLATION REMAINS. -FAILURE TO COMPLY WITH WARNING NOTICE. -OBTAIN PERMIT AND REPAIR/REPLACE BROKEN BOMPER STOPS. -RESEAL AND RESTRIPE PARKING LOT ALSO WITH PERMIT. CITATION 3837 ISSUED.	Allen White
6.19.2018	-Site inspection	Allen White



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 3/14/2018

Property Information	
Folio:	33-5033-054-0001
Property Address:	
Owner:	REFERENCE ONLY
Mailing Address:	
PA Primary Zone:	5700 DUPLEXES - GENERAL
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

Assessment Information	
Year	2015
Land Value	\$0
Building Value	\$0
XF Value	\$0
Market Value	\$0
Assessed Value	\$0

Benefits Information	
Benefit	Type
2015	2016
2016	2017
2017	2018

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

Short Legal Description	
OF NW1/4	
BLK 1 & PORT OF NE1/4 OF SW1/4	
LOTS 1 THRU 7 LESS S10FT FOR RM	
PALMETTO BAY CONDO	
VILLAGE HOMES & CONDOS AT	

Taxable Value Information	
County	2015
Exemption Value	\$0
Taxable Value	\$0
School Board	2016
Exemption Value	\$0
Taxable Value	\$0
City	2017
Exemption Value	\$0
Taxable Value	\$0
Regional	2018
Exemption Value	\$0
Taxable Value	\$0
Previous Sale	OR Book-Page
Price	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>

PS Form 3800, April 2015 (Reverse) PSN 7530-02-000-9047

**IMPORTANT: Save this receipt for your records.**  
Receipt, attach PS Form 3811 to your mailpiece.

**Complete items 1, 2, and 3 on the reverse so that we can return the card to you.**  
Attach this card to the back of the mailpiece.

**Important Reminders:**  
- You may purchase Certified Mail service with First-Class Mail® First-Class Package Service® or Priority Mail® service.  
- Certified Mail service is not available for international mail.  
- Insurance coverage is not available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.  
- For an additional fee, and with a proper endorsement on the mailpiece, you may request return receipt on the mailpiece.  
- Return receipt service, which provides a record of delivery (including the recipient's signature), you can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, Domestic Return Receipt, attach PS Form 3811 to your mailpiece.

**Electronic verification of delivery or attempted delivery.**  
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.  
- Adult signature service, which requires the signer to be at least 21 years of age (not available at retail).  
- Adult signature restricted delivery service, which requires the signer to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).  
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail item at a Post Office™ for postmarking, if you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

**1. Service Type**  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Mail Merchandise  
 Mail Restricted Delivery  
 Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

**2. Article Number (Transfer from service label)**  
7015 1520 0000 9996 7977

**PS Form 3811, July 2015 PSN 7530-02-000-9053**

**Domestic Return Receipt**

**VERY**

**Agent**  **Address**   
**Date of Delivery** 5-15-18  
**Is delivery address different from item 1?**  **Yes**  
**If YES, enter delivery address below:**  **No**

PS Form 3800, April 2015 (Reverse) PSN 7530-02-000-9047

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 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Mail Merchandise  
 Mail Restricted Delivery  
 Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

**2. Article Number (Transfer from service label)**  
9590 9402 2153 6193 9474 08

**PS Form 3811, July 2015 PSN 7530-02-000-9053**

**Domestic Return Receipt**

**VERY**

**Agent**  **Address**   
**Date of Delivery** 5-15-18  
**Is delivery address different from item 1?**  **Yes**  
**If YES, enter delivery address below:**  **No**

**SENDER: COMPLETE**

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 Mail Merchandise  
 Mail Restricted Delivery  
 Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

**2. Article Number (Transfer from service label)**  
9590 9402 2153 6193 9474 15

**PS Form 3811, July 2015 PSN 7530-02-000-9053**

**Domestic Return Receipt**

**VERY**

**Agent**  **Address**   
**Date of Delivery** 5-15-18  
**Is delivery address different from item 1?**  **Yes**  
**If YES, enter delivery address below:**  **No**

-mail



**COURTESY WARNING NOTICE**  
CODE COMPLIANCE DIVISION  
COMMERCIAL - RESIDENTIAL

Date: 3.13.2018

Time: 12:08 PM

Property Owner: Village Homes + Condos

Address: 17255 SW 95 CT Palmetto Bay, FL 33157

RA: Vilar Property MGMT (5000 SW 75 AVE STE 130 MIAMI, FL 33155)

CASE NUMBER: 2018 - 9067

ADDRESS: 17255 SW 95 AVE

FOLIO NUMBER: 3350330540001

Dear Property owner, Association Board members, and Vilar MGMT

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): 27-74. (a)  
- Parking lot not being maintained.

Corrective Action(s): - Replace broken or missing bumper stops.  
- Reseal and stripe parking lot.  
- Remove construction equipment from disabled parking space.

Compliance Date: 3.30.2018

Failure to comply with notice shall constitute a civil offense punishable by a civil penalty of 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) 259-1272 or 9705 E. Hibiscus Street.

White  
Code Compliance Officer  
305-259-127 L

Received By \_\_\_\_\_ Date \_\_\_\_\_



Department of State / Division of Corporations / Search Records / Detail By Document Number /

### Detail by Entity Name

Florida Not For Profit Corporation

VILLAGE HOMES & CONDOS AT PALMETTO BAY CONDOMINIUM ASSOCIATION, INC.

#### Filing Information

Document Number N05000004149  
 FEI/EIN Number 20-4085536  
 Date Filed 04/21/2005  
 State FL  
 Status ACTIVE

#### Principal Address

17255 SW 95TH AVENUE  
PALMETTO BAY, FL 33157

Changed: 02/19/2007

#### Mailing Address

5000 SW 75 AVE  
Suite 130  
MIAMI, FL 33155

Changed: 04/16/2015

#### Registered Agent Name & Address

VILAR PROPERTY MAGT  
5000 S W 75 AVE  
Suite 130  
MIAMI, FL 33155

Name Changed: 02/19/2007

Address Changed: 04/16/2015

#### Officer/Director Detail

##### **Name & Address**

Title Treasurer

Aguiles, Jim  
17255 S W 95th Ave  
Palmetto Bay, FL 33157

Title President

Sun, QuinHui  
 17255 SW 95TH AVENUE  
 PALMETTO BAY, FL 33157

Title Director

Dinu, Alexander  
 1172 So Dixie Highway  
 148  
 Coral Gables, FL 33146

Title Secretary

Ledesma, Noris  
 17255 S W 95th Ave  
 Palmetto Bay, FL 33157

Title VP

Yang, Yuyong  
 17255 S W 95th Ave  
 Palmetto Bay, FL 33157

**Annual Reports**

Report Year	Filed Date
2017	04/10/2017
2017	07/27/2017
2018	02/28/2018

**Document Images**

<a href="#">02/28/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/23/2017 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/27/2017 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/21/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/13/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/09/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/18/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/12/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/19/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/26/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/21/2005 -- Domestic Non-Profit</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations

**2018 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT**

**FILED**  
**Feb 28, 2018**  
**Secretary of State**  
**CC5283305684**

DOCUMENT# N05000004149

**Entity Name:** VILLAGE HOMES & CONDOS AT PALMETTO BAY  
CONDOMINIUM ASSOCIATION, INC.

**Current Principal Place of Business:**

17255 SW 95TH AVENUE  
PALMETTO BAY, FL 33157

**Current Mailing Address:**

5000 SW 75 AVE  
SUITE 130  
MIAMI, FL 33155 US

**FEI Number:** 20-4085536

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

VILAR PROPERTY MAGT  
5000 S W 75 AVE  
SUITE 130  
MIAMI, FL 33155 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

\_\_\_\_\_  
Electronic Signature of Registered Agent

\_\_\_\_\_  
Date

**Officer/Director Detail :**

Title           TREASURER  
Name           AGUILES, JIM  
Address        17255 S W 95TH AVE  
City-State-Zip: PALMETTO BAY FL 33157

Title           PRESIDENT  
Name           SUN, QUINHUI  
Address        17255 SW 95TH AVENUE  
City-State-Zip: PALMETTO BAY FL 33157

Title           DIRECTOR  
Name           DINU, ALEXANDER  
Address        1172 SO DIXIE HIGHWAY  
                  148  
City-State-Zip: CORAL GABLES FL 33146

Title           SECRETARY  
Name           LEDESMA, NORIS  
Address        17255 S W 95TH AVE  
City-State-Zip: PALMETTO BAY FL 33157

Title           VP  
Name           YANG, YUYONG  
Address        17255 S W 95TH AVE  
City-State-Zip: PALMETTO BAY FL 33157

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** JIM AGUILES

**TREASURER**

**02/28/2018**

\_\_\_\_\_  
Electronic Signature of Signing Officer/Director Detail

\_\_\_\_\_  
Date



Department of State / Division of Corporations / Search Records / Detail By Document Number /

### Detail by Entity Name

Florida Not For Profit Corporation  
VILLAGE HOMES & CONDOS AT PALMETTO BAY CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N05000004149
FEI/EIN Number	20-4085536
Date Filed	04/21/2005
State	FL
Status	ACTIVE

Principal Address

17255 SW 95TH AVENUE  
PALMETTO BAY, FL 33157

Changed: 02/19/2007

Mailing Address

5000 SW 75 AVE  
Suite 130  
MIAMI, FL 33155

Changed: 04/16/2015

Registered Agent Name & Address

VILAR PROPERTY MAGT  
5000 S W 75 AVE  
Suite 130  
MIAMI, FL 33155

Name Changed: 02/19/2007

Address Changed: 04/16/2015

Officer/Director Detail

**Name & Address**

Title Treasurer

Aguiles, Jim  
17255 S W 95th Ave  
Palmetto Bay, FL 33157

Title President

Sun, QuinHui  
 17255 SW 95TH AVENUE  
 PALMETTO BAY, FL 33157

Title Director

Dinu, Alexander  
 1172 So Dixie Highway  
 148  
 Coral Gables, FL 33146

Title Secretary

Ledesma, Noris  
 17255 S W 95th Ave  
 Palmetto Bay, FL 33157

Title VP

Yang, Yuyong  
 17255 S W 95th Ave  
 Palmetto Bay, FL 33157

**Annual Reports**

Report Year	Filed Date
2017	04/10/2017
2017	07/27/2017
2018	02/28/2018

**Document Images**

<a href="#">02/28/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/23/2017 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/27/2017 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/21/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/13/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/09/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">03/18/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/12/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/19/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/26/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/21/2005 -- Domestic Non-Profit</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations

**2018 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# N05000004149

**FILED**  
**Feb 28, 2018**  
**Secretary of State**  
**CC5283305684**

**Entity Name:** VILLAGE HOMES & CONDOS AT PALMETTO BAY  
CONDOMINIUM ASSOCIATION, INC.

**Current Principal Place of Business:**

17255 SW 95TH AVENUE  
PALMETTO BAY, FL 33157

**Current Mailing Address:**

5000 SW 75 AVE  
SUITE 130  
MIAMI, FL 33155 US

**FEI Number:** 20-4085536

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

VILAR PROPERTY MAGT  
5000 S W 75 AVE  
SUITE 130  
MIAMI, FL 33155 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:** \_\_\_\_\_

Electronic Signature of Registered Agent

Date

**Officer/Director Detail :**

Title           TREASURER  
Name           AGUILES, JIM  
Address        17255 S W 95TH AVE  
City-State-Zip: PALMETTO BAY FL 33157

Title           PRESIDENT  
Name           SUN, QUINHUI  
Address        17255 SW 95TH AVENUE  
City-State-Zip: PALMETTO BAY FL 33157

Title           DIRECTOR  
Name           DINU, ALEXANDER  
Address        1172 SO DIXIE HIGHWAY  
                  148  
City-State-Zip: CORAL GABLES FL 33146

Title           SECRETARY  
Name           LEDESMA, NORIS  
Address        17255 S W 95TH AVE  
City-State-Zip: PALMETTO BAY FL 33157

Title           VP  
Name           YANG, YUYONG  
Address        17255 S W 95TH AVE  
City-State-Zip: PALMETTO BAY FL 33157

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

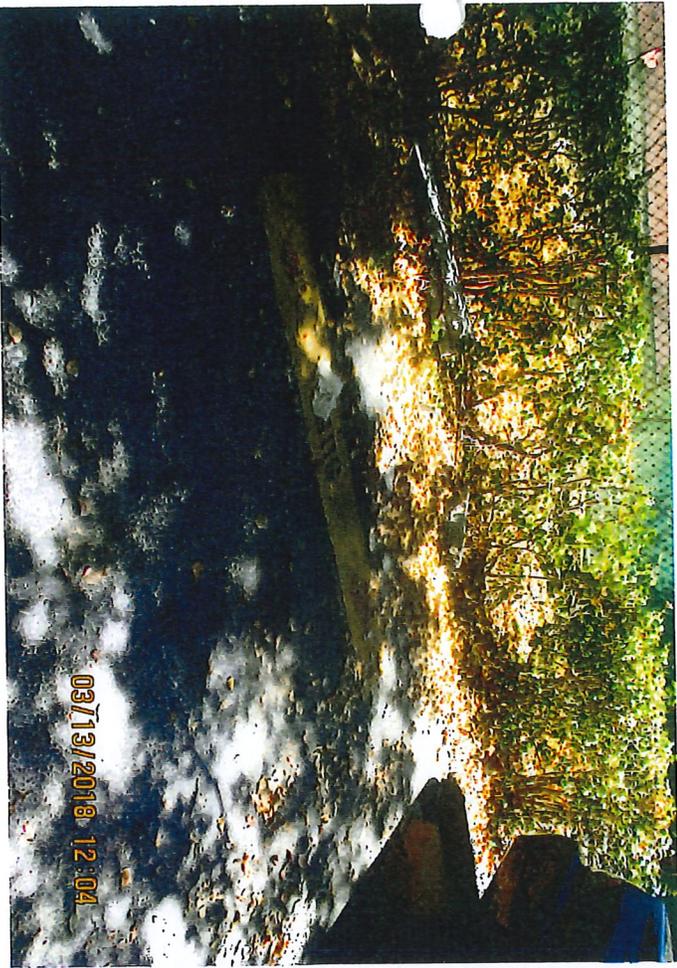
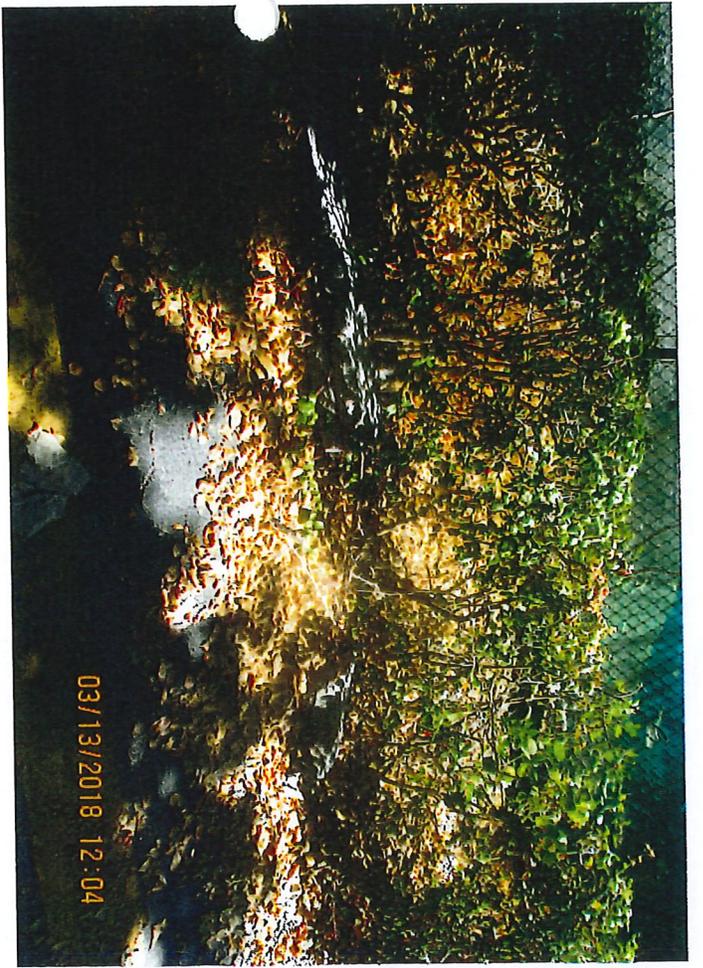
**SIGNATURE:** JIM AGUILES

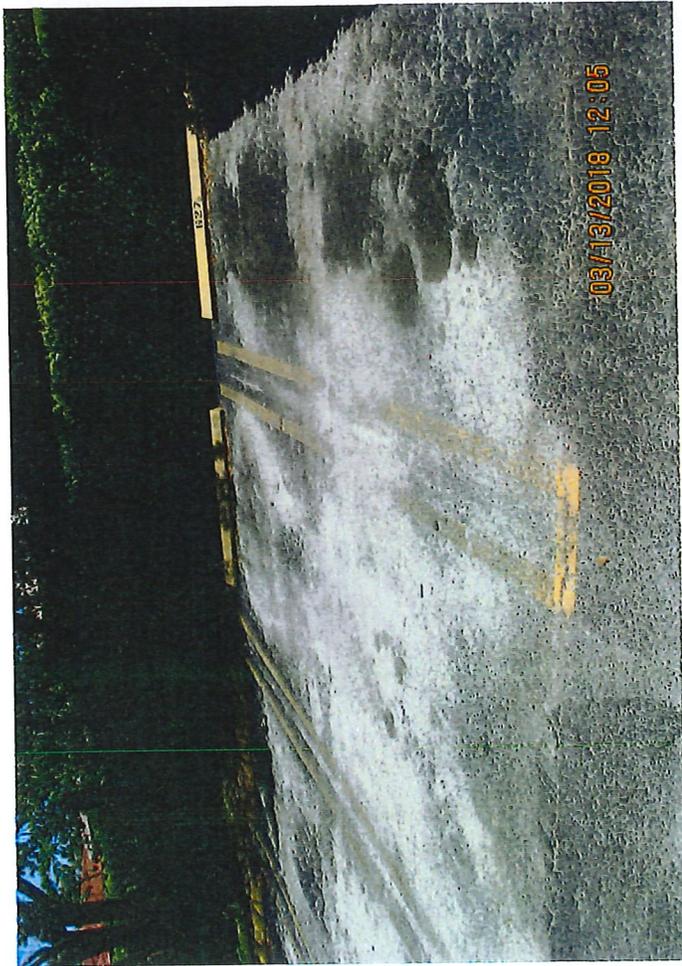
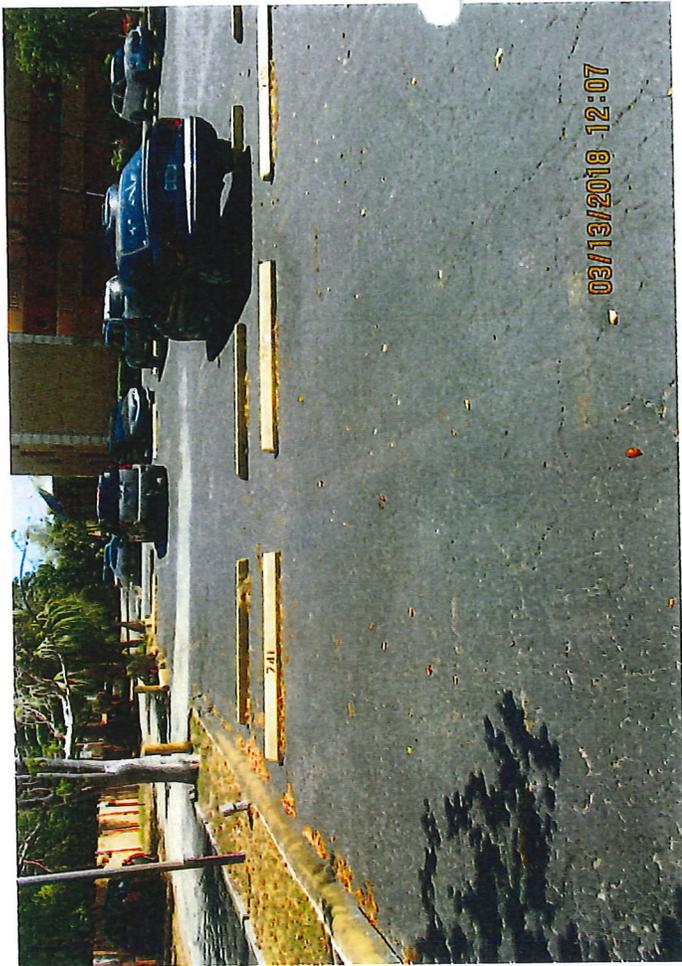
TREASURER

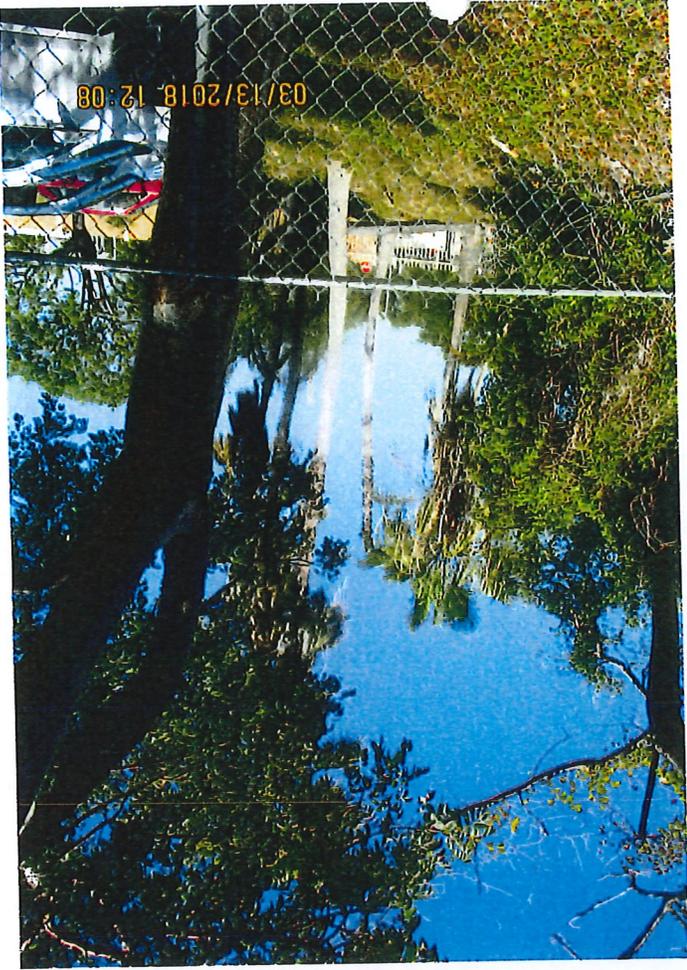
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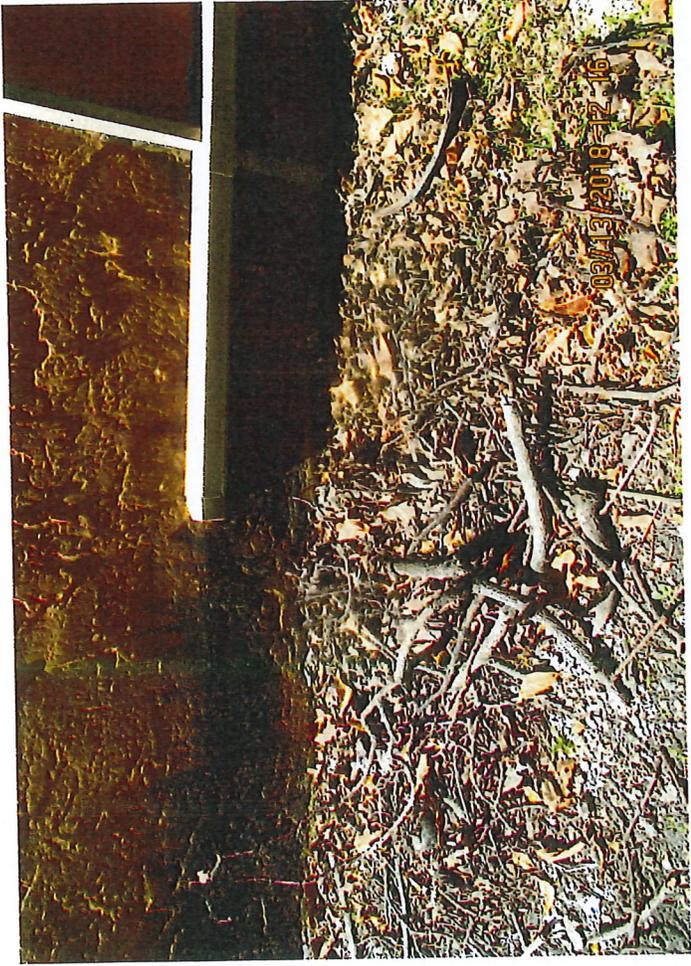
Electronic Signature of Signing Officer/Director Detail

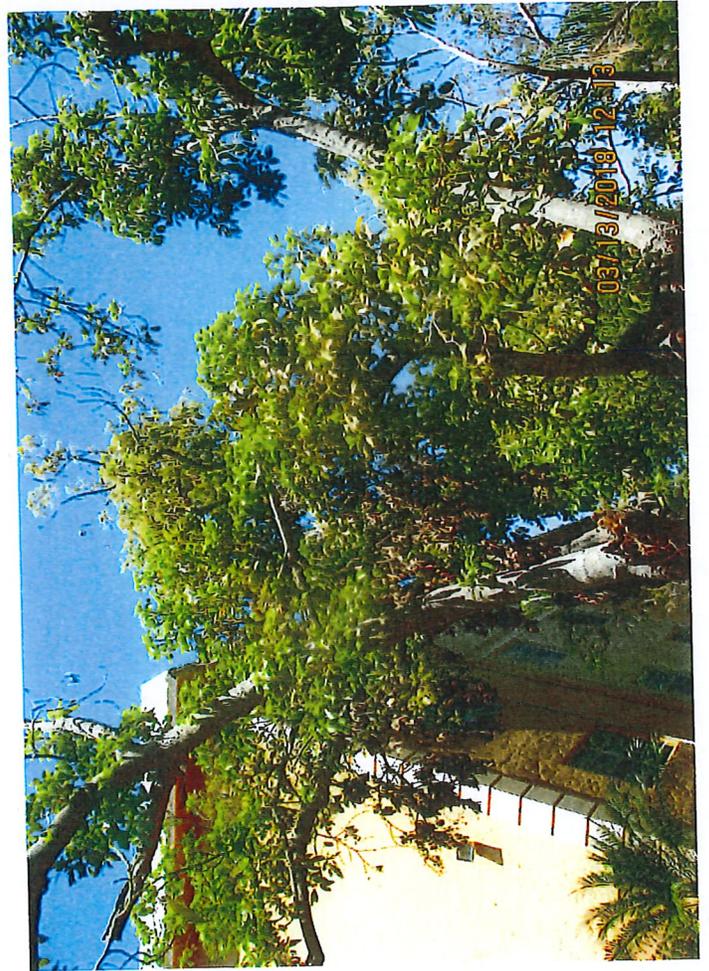
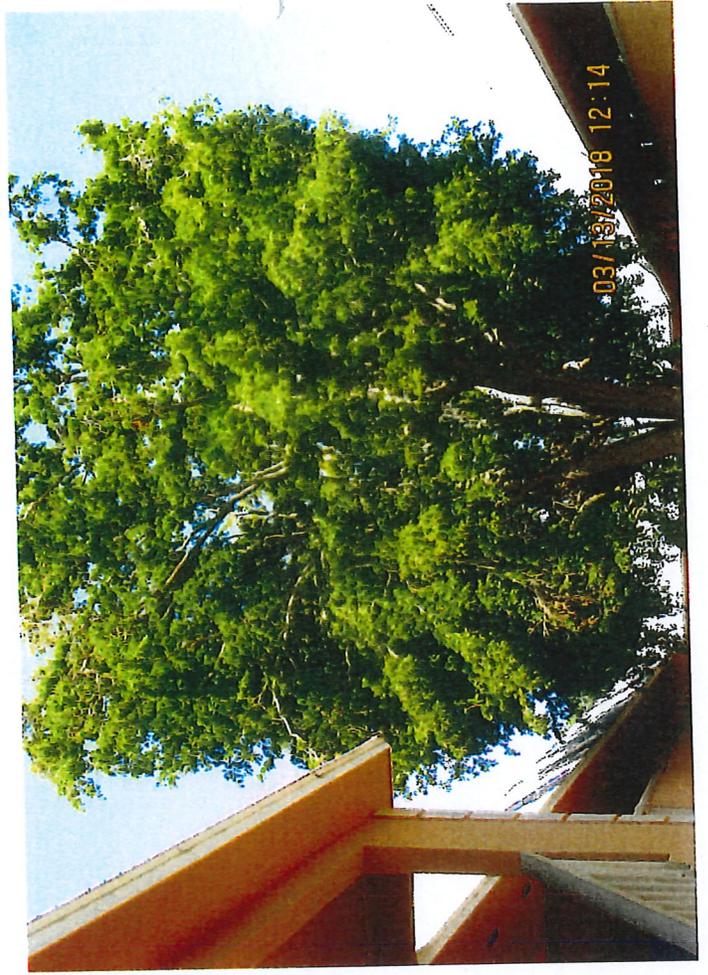
Date

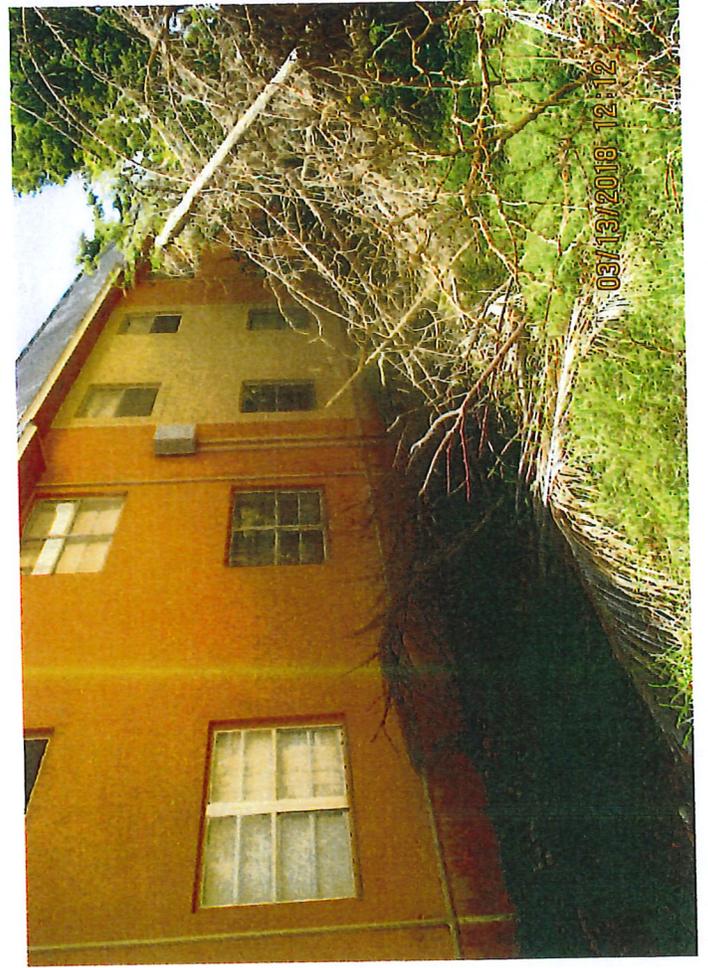
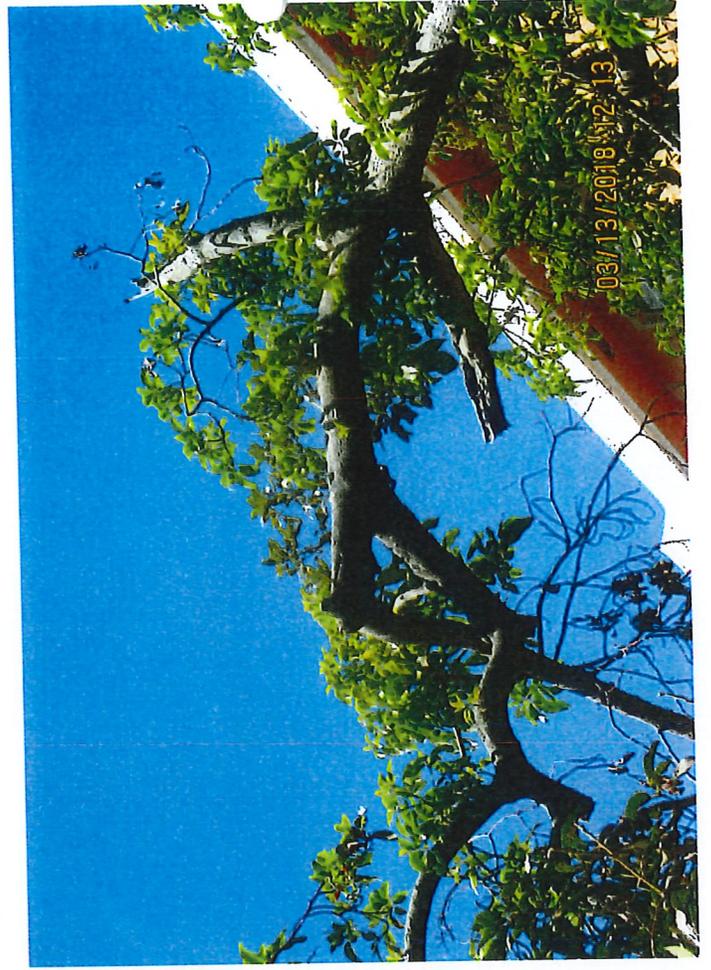
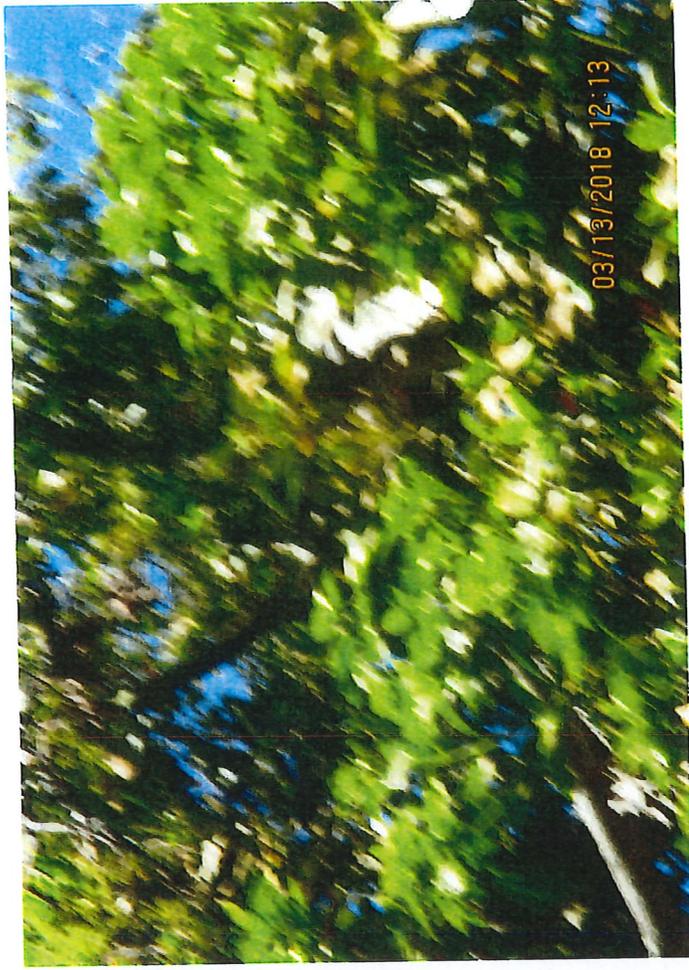


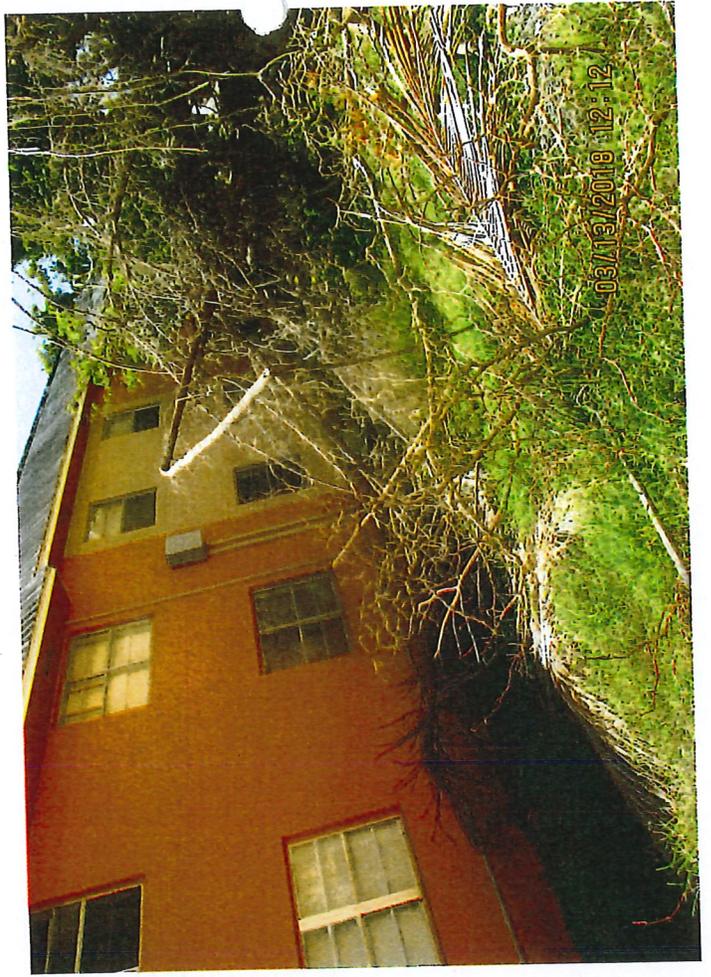
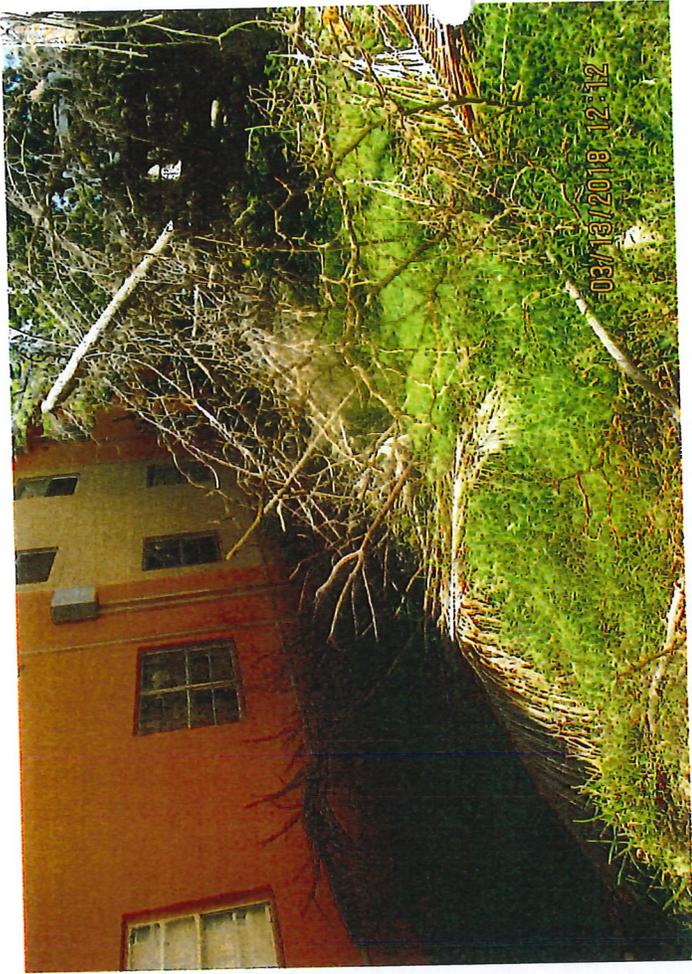




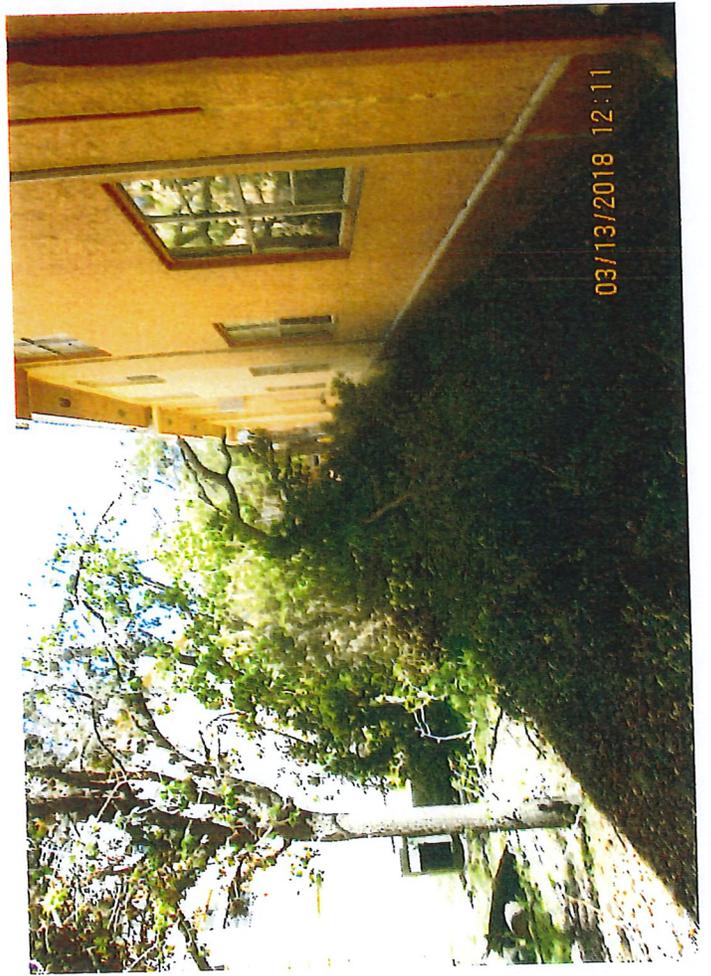
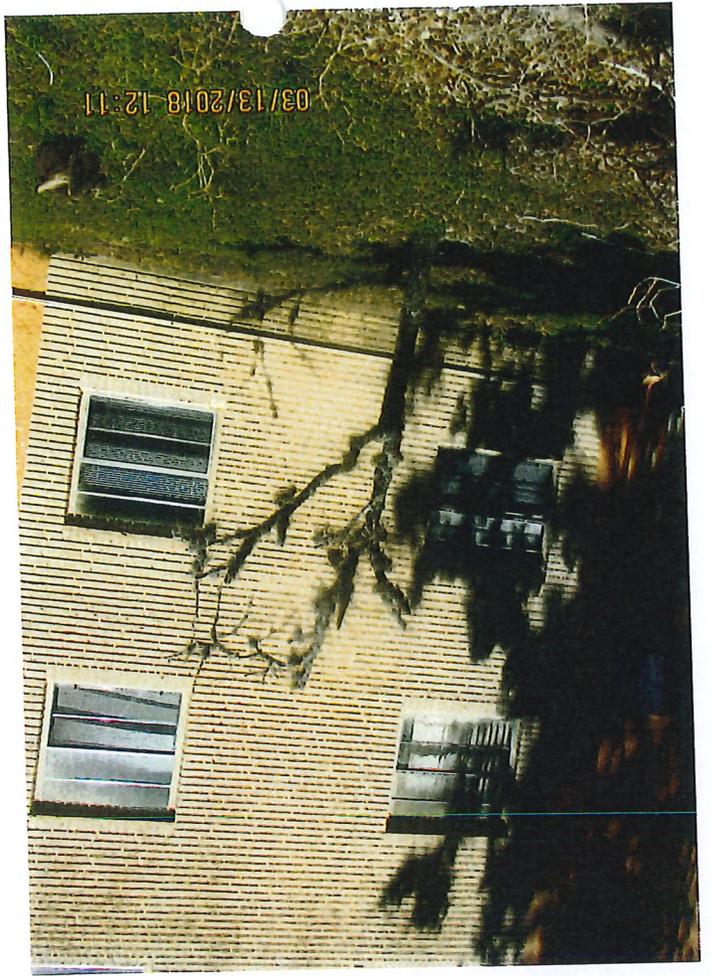


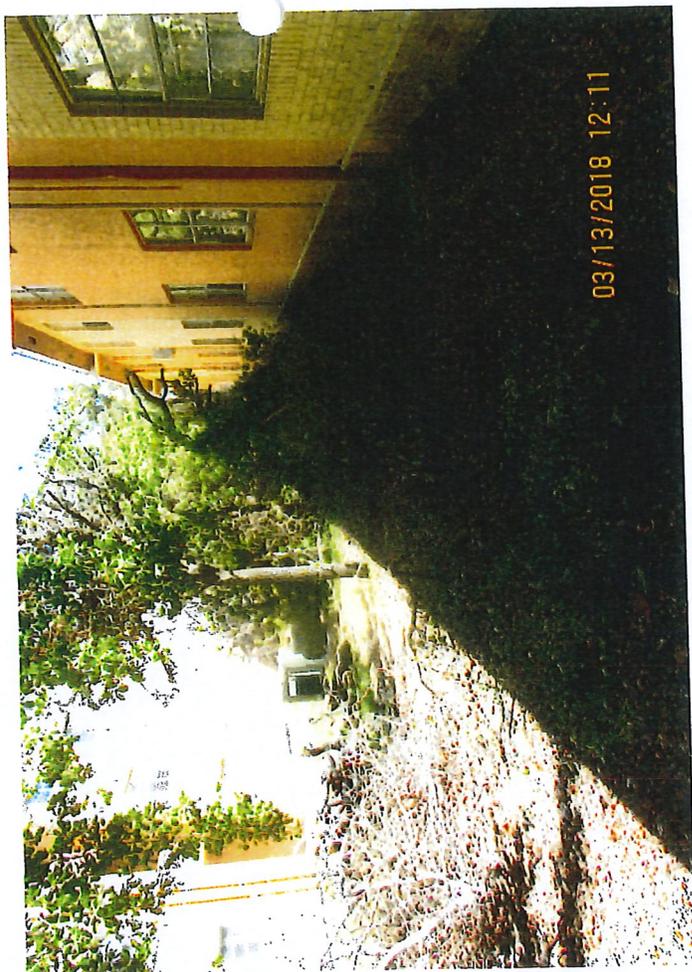


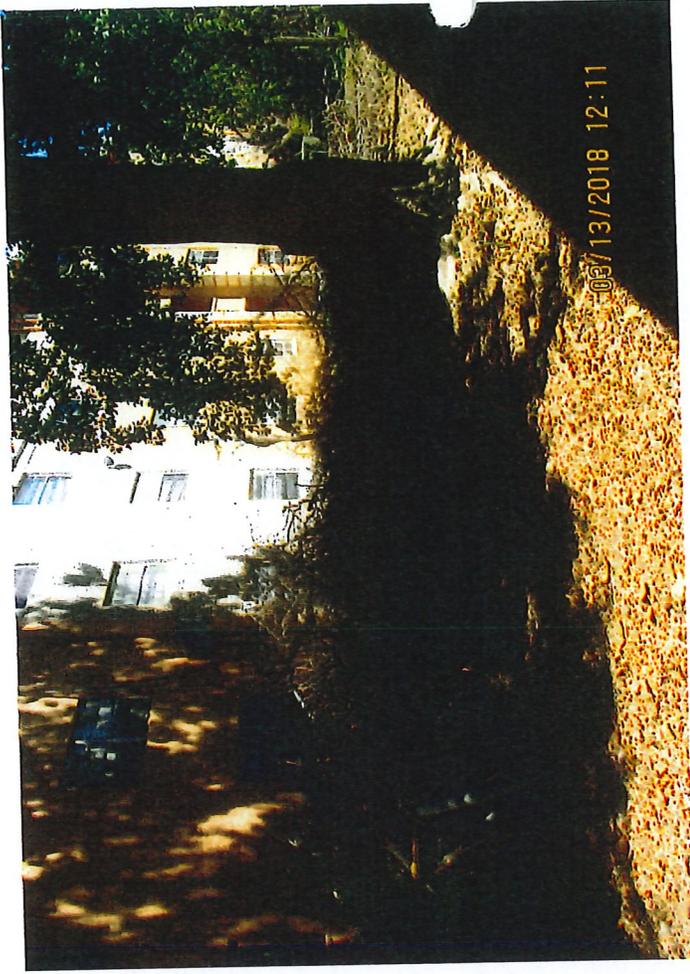












03/13/2018 12:11



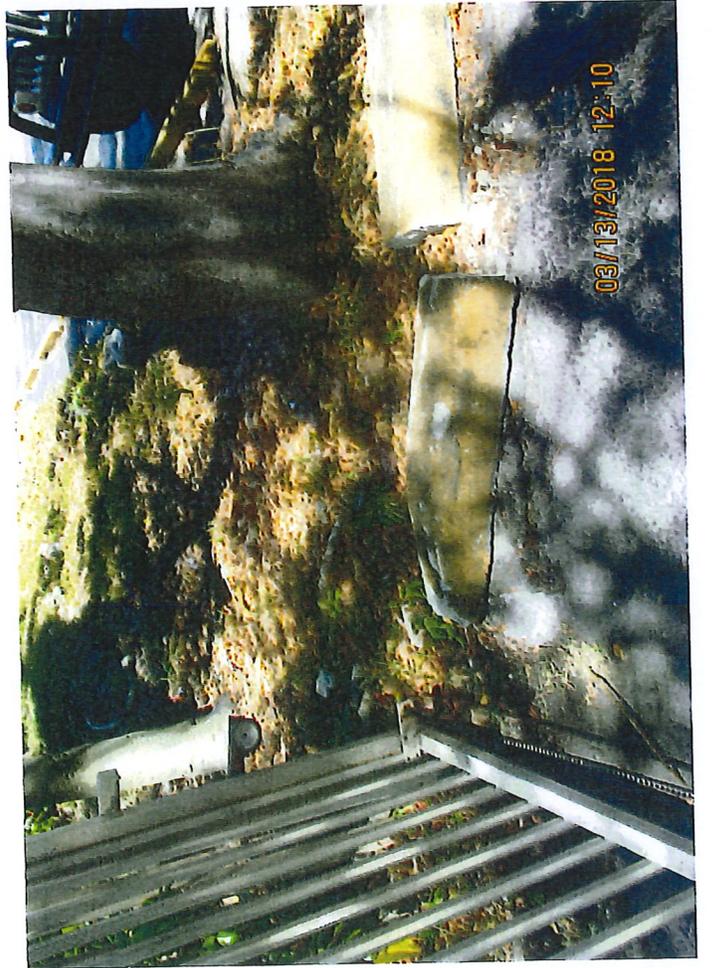
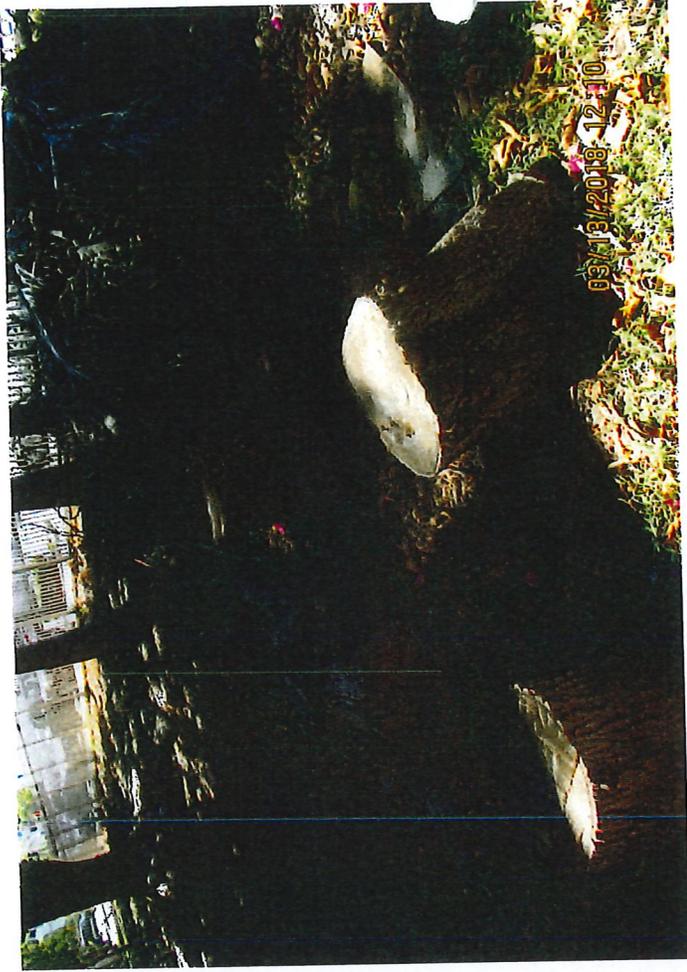
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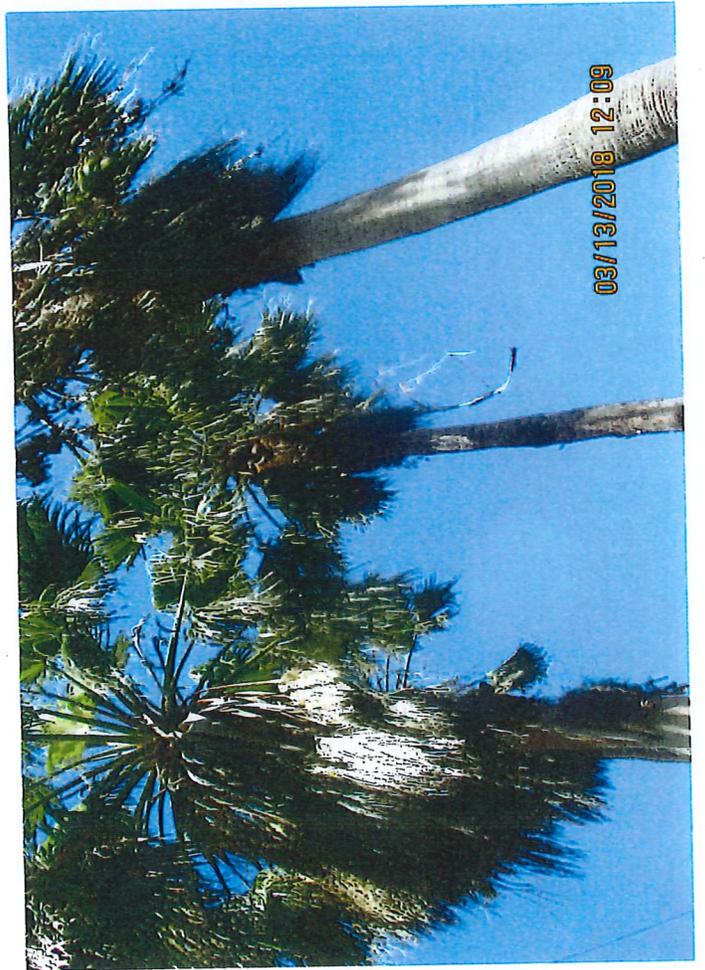


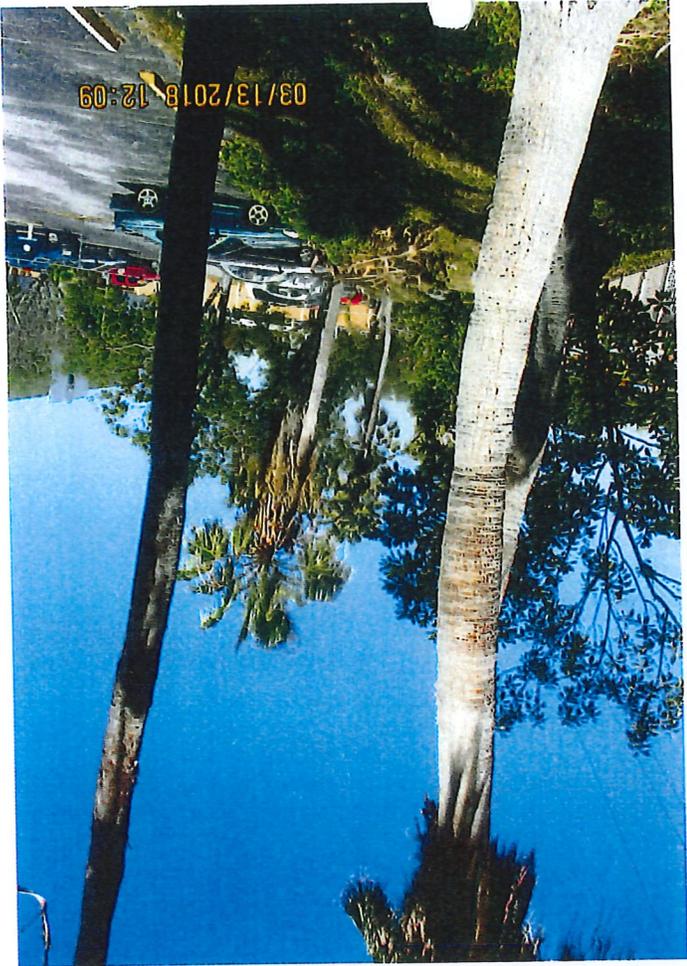
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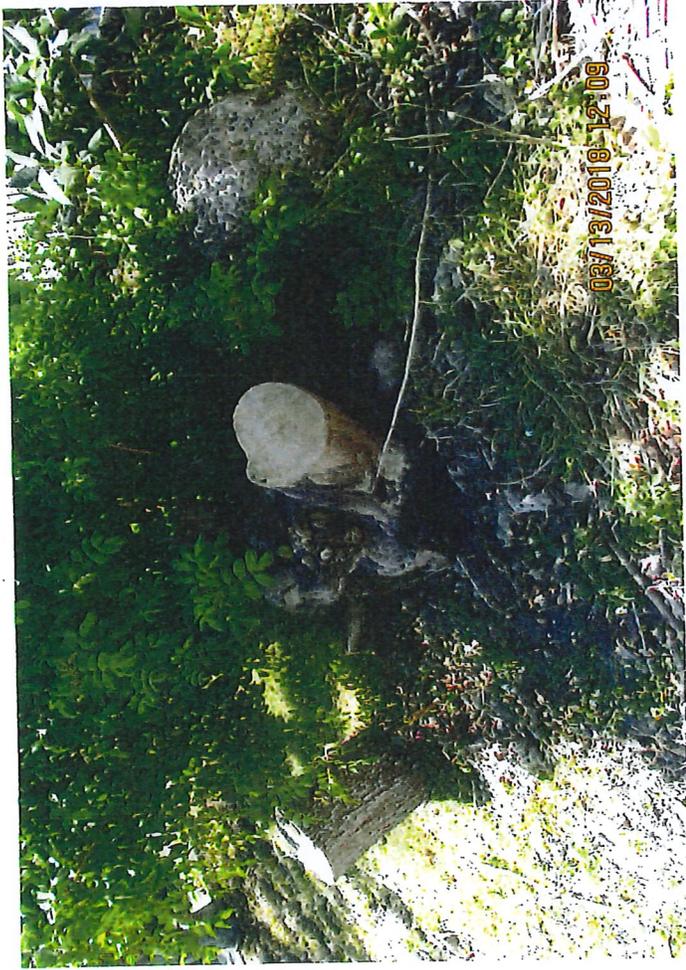


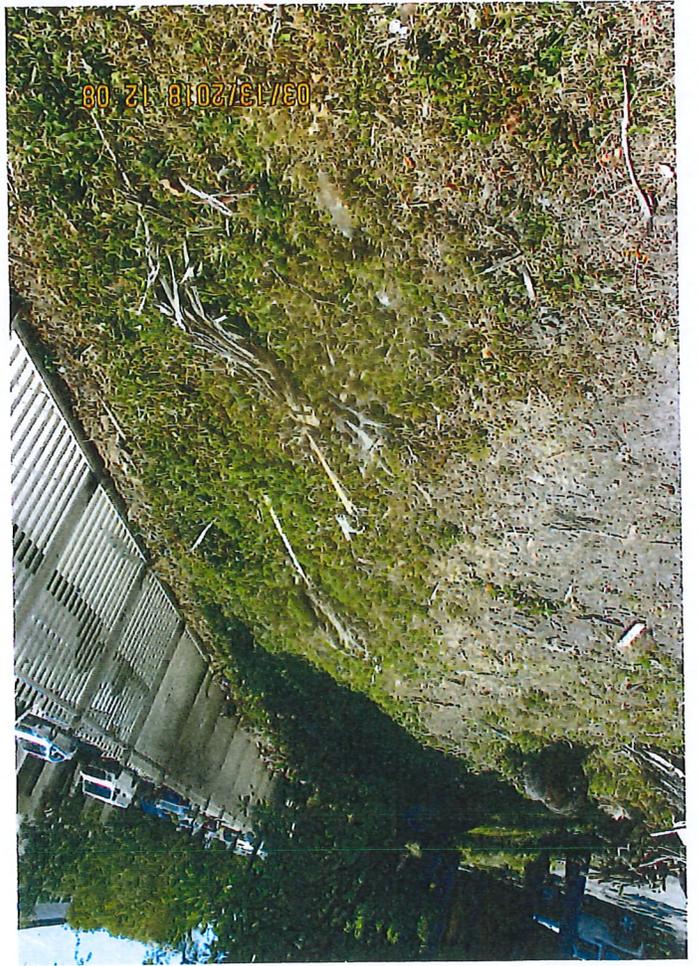
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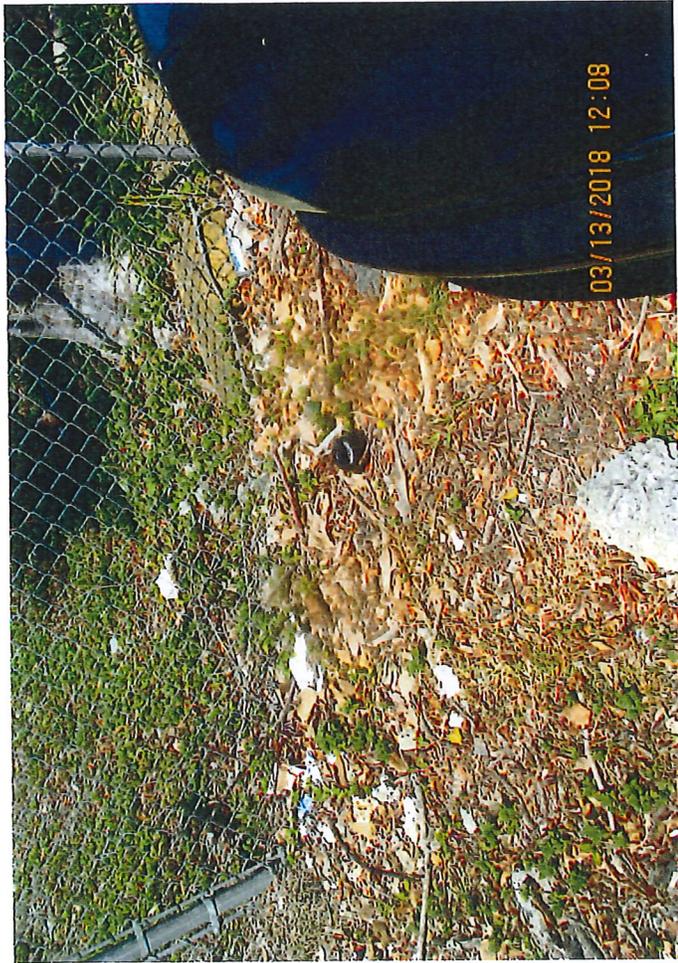


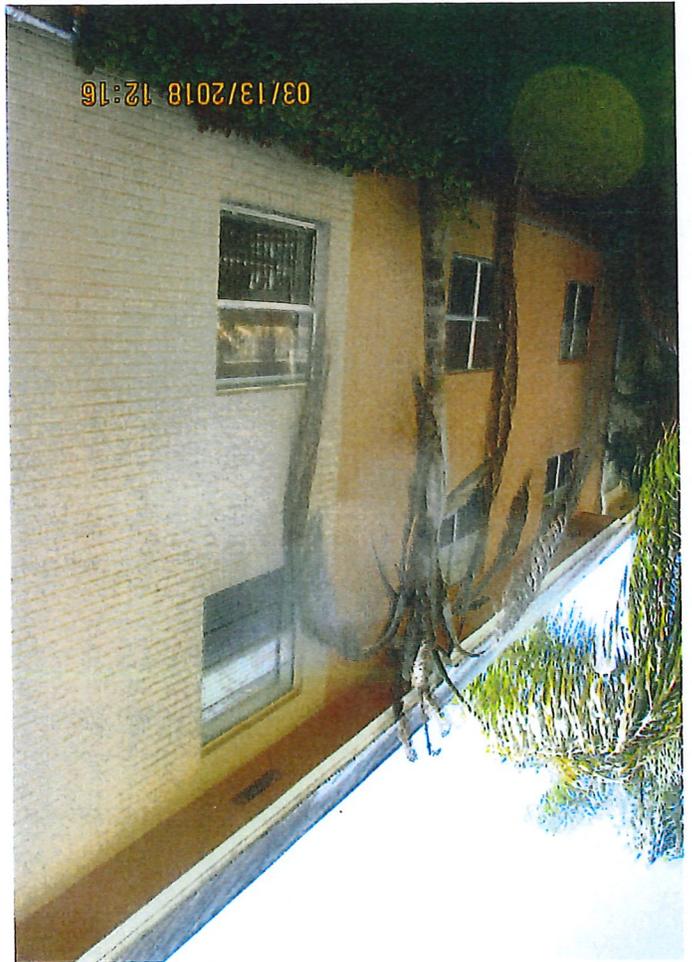
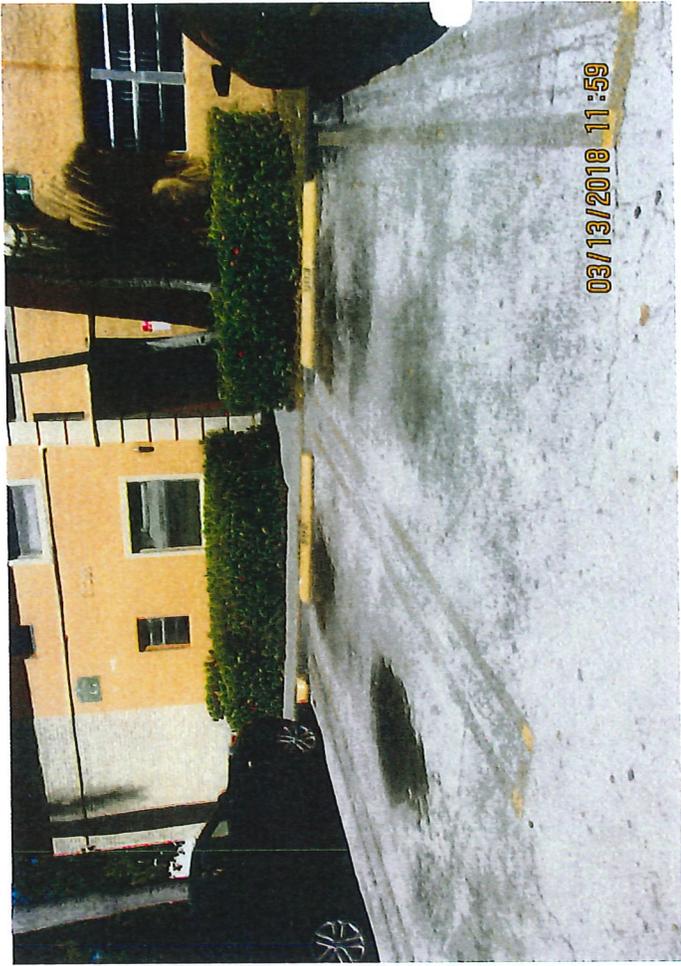


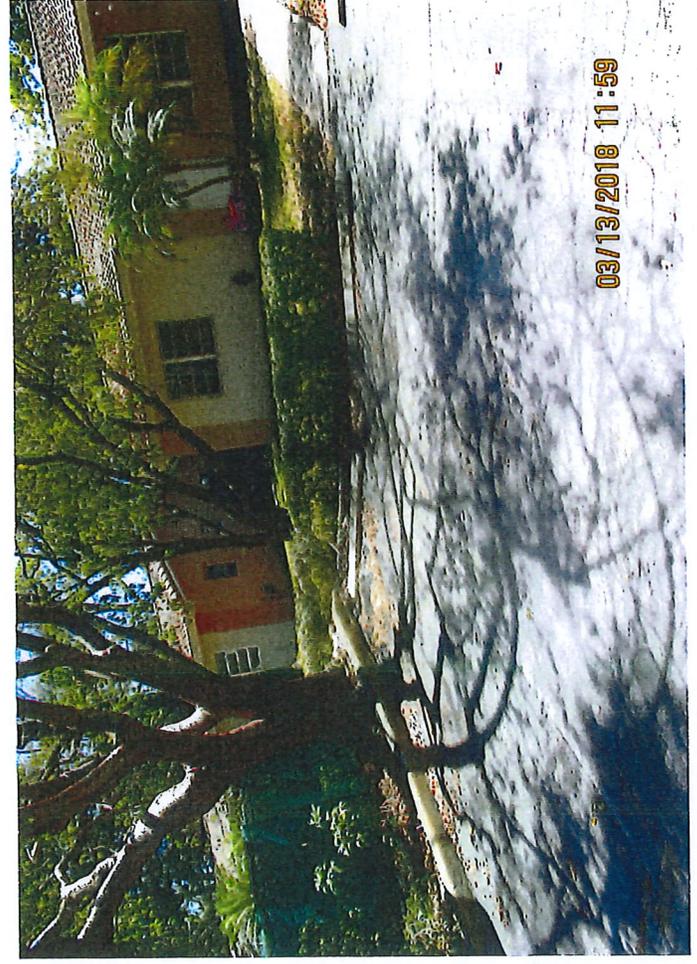














VILLAGE OF PALMETTO BAY
UNIFORM CIVIL VIOLATION NOTICE
CODE COMPLIANCE DIVISION

Form with fields: DATE ISSUED (4.10.18), TIME ISSUED (5:16 P), CODE INSPECTOR NAME (White), NAME OF VIOLATOR(S) (Village Homes & Condos), MAILING ADDRESS OF VIOLATOR (5000 SW 75 AVE STE 130 Miami, FL 33155), THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON 5-13-18 AT P, YOU COMMITTED A VIOLATION OF SECTION(S) 27-74 (a) OF THE VILLAGE OF PALMETTO BAY CODE TO WIT: Failure to comply with warning, obtain permit and repair property kitchen, impervious, Reseal & Strip parking lot also, AT 17255 SW 95 AVE Palmetto Bay FL 33157

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 5.11.2018 AND CORRECT THE VIOLATION ON OR BEFORE 4.27.2018

(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

VIOLATOR DATE (CITATION #)
White 4.10.18 (CITATION #) No 3837

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

Form with fields: SENDER: COMPLETE IT, Article Addressed to: Villar Property Management, 5000 SW 75 Ave Unit 130, Miami, FL 33155, CE-2018-9067, CITATION 3837, Service Type (Adult Signature, Restricted Delivery, etc.), Article Number (9590 9402 3371 7227 8400 00)

Form with fields: SENDER: COMPLETE IT, Article Addressed to: VILLAGE HOMES & CONDOS AT, 17255 SW 95 Avenue, Miami, FL 33157, CE-2018-9067, CITATION 3837, Service Type (Adult Signature, Restricted Delivery, etc.), Article Number (9590 9402 3371 7227 8399 98)

PS Form 3811, July 2015 PSN 7530-02-000-9053



## REQUEST FOR HEARING

Date: 4/23/18

Case Number: 2018-9067

# 3837

Code Compliance Department  
Village of Palmetto Bay  
9705 E. Hibiscus Street  
Palmetto Bay, FL 33157

I am requesting an appearance in front of the Village of Palmetto Bay Special Master to appeal the decision of A. Whitt, a code compliance officer with the Village of Palmetto Bay in regards to the above mentioned case number.

I understand that in the event the Special Master finds me in violation of the above mentioned code section, a fine may be assessed by the Special Master in accordance with Section 8CC of the Metropolitan Code Book, as adopted by the Village of Palmetto Bay.

I understand I have the right to obtain an attorney, at my own expense to represent me at this hearing. I will also have the opportunity to present witness as well as question the code compliance officer or any other witness, before the Special Master makes a determination.

I certify that I am the legal owner or legal representative of the owner cited in the above mentioned case number and as such is making this request.

Please be advised that an administrative fee of \$150.00 may be assessed by the Special Master.

Sincerely,

Village Homes + Condo  
Property Owner Name

17255 SW 95th Ave  
Address

lvcano5364cepalmbay.com  
E-mail Address

J. Aquino  
Signature Jim Aquino - PRESIDENT

305-232-4180  
Phone Number

9705 E. Hibiscus Street Palmetto Bay, FL 33157  
Phone: 305-259-1272 Fax: 786-338-7432

## Vanessa Bencomo

---

**From:** Allen White  
**Sent:** Wednesday, May 30, 2018 9:25 AM  
**To:** lucero mejia  
**Cc:** Morelia Rodriguez; Wesley Maltby; Vanessa Bencomo; Jackie Villegas  
**Subject:** RE: parking

-Good morning Lucero,  
-Repairs to parking and paved areas shall require prior permit approval of the building, planning and zoning and public works departments. Repairs shall be defined as: application of seal coating, resurfacing parking or alteration of paved areas, including the application of new striping. All work shall be performed by a licensed contractor.  
-Regards,  
-Allen

**From:** lucero mejia [<mailto:lucero5364@yahoo.com>]  
**Sent:** Wednesday, May 30, 2018 9:15 AM  
**To:** Allen White <[awhite@palmettobay-fl.gov](mailto:awhite@palmettobay-fl.gov)>  
**Subject:** parking

Good morning Inspector White,

To do repairs in the parking is required a permit or to do the reseal is required a permit?

*Lucero Mejia*  
*Village Homes and Condos*  
*Phone: 305-232-4180*  
*Fax: 305-232-0741*  
*Cellular 305-300-2948*  
*[lucero5364@yahoo.com](mailto:lucero5364@yahoo.com)*



# NOTICE OF SPECIAL MASTER HEARING

Date: May 23, 2018

VILAR PROPERTIES MANAGER  
5000 SW 75 AVENUE, SUITE 130  
MIAMI, FL 33155

RE: Case no.: CE-2018-9067  
Folio no.: 33-5033-054-0001  
Address: 17255 SW 95 AVE

Dear: VILAR PROPERTIES MANAGER,

A Special Master hearing of the Village of Palmetto Bay Special Master has been scheduled for **JUNE 19, 2018**. The hearing will commence at **2:00 P.M** at **9705 E. Hibiscus Street**. The hearing will be held regarding the following code violations on the above addressed property:

Date	Code Section	Description of Violation
4/10/2018	27-74 (a) VPBC	Failure to obtain permit for reseal and restripe parking lot

You are hereby directed to appear before the Village of Palmetto Bay Special Master on the above stated hearing date to address the above stated code violations. Failure to appear may result in sustaining the citation and the recording of a lien upon the property pursuant to 162.09 (3), Florida Statute.

You have the right to obtain an attorney, at your own expense to represent you at the Special Master hearing. You will also have the opportunity to present witnesses as well as question the code compliance officer or any other witnesses, before the Special Master makes a determination.

### Certificate of Service

I hereby certify that a true and correct copy of this notice was sent via certified mail, return receipt requested 7017 2680 0000 9001 1385 to the above mentioned person at the above mention address.

*Vanessa Bencomo*  
Vanessa Bencomo  
CODE COMPLIANCE/SEN

Pursuant to Section 162.11, Florida Statute, an administrative order of the Special Master is subject to appellate review of the record created by the Special Master order to be appealed. Pursuant to the Florida Statute, with respect to any matter which is the subject of an appeal, such person may need to provide evidence upon which the appeal is based. Pursuant to the Florida Statute, a transcript of hiring of the court reporter is required. Act. Individuals with disabilities may call 305-259-1234, no later than two

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 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_  
 Total Postage \$ \_\_\_\_\_  
 Sent To \_\_\_\_\_  
 Street and \_\_\_\_\_  
 City, State \_\_\_\_\_

VILAR PROPERTIES MANAGER  
5000 SW 75 AVENUE, SUITE 130  
MIAMI, FL 33155  
CE-2018-9067  
NOH

PS Form 3811, July 2015 PSN 7530-02-000-9053

DELIVERY  
 Agent  
 Addressee  
 C. Date of Delivery \_\_\_\_\_  
 Item 1?  Yes  
 Item 2?  No  
 Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

# USPS Tracking®

Track Another Package +

Remove X

Tracking Number: 70172680000090011385

Your item was delivered to an individual at the address at 2:34 pm on May 29, 2018 in MIAMI, FL 33155.



May 29, 2018 at 2:34 pm  
Delivered, Left with Individual  
MIAMI, FL 33155

Get Updates V

## Text & Email Updates

## Tracking History

May 29, 2018, 2:34 pm

Delivered, Left with Individual

MIAMI, FL 33155

Your item was delivered to an individual at the address at 2:34 pm on May 29, 2018 in MIAMI, FL 33155.

May 29, 2018

In Transit to Next Facility

May 28, 2018

In Transit to Next Facility

May 27, 2018

In Transit to Next Facility

May 26, 2018, 10:31 pm

Departed USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

May 25, 2018, 8:32 pm

Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

## Product Information



# NOTICE OF SPECIAL MASTER HEARING

Date: May 23, 2018

VILLAGE HOMES AND CONDOS  
17255 SW 95 AVE  
MIAMI, FL 33157

RE: Case no.: CE-2018-9067  
Folio no: 33-5033-054-0001  
Address: 17255 SW 95 AVE

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*Vanessa Bencomo*  
Vanessa Bencomo  
CODE COMPLIANCE/

Pursuant to Section 162.11, administrative order of the Sp appellate review of the record order to be appealed. Pursuan Master, with respect to any n purpose, such person may need evidence upon which the app transcript of hiring of the cou Act. Individuals with disabili 305-259-1234, no later than tv

7017 2680 0000 9001 1378

SENDER: CODE COMPLIANCE/

U.S. Postal Service™  
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 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postage \$  
Total Price \$  
Sent To Street City, St

VILLAGE HOMES AND CONDOS  
17255 SW 95 AVE  
MIAMI, FL 33157  
CE-2018-9067  
NOH

7017 2680 0000 9001 1378

9590 94

2 7017

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

PS Form 3811, July 2015 PSN 7530-02-000-9053

LIVERY

Agent  
 Addressee

C. Date of Delivery  
5-30-18

Signature 1?  Yes  
Signature 2?  No

Priority Mail Express®  
Registered Mail™  
Registered Mail Restricted Delivery  
Return Receipt for Merchandise  
Signature Confirmation™  
Signature Confirmation Restricted Delivery

Domestic Return Receipt