

Sheppard, Terri

From: Ramos, Miriam
Sent: Wednesday, April 25, 2018 11:01 AM
To: Sheppard, Terri
Cc: Kattou, Michael; Alex Outside Council for CG; Ortiz, William
Subject: Re: Abandoned Properties - 1450 Baracoa Ave

Terri, thank you for letting me know. Peter and I have visited the property and are addressing the issues.

Miriam Soler Ramos
City Attorney
City of Coral Gables

On Apr 25, 2018, at 10:58 AM, Sheppard, Terri <tsheppard@coralgables.com> wrote:

Just an FYI...I was on the 1400 blk of Baracoa Avenue and I just received another complaint from a resident who is complaining about the condition of the roof at 1450 Baracoa Avenue. I explained to him the property was cited and went to the Code Enforcement Board.

Terri Sheppard
Code Enforcement Officer
Code Enforcement Department
427 Biltmore Way, Suite 100
Coral Gables, FL 33134
(305) 460-5239
(305) 460-5348 fax
tsheppard@coralgables.com

From: Ramos, Miriam
Sent: Tuesday, April 17, 2018 11:38 AM
To: Sheppard, Terri; Kattou, Michael
Cc: Alex Outside Council for CG; Ortiz, William
Subject: RE: Abandoned Properties - 1450 Baracoa Ave

Thank you.

Miriam Soler Ramos, Esq., B.C.S.
City Attorney
*Board Certified by the Florida Bar in
City, County and Local Government Law*
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134
(305) 460-5218
(305) 460-5084 direct dial

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From: Sheppard, Terri
Sent: Tuesday, April 17, 2018 11:15 AM
To: Kattou, Michael <Mkattou@coralgables.com>
Cc: Alex Outside Council for CG <alp@alp-law.com>; Ortiz, William <wortiz@coralgables.com>; Ramos, Miriam <mramos@coralgables.com>
Subject: RE: Abandoned Properties - 1450 Baracoa Ave

Good morning,

I went by this morning and Mr. Birnholz was there. He stated he had just returned from California from visiting his daughter. He said he is still working on obtaining the loan for the roof. I also advised him Miriam Ramos was trying to reach him and said he would contact her today. Please see pictures of property and roof taken today.

Regards,

Terri Sheppard
Code Enforcement Officer
Code Enforcement Department
427 Biltmore Way, Suite 100
Coral Gables, FL 33134
(305) 460-5239
(305) 460-5348 fax
tsheppard@coralgables.com

From: Kattou, Michael
Sent: Monday, April 16, 2018 3:08 PM
To: Sheppard, Terri
Cc: Alex Outside Council for CG; Ortiz, William
Subject: Fwd: Abandoned Properties - 1450 Baracoa Ave

Terri,

Please read below and advise Alex with your results.

Thank you,

Michael Kattou
Code Enforcement Field Supervisor
Development Services Department
City of Coral Gables
427 Biltmore Way Suite #100
Coral Gables, FL 33134
Ph: 305-460-5268
Fax: 305-460-5348

----- Original message -----

From: alp@alp-law.com
Date: 4/16/18 3:01 PM (GMT-05:00)
To: "Kattou, Michael" <Mkattou@coralgables.com>
Subject: FW: Abandoned Properties - 1450 Baracoa Ave

Dear Michael:

Please see below and let us know if the owner is at the property.

Thanks!

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
mobile (305) 333-0467
fax (305) 375-9511
alp@alp-law.com
www.alp-law.com

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From: Miriam Soler Ramos <mramos@coralgables.com>

Date: Monday, April 9, 2018 at 10:11 PM

To: Alexander Palenzuela <alp@alp-law.com>, Michael Kattou <mkattou@coralgables.com>

Cc: William Ortiz <wortiz@coralgables.com>
Subject: RE: Abandoned Properties - 1450 Baracoa Ave

I sent another email and placed another call to Mr. Birnholz on Friday. He mentioned he was traveling to California to aid his sick daughter. I am asking Michael if he can go by the house and determine whether he is there or not.

Miriam Soler Ramos, Esq., B.C.S.
City Attorney
Board Certified by the Florida Bar in
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From: alp@alp-law.com [<mailto:alp@alp-law.com>]
Sent: Monday, April 09, 2018 4:41 PM
To: Ramos, Miriam <mramos@coralgables.com>
Subject: FW: Abandoned Properties - 1450 Baracoa Ave

Dear Miriam:

FYI only. Please see below I will calendar the deadline and follow up to see you have had a chance to talk to Mr. Birnholz and Peter about this case.

Thanks!

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303

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From: Belkys Garcia <bgarcia@coralgables.com>
Date: Monday, April 9, 2018 at 9:28 AM
To: Alexander Palenzuela <alp@alp-law.com>
Subject: RE: Abandoned Properties - 1450 Baracoa Ave

Good morning Alexander,

By looking at the calendar it looks as the deadline for the May hearing would be around April 26th or 27th.

Thank you,

Belkys Garcia
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305.460.5229
<image002.png>

From: alp@alp-law.com [<mailto:alp@alp-law.com>]
Sent: Thursday, April 5, 2018 4:27 PM
To: Garcia, Belkys
Cc: Cabrera, Suramy; Lopez, Manuel; Ortiz, William; Ramos, Miriam; Iglesias, Peter
Subject: Re: Abandoned Properties - 1450 Baracoa Ave

Dear Belkys:

When I last checked with Miriam, she said to hold off until she talks to Peter. I am copying them, in case they have had a chance to discuss this matter. In the meantime, what is the deadline for putting a case on the May agenda?

Thanks!

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.

1200 Brickell Avenue, Suite 1440
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From: Belkys Garcia <bgarcia@coralgables.com>
Date: Thursday, April 5, 2018 at 4:02 PM
To: Alexander Palenzuela <alp@alp-law.com>
Cc: Suramy Cabrera <scabrera@coralgables.com>, Manuel Lopez <mlopez@coralgables.com>, William Ortiz <wortiz@coralgables.com>
Subject: RE: Abandoned Properties

Alexander,

After reviewing the list, I think we only need to be copied on emails that you conclude there is a reason to believe they'll become unsafe structures and may be forwarded to the Construction Regulation Board. If the structure will no longer be a CRB case, we don't need follow-up information, such as 5135 Orduna Drive for example. We do need to know about 1450 Baracoa Avenue, though.

Thank you,

Belkys Garcia
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305.460.5229
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From: alp@alp-law.com [<mailto:alp@alp-law.com>]
Sent: Thursday, April 5, 2018 2:59 PM
To: Garcia, Belkys; Lopez, Manuel
Cc: Cabrera, Suramy; Ortiz, William
Subject: Re: Abandoned Properties

Dear Belkys and Manny:

Please let me know if you would only like to be copied on emails regarding properties for which there is reason to believe that they will become an unsafe structures case or if you would like to be copied on emails relating to all of the vacant/abandoned properties that are on the attached list.

Of the 24 properties on the list that are not already in compliance, only the following five involve unsafe structures.

1. 117 Florida Ave, which is historic and not expected to come before either CRB
2. 318 Viscaya Ave, which is also historic and not expected to come before the CRB
3. 1013 Castile Ave, which is also historic and not expected to come before the CRB
4. 1450 Baracoa Ave, on which we are waiting to hear from Miriam and Peter as to whether to proceed to the CRB
5. 5135 Orduna Dr, which was removed from the CRB agenda for this month, since the City is moving to demolish based on the attached agreed CEB order and hold harmless agreement.

Also, please let me know if you would like additional information on any of the above cases. Specifically, would you like to be copied on correspondence regarding the demolition of 5135 Orduna Dr, even if it is no longer going before the Board.

Thanks!

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
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From: Belkys Garcia <bgarcia@coralgables.com>
Date: Thursday, April 5, 2018 at 10:07 AM
To: William Ortiz <wortiz@coralgables.com>, Alexander Palenzuela <alp@alp-law.com>
Cc: Suramy Cabrera <scabrera@coralgables.com>, Manuel Lopez <mlopez@coralgables.com>
Subject: Abandoned Properties

Good morning Will and Alexander,

When there is correspondence regarding abandoned properties please include Manuel Lopez and myself in the emails. That way we are aware of the situation from the onset in case it becomes an unsafe structure case.

Thank you,

Belkys Garcia

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305.460.5229

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