

Sheppard, Terri

From: alp@alp-law.com
Sent: Tuesday, June 8, 2021 4:05 PM
To: Sheppard, Terri
Subject: FW: 1013 Castile Ave

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

FYI the first complaint I received from Ms. Bowen.

Very truly yours,

Alexander L. Palenzuela
Law Office of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1950
Miami, FL 33131-3298
tel: (305) 333-0467
alp@alp-law.com
www.alp-law.com

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From: Dawn Bowen <bowend2@icloud.com>
Date: Thursday, June 13, 2019 at 10:33 AM
To: "Alexander L. Palenzuela" <alp@alp-law.com>
Subject: Re: 1013 Castile Ave

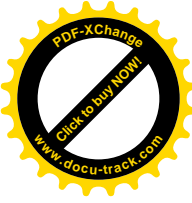
Good morning- can you please give me an update on the status of 1013 Castile? Thank you - Dawn Bowen, 1012 Castile

Sent from my iPhone

On May 9, 2019, at 7:34 PM, "alp@alp-law.com" <alp@alp-law.com> wrote:

It is my pleasure. Please feel free to contact my anytime you have any questions or concerns.

Very truly yours,



Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
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From: Dawn Bowen <bowend2@icloud.com>
Date: Thursday, May 9, 2019 at 7:18 PM
To: Alexander Palenzuela <alp@alp-law.com>
Subject: Re: 1013 Castile Ave

Thank you so much for getting back to me so promptly with this information. I will pass it along to the other neighbors who share my concerns. We've noticed that the owner is using the dumpster now to dispose of property from other sites-the property is a real mess and it's a terrible eyesore. I may call you in a couple of months for an update. Thanks again I appreciate it-Dawn Bowen

Sent from my iPhone

On May 9, 2019, at 6:02 PM, "alp@alp-law.com" <alp@alp-law.com> wrote:

Dear Ms. Bowen:

This is to follow up on the voicemail message I just left you. I am the Code Enforcement Special Counsel for the City of Coral Gables. Miriam Ramos asked me to contact you to inform you of the City's efforts to bring the property into compliance with the City Code.

On October 12, 2017, the City sent the owner cease and desist and demand letters and brought code enforcement proceedings against the Property, which led the owner to begin reopening the permits and resume work in February 2018. When the owner ceased making progress on the work in February of 2019, the City sent the owner a notice of intent to lien informing him that fines of \$500 per day have been running since 1-15-19. On 5-3-19, after the time to request a hearing expired, the City recorded the order imposing fines. The City will now file an injunction action in court.

Please call me at (305) 333-0467, if you have any question or concerns.

Thank you.

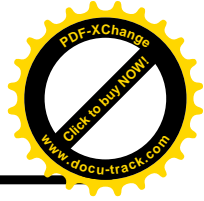
Very truly yours,



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Sheppard, Terri

From: alp@alp-law.com
Sent: Tuesday, June 8, 2021 4:04 PM
To: Sheppard, Terri
Subject: FW: 1013 Castile

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FYI the most recent inquiry from Ms. Bowen.

Very truly yours,

Alexander L. Palenzuela
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On 4/30/21, 2:35 PM, "Dawn Bowen" <bowend2@icloud.com> wrote:

Thank you. I'll share your response with the neighbors

Sent from my iPhone

> On Apr 30, 2021, at 2:23 PM, alp@alp-law.com wrote:

>

> Dear Ms. Bowen:

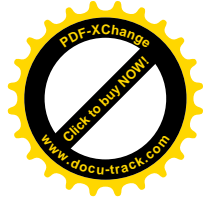
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> Yesterday, the Court entered an agreed order giving the new property owners until 5-28-21 to begin construction and until 6-28-21 to submit plans for any revisions to the existing permits. The City also filed a third-party complaint to bring the new owners into the injunction action. Finally, the City served notices of violation on the new owners in a new code enforcement case.

>

> Please do not hesitate to call me if you would like to discuss.

>



> Thank you.

> Very truly yours,

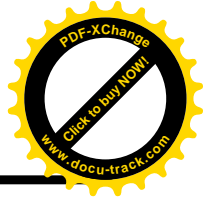
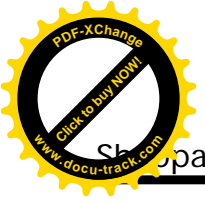
>
> Alexander L. Palenzuela
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> tel: (305) 333-0467
> alp@alp-law.com
> https://urldefense.proofpoint.com/v2/url?u=http-3A__www.alp-2Dlaw.com&d=DwIFaQ&c=euGZstcaTDIlvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=h8-InZSC84i2LfQ33X9zTg&m=qDuSR3VFqS79-Vqd-iaF1kbHzieIVbK0aVZvLxgyGY&s=fbabzleNY3TAB8BLXexds7IJFbL4uZxidTOYORg0jog&e=<https://urldefense.proofpoint.com/v2/url?u=http-3A__www.alp-2Dlaw.com_&d=DwIFaQ&c=euGZstcaTDIlvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=h8-InZSC84i2LfQ33X9zTg&m=qDuSR3VFqS79-Vqd-iaF1kbHzieIVbK0aVZvLxgyGY&s=szTxky5WXSbF_dYJI91yz_sUyMflpiBKINdMbtGFT6E&e=>

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> On 4/30/21, 10:27 AM, "Dawn Bowen" <bowend2@icloud.com> wrote:

>
> Mr. Palenzuela, can you please give me an update on the status of 1013 Castile? I've been trying to follow the proceedings on the court docket sheet but it's so convoluted and complicated I can't figure out what the status is. Thank you. Dawn Bowen, 1012 Castile Ave.

>
> Sent from my iPhone
>



Sheppard, Terri

From: alp@alp-law.com
Sent: Tuesday, June 8, 2021 4:02 PM
To: Sheppard, Terri
Subject: FW: 1013 Castile Avenue Property

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FYI regarding the most recent compliant I have.

Very truly yours,

Alexander L. Palenzuela
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From: Richard Thurer <rjthurer@gmail.com>
Date: Tuesday, May 11, 2021 at 11:38 AM
To: "Alexander L. Palenzuela" <alp@alp-law.com>
Subject: Re: 1013 Castile Avenue Property

Thank you very much for your response. I guess we have reason for optimism. Interestingly workman have been at the property yesterday and today removing stucco from the rear building that had been applied previously. Hope that is a good sign.
Thanks again.
Richard

Richard J. Thurer, M.D.
rjthurer@att.net



On May 10, 2021, at 4:21 PM, alp@alp-law.com wrote:

Dear Dr. Thurer:

The City is seeking orders against the new owners in order to ensure that it is in a position to enforce the Code Enforcement Board and Court injunction orders in the event the new owners do not work diligently resume construction and at the same time seek approval for the changes they would like to make. The intent is not necessarily to run fines.

Nevertheless, the new owners are working towards preparing the application for the changes they would like to make. The parties have not yet reached an agreement as to how much work can be done under the existing permits that will not interfere with the proposed changes. Therefore, the City will continue to closely watch the progress of the work and the applications and has agreed to expedite any applications.

Please note that, if the owners are not diligent in meeting their deadlines, after any extensions, the Court may still allow the Receiver to enter into the construction contracts that he has negotiated.

Please feel free to call me if you would like to further discuss this matter.

Thank you.

Very truly yours,

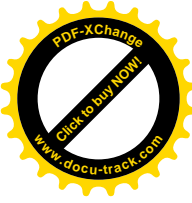
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From: Richard Thurer <rjthurer@att.net>
Date: Friday, May 7, 2021 at 10:40 AM
To: "Alexander L. Palenzuela" <alp@alp-law.com>
Subject: Fwd: 1013 Castile Avenue Property

Richard J. Thurer, M.D.
rjthurer@att.net

Hi Mr. Palenzuela,



Please see the response to my inquiry from the City Attorney's Office. It appears that there is some movement since yesterday the property was cleaned up somewhat. However, it seems to me that we are entering into another cycle of new citations, imposition of fines, etc. which in the past have resulted in a never ending cycle which brought us to where we are now, a partially completed building which is an eyesore in the community.

I wonder if you could briefly clarify what is happening and what might be a timetable going forward.

Many thanks.

Richard Thurer

Begin forwarded message:

From: "Suarez, Cristina" <csuarez@coralgables.com>

Subject: RE: 1013 Castile Avenue Property

Date: May 3, 2021 at 11:12:42 AM EDT

To: Richard Thurer <rjthurer@att.net>

Cc: City Attorney <cityattorney@coralgables.com>, "Alexander L. Palenzuela (alp@alp-law.com)" <alp@alp-law.com>

Good morning Mr. Thurer:

The property is the subject of pending litigation and under an injunction order and receivership. Last week, the Court entered an agreed order giving the new owners until 5-28-2021 to begin construction and until 6-28-2021 to submit plans for any revisions to the existing permits. The City also filed a third-party complaint to bring the new owners into the injunction action. Finally, the City served notices of violations on the new owners in a new code enforcement case, which must be the postings you observed.

I am copying the City's special counsel Alex Palenzuela in case you have any further questions.

Thanks,
Cristina

Cristina M. Suárez
Deputy City Attorney & City Prosecutor
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Main Phone: (305) 460-5218
Direct Dial: (305) 476-7231
Email: csuarez@coralgables.com

<image001.png>

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From: Richard Thurer <rjthurer@att.net>
Sent: Monday, May 3, 2021 10:43 AM
To: Richard J. Thurer <RJTHURER@ATT.NET>
Cc: City Attorney <cityattorney@coralgables.com>
Subject: Re: 1013 Castile Avenue Property

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Richard J. Thurer, M.D.
rjthurer@att.net

On May 3, 2021, at 10:42 AM, Richard Thurer <RJTHURER@ATT.NET> wrote:

I live at 1019 Castile Avenue, next door to 1013. I understand that there has been a recent change in ownership of the property and that construction is to commence. However, it seems that we are back to the old scenario; there is occasional activity, moving things around bringing and removing building materials, etc. without anything actually being done to the building. In addition I have seen postings of new code violations. This seems to me to be a repetition of what happened with the previous owner.

Problems with this property have been going on for many, many years. I had hoped that with the change in ownership that progress would be made, but nothing seems to be moving forward. Could you clarify for me what is happening. Many thanks.

Richard J. Thurer, M.D.
rjthurer@att.net