



VILLAGE OF PALMETTO BAY  
9705 E. HIBISCUS STREET  
PALMETTO BAY, FLORIDA 33157  
(305) 259-1234 Fax: (305) 259-1290

**REQUEST FOR PUBLIC RECORDS**

Requests are filled in accordance with the provisions of Chapters 119 and 257, Florida Statutes.

DATE: 9-3-20  
NAME: Omar Perez  
COMPANY: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_  
EMAIL: omar76@bellsouth.net

REQUEST (Attach additional page, if necessary): Copies of the following documents:

Any and all email correspondence  
with my title company "American  
Guardian Title & Escrow, Inc" dating back  
to May of 2018. - My address: 7980  
SW 142 Street,  
Palmetto Bay, FL 33158

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**FOR USE BY VILLAGE STAFF ONLY** TRACKING NO.: 2080-239  
DATE FORWARDED: 9-4-20 ASSIGNED DEPT: Building  
DATE REQUEST FILLED: \_\_\_\_\_ NUMBER OF COPIES: \_\_\_\_\_  
ESTIMATED TIME (IF APPLICABLE): \_\_\_\_\_ ESTIMATED COST: \_\_\_\_\_  
HOW WAS REQUEST FILLED? \_\_\_\_\_  
IF NOT FILLED, REASON: \_\_\_\_\_  
BY: \_\_\_\_\_

## Melissa Dodge

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**From:** omar76 <omar76@bellsouth.net>  
**Sent:** Thursday, September 3, 2020 2:36 PM  
**To:** Melissa Dodge; Vanessa Bencomo  
**Subject:** Request to release title company correspondence  
**Attachments:** liens 7980 sw 142 st.pdf

**CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.**

Hello Ms. Dodge,

I was instructed by Ms. Bencomo to send you this email. I would like to request any and all email correspondence with my title company "American Guardian Title & Escrow, Inc" dating back to May of 2018.

I have attached a lien report for our home at 7980 SW 142 ST. Palmetto Bay, FL 33158 for your reference. Please let me know if you require any other information from me to release those emails.

Thanks,

Omar Perez

Linn

Case #: CE-2017-8590

Type: CE Case  
Disposition:  
Description: - Observed front gate open and unsecure  
- no pool barrier Stagnat water in pool (I put the gate so is not complete  
open no lack or chain access still available)

Status: Pending

Initiated Date: 07/25/2017  
Compliance Date:  
Closed Date:

Address: 7980 SW 142 ST  
PALMETTO BAY, FL 33158

APN: 3350220270010

Parcel ID: 101453

Responsible Party

Name: RESIDENT  
Address: 7980 SW 142 ST  
PALMETTO BAY, FL 33158

Home #:  
Work #:

Owner

Name: RESIDENT  
Address:

Home/Cell/Work #:  
Alt/Pager/Fax #:

Conditions

Type	Number	Template Code	Status	Due Date	Approved
miami	2	26A-2(a)	Citation	08/08/2017	No

Description

Sanitary nuisances generally

Text

Sanitary nuisances generally; (a) Definition. A sanitary nuisance is the commission of any act, by an individual, municipality, organization or corporation, or the keeping, maintaining, propagation, existence or permission of anything, by an individual, municipality, organization or corporation, by which the health or life of an individual, or the health or life of individuals, may be threatened or impaired or by which or through which, directly or indirectly, disease may be caused.

vpb	1	27-81	Citation	08/08/2017	No
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Description

Lot maintenance—Prohibitions

Text

Lot maintenance—Prohibitions; It shall be unlawful for the owner or any other persons in possession of any lot, tract, or other parcel of land in the village, improved or unimproved, to allow on any lot, tract, or parcel of land 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 the accumulation of any of the following: solid waste, biological, hazardous or industrial waste, as described herein; tires; stagnant water; a dense growth of trees, vines and underbrush; or to allow a growth of grass, weeds or bushes over one foot in height; or to allow the existence of depressions or excavations wherein water may accumulate. Additionally, no vines shall accumulate around power lines, up power poles, or other utility related structures or components. It is also unlawful for the owner or any other persons in possession of any lot, tract or other parcel of land in the village to fail to properly maintain a pool, pond, water fountain, or other such mechanism so as to cause a breeding ground for mosquitoes, larva, amphibians, reptiles, or other such pests. Any owner, lessee, or occupant or any person having legal or beneficial ownership of any lot, tract or parcel of land in the village who violates any provision set forth in this chapter shall, upon a finding of violation thereof, be punished as provided by law.

Comments

- pool needs to be clean or water drain

vpb	3	30-60.4 (c)	Citation	08/08/2017	No
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Description

Swimming pool safety barriers.

Text

Swimming pool safety barriers.; (c) Height. The minimum height of the safety barrier shall be not less than four feet.

Comments

- gates need to be secure and block access to pool

vpb	4	30-60.4 (g)	Courtesy Warning Let	08/08/2017	No
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Description

Swimming pool safety barriers.

Text

Swimming pool safety barriers.;(g) Continued maintenance. It shall be the responsibility of the owner and occupant of the premises

upon which the swimming pool safety barrier is erected to maintain and keep it in proper and safe condition.

Actions					
Action / Desc	Comp By	Hours Worked	Start Date	Completed / Date & Code	
Citation Issued	jvillegas		7/25/2017 9:39:44AM	Y 7/25/2017 9:39:53AM	
Comment: - Observed front gate open and unsecure - no pool barrier Stagnat water in pool (I put the gate so is not complete open no lack or chain access still available)					
Follow Up Inspection	jvillegas		7/28/2017 1:09:25PM	Y 7/28/2017 1:09:25PM	
Comment: pool barrier not secue					
Citation (Compliance)	jvillegas		8/10/2017 3:47:57PM	Y 8/10/2017 3:47:57PM	
Comment: 8.9.2017 warnings and citation removed from front door pool still stagnant water and no pool barrier sign at front door ..property is under the supervision of broker florida reaty group inc adriana m montes prepare notice of lien					
Citation (Compliance,Appeal or Paym)	jvillegas		8/28/2017 2:41:53PM	Y 8/28/2017 2:41:53PM	
Comment: gate not secure no pool barrier stagnant waterer (prepare intent to lien and action notice					
Annual Notice	jvillegas		8/31/2017 11:24:46AM	Y 8/31/2017 11:24:46AM	
Comment: Property posted with ANNUAL NOTICE.					
Notice of Lien	jvillegas		8/31/2017 11:25:22AM	Y 8/31/2017 11:25:22AM	
Comment: Property posted with NOL for citation 3597.					
Comments	vbencomo		9/1/2017 9:51:27AM	Y 9/1/2017 9:51:27AM	
Comment: ANNUAL NOTICE RECORDED 8/31/2017.					
Follow Up Inspection	jvillegas		9/15/2017 8:17:43AM	Y 9/15/2017 8:17:43AM	
Comment: Please advise if we need to send Contractor. side gate secure wood fence on side was put back because of hurricane Irma barrier ok stagnant water still in pool					
Comments	jvillegas		10/27/2017 9:13:33AM	Y 10/27/2017 9:13:33AM	
Comment: - pool being drain contractor on site Greco property preservation					
Follow Up Inspection	jvillegas		10/19/2017 9:14:05AM	Y 10/19/2017 9:14:05AM	
Comment: Property in lien process. Also, email sent to contractor to mow lawn and cover pool, fence down.					
Claim of Lien	vbencomo		12/11/2017 2:04:17PM	Y 12/11/2017 2:04:17PM	
Comment: Property liened for citation 3597.					
Comments	vbencomo		2/7/2018 9:56:59AM	Y 2/7/2018 9:56:59AM	
Comment: Payoff requested by American Guardian Title.					
Follow Up Inspection	jvillegas		3/6/2018 8:53:52AM	Y 3/6/2018 8:53:52AM	
Comment: - site inspection pool still green					
Comments	vbencomo		5/30/2018 11:55:49AM	Y 5/30/2018 11:55:49AM	
Comment: Payoff requested by Tonya Horan Closing Coordinator American Guardian Title & Escrow, Inc					
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	4
Daily Fine Amount	Money		250
Daily Fine End Date	Date (mm/dd/yy)		8/13/2017
Daily Fine StartDate	Date (mm/dd/yy)		7/24/2017
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	7/25/2017	1:25:17PM
Close Case			

**Case #:** CE-2017-8740  
**Type:** CE Case      **Status:** Pending      **Initiated Date:** 10/12/2017  
**Disposition:**      **Compliance Date:**  
**Description:** warning issued wood fence on back of property down no pool barrier      **Closed Date:**  
black bags of trash by pool area  
**Address:** 7980 SW 142 ST      **APN:** 3350220270010      **Parcel ID:** 101453  
PALMETTO BAY, FL 33158

**Responsible Party**  
**Name:** RESIDENT      **Home #:**  
**Address:** 7980 SW 142 ST      **Work #:**  
PALMETTO BAY, FL 33158

**Owner**  
**Name:** RESIDENT      **Home/Cell/Work #:**  
**Address:**      **Alt/Pager/Fax #:**

Type	Number	Template Code	Status	Due Date	Approved
vpb	3	27-71 (a)(1)	Courtesy Warning Let	10/13/2017	No

**Description**  
Maintenance of lots in residentially zoned districts  
**Text**  
Maintenance of lots in residentially zoned districts; (a) In accordance with the provisions of this chapter, it shall be the responsibility of the responsible party for any lot in a residential-zoned district to regularly maintain their property to prevent the following:  
(1) Storage or maintenance of junk, trash, abandoned property or solid waste on any lot;

**Comments**  
- Remove all the black bags of trash

vpb	1	30-60.4 (b)	Courtesy Warning Let	10/13/2017	No
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**Description**  
Swimming pool safety barriers.  
**Text**  
Swimming pool safety barriers.; (b) Types permitted. The safety barrier shall consist of a screened-in patio, a wooden fence, a chain link fence, a rock wall, or a concrete block wall, so as to enable the owner to blend the safety barrier with the style of architecture planned for or existing on the property. A wooden fence, to meet the criteria as a barrier, shall not be climbable and all rails must be placed facing the inside of the property. Walls shall be erected to make them nonclimbable. Wire fences shall be the two-inch chain link or diamond weave nonclimbable type, or constructed of an approved equal quality. If constructed with top rail, they shall be of a heavy, galvanized material.

**Comments**  
- Provide pool barrier

vpb	2	30-60.4 (g)	Courtesy Warning Let	10/13/2017	No
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**Description**  
Swimming pool safety barriers.  
**Text**  
Swimming pool safety barriers.; (g) Continued maintenance. It shall be the responsibility of the owner and occupant of the premises upon which the swimming pool safety barrier is erected to maintain and keep it in proper and safe condition.

Actions						
Action / Desc	Comp By	Hours Worked	Start Date		Completed / Date & Code	
Courtesy Warning Comment: warning issued wood fence on back of property down no pool barrier black bags of trash by pool area	jvillegas		10/12/2017	8:06:31AM	Y 10/12/2017	8:06:31AM
Follow Up Inspection Comment: no pool barrier or trash removed	jvillegas		10/16/2017	2:17:47PM	Y 10/16/2017	2:17:47PM
Citation Issued Comment: - Citaton # 3677 Failure to comply with written warning to provide pool barrier - remove trash bags around pool area	jvillegas		10/16/2017	2:18:12PM	Y 10/16/2017	2:18:12PM
Citation (Compliance) Comment: - not in compliance pool not secure - bags of trash not removed	jvillegas		10/18/2017	9:09:46AM	Y 10/18/2017	9:09:46AM
Citation (Compliance,Appeal or Paym Comment: - no appeal no pool barrier contract information was send to village contractor to cover pool	jvillegas		11/8/2017	10:21:33AM	Y 11/8/2017	10:21:33AM
Follow Up Inspection Comment: site visit contractor replaccing the fence temporary to secure pool	jvillegas		11/13/2017	7:27:06AM	Y 11/13/2017	7:27:07AM
Follow Up Inspection Comment: - Fence temp install to secure pool no appeal prepare notice of lien	jvillegas		11/27/2017	7:29:56AM	Y 11/27/2017	7:29:56AM
Notice of Lien Comment: Property in lien process.	jvillegas		12/19/2017	11:00:13AM	Y 12/19/2017	11:00:13AM
Claim of Lien Comment: Property liened for citation 3677.	vbencomo		1/26/2018	3:03:02PM	Y 1/26/2018	3:03:02PM
Comments Comment: Payoff requested by American Guardian Title.	vbencomo		2/7/2018	9:55:47AM	Y 2/7/2018	9:55:47AM
Comments Comment: Payoff requested by Tonya Horan Closing Coordinator American Guardian Title & Escrow, Inc	vbencomo		5/30/2018	11:56:41AM	Y 5/30/2018	11:56:41AM
Assign to Special Master or Payoff Comment:						N
Release Lien Comment:						N
Close Case Comment:						N

Custom Fields			
Field Name	Data Type	Code Type	Value
Abandon Property?	Boolean		N
CE Officer	Code	10	4
Daily Fine Amount	Money		250
Daily Fine End Date	Date (mm/dd/yy)		11/5/2017
Daily Fine StartDate	Date (mm/dd/yy)		10/16/2017
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 Close Case	Working	10/13/2017	8:07:31AM

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Lien

Case #: CE-2017-8589

Master Case #: CC-2017-1824

Type: CE Case  
Disposition:  
Description: - Observed property unmatian grass over grown  
Address: 7980 SW 142 ST  
PALMETTO BAY, FL 33158

Status: Pending

Initiated Date: 07/25/2017  
Compliance Date:  
Closed Date:  
Parcel ID: 101453

APN: 3350220270010

**Responsible Party**

Name: RESIDENT  
Address: 7980 SW 142 ST  
PALMETTO BAY, FL 33158

Home #:  
Work #:

**Owner**

\*Owner is Responsible\*

Name: RESIDENT  
Address:

Home/Cell/Work #:  
Alt/Pager/Fax #:

**Conditions**

Type	Number	Template Code	Status	Due Date	Approved
vpb	1	27-52(1)	Courtesy Warning Let	08/08/2017	No

Description

Definitions

Text

Definitions; The following words, terms and phrases, when used in this chapter, shall have the meaning ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandoned property. This term shall relate to articles of personalty, including without limitation: motor vehicles; trailers; boats or other vessels; refrigerators, washing and drying machines, or other machinery; and plumbing fixtures. The following criteria shall be considered in determining whether property has been abandoned, but no single criterion shall be conclusive:

(1) Whether it has value other than nominal salvage value.

vpb	3	27-71 (a)(2)	Courtesy Warning Let	08/09/2017	No
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Description

Maintenance of lots in residentially zoned districts.

Text

Maintenance of lots in residentially zoned districts.; (a)In accordance with the provisions of this chapter, it shall be the responsibility of the responsible party for any lot in a residential-zoned district to regularly maintain their property to prevent the following: (2) The growth or accumulation of any grass, weeds, non-native undergrowth, invasive or uncontrolled growth of vines, or other dead plant life:

Comments

- Grass needs to be mowed

Actions							
Action / Desc	Comp By	Hours Worked	Start Date	Completed / Date & Code			
Courtesy Warning	jvillegas		7/25/2017 1:08:25PM	Y 7/25/2017 1:08:25PM			
Comment: - Observed property unmaintained grass over grown							
Follow Up Inspection	jvillegas		8/10/2017 3:44:26PM	Y 8/10/2017 3:44:26PM			
Comment: - 8.9.2017 warnings and citation removed from front door grass still overgrown sign at front door ..property is under the supervision of broker florida reaty group inc adriana m montes							
Follow Up Inspection	jvillegas		8/16/2017 7:30:45AM	Y 8/16/2017 7:30:45AM			
Comment: - site inspection property still overgrown Citation issued							
Citation Issued	jvillegas		8/16/2017 7:31:23AM	Y 8/16/2017 7:31:23AM			
Comment: - Citation issued #3633 Failure to comply with written warning to mowed property							
Citation (Compliance)	jvillegas		8/28/2017 2:43:57PM	Y 8/28/2017 2:43:57PM			
Comment: - citation still posted front door grass over ground							
Citation (Compliance,Appeal or Paym)	jvillegas		9/14/2017 12:32:29PM	Y 9/14/2017 12:32:29PM			
Comment: - no changes - prepare notice of Lien an prepare Annual Notice							
Follow Up Inspection	jvillegas		9/18/2017 4:03:32PM	Y 9/18/2017 4:03:32PM			
Comment: 9.18.2017 hurricane imma 9.8.2017..9.15.2017							
Comments	vbencomo		9/26/2017 1:45:14PM	Y 9/26/2017 1:45:14PM			
Comment: Certified mail came back unclaimed for CITATION 3633.							
Follow Up Inspection	jvillegas		10/13/2017 8:17:57AM	Y 10/13/2017 8:17:57AM			
Comment: 10.12.2013 new warning issued for pool barrier and trash bags store outback call and left a message for Mr. Tom Barbato							
Follow Up Inspection	jvillegas		10/19/2017 8:59:00AM	Y 10/19/2017 8:59:00AM			
Comment: - prepare notice of lien							
Notice of Lien	jvillegas		11/14/2017 9:37:29AM	Y 11/14/2017 9:37:29AM			
Comment: Property in lien process.							
Notice of Lien	vbencomo		12/11/2017 10:46:57AM	Y 12/11/2017 10:46:57AM			
Comment: Property posted with NOL for LOT CLEARING on 11/15/2017.							
Claim of Lien	vbencomo		12/11/2017 2:02:29PM	Y 12/11/2017 2:02:29PM			
Comment: Property liened for citation 3633.							
Follow Up Inspection	vbencomo		1/2/2018 9:22:35AM	Y 1/2/2018 9:22:35AM			
Comment: Property in lien process for LOT CLEARING on 11/15/2017.							
Claim of Lien	vbencomo		1/26/2018 3:48:46PM	Y 1/26/2018 3:48:46PM			
Comment: Property has been liened for lot clearing 11/15/2017.							
Comments	vbencomo		2/7/2018 9:57:44AM	Y 2/7/2018 9:57:44AM			
Comment: Payoff requested by American Guardian Title.							
Comments	vbencomo		5/30/2018 11:53:02AM	Y 5/30/2018 11:53:02AM			
Comment: Payoff requested by Tonya Horan Closing Coordinator American Guardian Title & Escrow, Inc							
Comments	vbencomo		12/13/2018 4:33:33PM	Y 12/13/2018 4:33:33PM			
Comment: PAYOFF REQUESTED FOR LOT CLEARING LIEN ONLY.							
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	4
Daily Fine Amount	Money		150
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	7/25/2017 1:08:58PM	
Close Case			