

Martinez, Rose

From: Nelly Ochoa <nochoa@sflamgt.com>
Sent: Monday, December 22, 2025 3:36 PM
To: Martinez, Rose
Subject: RE: TiCK-25-09-21127

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Mrs. Martinez,

Thank you very much!

Happy Holidays!!



Nelly Ochoa, LCAM
Property Manager
Phone: [305.637.3699](tel:305.637.3699)
Fax: [305.634.7607](tel:305.634.7607)

2800 Biscayne Blvd. Suite 310 Miami, FL 33137 | www.sflamgt.com

From: Martinez, Rose <rmartinez@coralgables.com>
Sent: Monday, December 22, 2025 3:34 PM
To: Nelly Ochoa <nochoa@sflamgt.com>
Subject: RE: TiCK-25-09-21127

EXTERNAL

Ms. Nelly –

Pleasure speaking with you today. Attached you will find a copy of the Notice to Appear to the upcoming Ticket Hearing scheduled for Jan 7th, 2026.

Please acknowledge receipt.

Thanks and safe Holiday Season.

Rosie



Rose M. Martinez
Code Enforcement Officer
Development Services
427 Biltmore Way, Coral Gables, FL 33134 /
Office / 305-460-5291 Mobile / 786-562-6291
www.coralgables.com
facebook.com/cityofcoralgables

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<https://edenweb.coralgables.com/Default.asp?Build=PM.pmPermit.SearchForm&utask=normalview>

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From: Nelly Ochoa <nochoa@sflamgt.com>
Sent: Tuesday, December 9, 2025 11:38 AM
To: Martinez, Rose <rmartinez@coralgables.com>; Cottrell, Donna <dcottrell@coralgables.com>; Piccardo, Samuel <spiccardo@coralgables.com>; Aguila, Alba <aaguila@coralgables.com>; Delgado, Martha <mdelgado@coralgables.com>; Silio, Antonio <asilio@coralgables.com>; Chung, Andrew <achung@coralgables.com>; Lopez, Juan <jlopez3@coralgables.com>
Cc: carolinamwill@gmail.com; Charles Irwin <charlie_irwin@me.com>; walter cuadra <waltercuadra@live.com>
Subject: RE: TiCK-25-09-21127

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Good morning, Ms. Martinez,

Just a follow up to find out if it has been possible to schedule us for the next upcoming ticket hearing.

Thank you.



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Fax: [305.634.7607](tel:305.634.7607)

2800 Biscayne Blvd. Suite 310 Miami, FL 33137 | www.sflamgt.com

From: Nelly Ochoa
Sent: Friday, October 31, 2025 12:58 PM
To: 'Martinez, Rose' <rmartinez@coralgables.com>; Cottrell, Donna <dcottrell@coralgables.com>; Piccardo, Samuel <spiccardo@coralgables.com>; Aguila, Alba <aaguila@coralgables.com>; Delgado, Martha <mdelgado@coralgables.com>; Silio, Antonio <asilio@coralgables.com>; Chung, Andrew <achung@coralgables.com>; Lopez, Juan <jlopez3@coralgables.com>

Cc: carolinamwill@gmail.com; Charles Irwin <charlie_irwin@me.com>; walter cuadra <waltercuadra@live.com>
Subject: RE: TiCK-25-09-21127

Ms. Martinez,

Much appreciated. Thank you very much and please take and get well soon.

Thank you again.



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From: Martinez, Rose <rmartinez@coralgables.com>
Sent: Friday, October 31, 2025 12:37 PM
To: Nelly Ochoa <nochoa@sflamgt.com>; Cottrell, Donna <dcottrell@coralgables.com>; Piccardo, Samuel <spiccardo@coralgables.com>; Aguilera, Alba <aaguila@coralgables.com>; Delgado, Martha <mdelgado@coralgables.com>; Silio, Antonio <asilio@coralgables.com>; Chung, Andrew <achung@coralgables.com>; Lopez, Juan <jlopez3@coralgables.com>
Cc: carolinamwill@gmail.com; Charles Irwin <charlie_irwin@me.com>; walter cuadra <waltercuadra@live.com>
Subject: Re: TiCK-25-09-21127

EXTERNAL

Ms Ochoa,

Thank you for accepting my call. As per our conversation, i will schedule you for the next upcoming ticket hearing.

Thanks in advance for your patience.

Rosie

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From: Nelly Ochoa <nochoa@sflamgt.com>
Sent: Friday, October 31, 2025 12:31:51 PM
To: Martinez, Rose <rmartinez@coralgables.com>; Cottrell, Donna <dcottrell@coralgables.com>; Piccardo, Samuel <spiccardo@coralgables.com>; Aguilera, Alba <aaguila@coralgables.com>; Delgado, Martha <mdelgado@coralgables.com>; Silio, Antonio <asilio@coralgables.com>; Chung, Andrew <achung@coralgables.com>; Lopez, Juan <jlopez3@coralgables.com>
Cc: carolinamwill@gmail.com <carolinamwill@gmail.com>; Charles Irwin <charlie_irwin@me.com>; walter cuadra <waltercuadra@live.com>
Subject: RE: TiCK-25-09-21127

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Thank you Ms Martinez,

We were hoping by our last correspondence dated 10/7/25 we could still have access to attend the hearing.

Thank you again.



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From: Martinez, Rose <rmartinez@coralgables.com>

Sent: Friday, October 31, 2025 12:30 PM

To: Nelly Ochoa <nochoa@sflamgt.com>; Cottrell, Donna <dcottrell@coralgables.com>; Piccardo, Samuel <spiccardo@coralgables.com>; Aguila, Alba <aaguila@coralgables.com>; Delgado, Martha <mdelgado@coralgables.com>; Silio, Antonio <asilio@coralgables.com>; Chung, Andrew <achung@coralgables.com>; Lopez, Juan <jlopez3@coralgables.com>
Cc: carolinamwill@gmail.com; Charles Irwin <charlie_irwin@me.com>; walter cuadra <waltercuadra@live.com>
Subject: Re: TiCK-25-09-21127

EXTERNAL

Donna / Sam -

Kindly forward an invoice to Ms Ochoa for payment.

Ms Ochoa, once payment is made, please send Donna - dcottrell@coralgables.com and I can close the case.

I apologize, I was under the impression you had received the invoice already.

As soon as payment is received, I'll close the case as Resolved.

Thank you and enjoy your weekend.

Rosie

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From: Nelly Ochoa <nochoa@sflamgt.com>
Sent: Friday, October 31, 2025 12:18:52 PM
To: Martinez, Rose <rmartinez@coralgables.com>; Cottrell, Donna <dcottrell@coralgables.com>; Piccardo, Samuel <spiccardo@coralgables.com>; Aguila, Alba <aaguila@coralgables.com>; Delgado, Martha <mdelgado@coralgables.com>; Silio, Antonio <asilio@coralgables.com>; Chung, Andrew <achung@coralgables.com>; Lopez, Juan <jlopez3@coralgables.com>
Cc: carolinamwill@gmail.com <carolinamwill@gmail.com>; Charles Irwin <charlie_irwin@me.com>; walter cuadra <waltercuadra@live.com>
Subject: RE: TiCK-25-09-21127

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Dear Ms. Martinez,

Just as a follow up, we would like to know if we are still okay to come on Monday for the hearing and at what time would that be. It is our understanding that since we have not received an invoice for payment, we could still be okay and the hearing for this property is still on.

Please if we are still allowed to attend kindly let us know in advance.

Thank you in advance.



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From: Nelly Ochoa
Sent: Tuesday, October 7, 2025 3:27 PM
To: 'Martinez, Rose' <rmartinez@coralgables.com>; Cottrell, Donna <dcottrell@coralgables.com>; Piccardo, Samuel <spiccardo@coralgables.com>; Aguila, Alba <aaguila@coralgables.com>; Delgado, Martha <mdelgado@coralgables.com>; Silio, Antonio <asilio@coralgables.com>; Chung, Andrew <achung@coralgables.com>; Lopez, Juan <jlopez3@coralgables.com>
Cc: carolinamwill@gmail.com; Charles Irwin <charlie_irwin@me.com>; walter cuadra <waltercuadra@live.com>
Subject: RE: TiCK-25-09-21127

Ms. Martinez,

Please further to our last communication, kindly know that I have been informed that the City will need to issue an invoice to process payment for the ticket in reference. Being this the case, I believe we could still request a hearing.

Kindly if you would advise.

Thank you in advance.



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From: Martinez, Rose <rmartinez@coralgables.com>
Sent: Wednesday, September 24, 2025 12:16 PM
To: Nelly Ochoa <nochoa@sflamgt.com>; Cottrell, Donna <dcottrell@coralgables.com>; Piccardo, Samuel <spiccardo@coralgables.com>; Aguila, Alba <aaguila@coralgables.com>; Delgado, Martha <mdelgado@coralgables.com>; Silio, Antonio <asilio@coralgables.com>; Chung, Andrew <achung@coralgables.com>; Lopez, Juan <jlopez3@coralgables.com>
Cc: carolinamwill@gmail.com; Charles Irwin <charlie_irwin@me.com>; walter cuadra <waltercuadra@live.com>
Subject: Re: TiCK-25-09-21127

EXTERNAL

Ma Ochoa;

If you pay the ticket, there is no need for a hearing. The water run-off (pump) into the city right of way has been turned off and therefore compliance a has been obtained.

You can pay the ticket and I will
Close the case.

If you would like to request a meeting with the City Manager, you can send an email Mr. Tony Silio, (copied in this email) who is the Ombudsman for the city.

Hope this clarifies the information.

Best, Rosie

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From: Nelly Ochoa <nochoa@sflamgt.com>
Sent: Wednesday, September 24, 2025 11:47 AM
To: Martinez, Rose <rmartinez@coralgables.com>; Cottrell, Donna <dcottrell@coralgables.com>; Piccardo, Samuel <spiccardo@coralgables.com>; Aguila, Alba <aaguila@coralgables.com>; Delgado, Martha <mdelgado@coralgables.com>
Cc: carolinamwill@gmail.com <carolinamwill@gmail.com>; Charles Irwin <charlie_irwin@me.com>; walter cuadra <waltercuadra@live.com>
Subject: RE: TiCK-25-09-21127

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Ms. Martinez,

Thank you very much. Kindly if you could guide us how we are to go about the actual payment to the violation now that we have been granted a hearing?

Thank you in advance.



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From: Martinez, Rose <rmartinez@coralgables.com>

Sent: Wednesday, September 24, 2025 11:06 AM

To: Nelly Ochoa <nochoa@sflamgt.com>; Cottrell, Donna <dcottrell@coralgables.com>; Piccardo, Samuel <spiccardo@coralgables.com>; Aguila, Alba <aaguila@coralgables.com>; Delgado, Martha <mdelgado@coralgables.com>

Cc: carolinamwill@gmail.com; Charles Irwin <charlie_irwin@me.com>; walter cuadra <waltercuadra@live.com>

Subject: RE: TiCK-25-09-21127

EXTERNAL

Ms. Ochoa;

Hearings are scheduled for the first WEDNESDAY of each month.

Next Ticket Hearings are:

- November 5, 2025
- December 3, 2025

I will grant one (1) extension and schedule you for Dec.

Thank you,

Rosie



Rose M. Martinez
Code Enforcement Officer
Development Services
427 Biltmore Way, Coral Gables, FL 33134 /
Office / 305-460-5291 Mobile / 786-562-6291
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<https://edenweb.coralgables.com/Default.asp?Build=PM.pmPermit.SearchForm&utask=normalview>

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From: Nelly Ochoa <nochoa@sflamgt.com>
Sent: Wednesday, September 24, 2025 10:59 AM
To: Martinez, Rose <rmartinez@coralgables.com>; Cottrell, Donna <dcottrell@coralgables.com>; Piccardo, Samuel <spiccardo@coralgables.com>; Aguila, Alba <aaguila@coralgables.com>; Delgado, Martha <mdelgado@coralgables.com>
Cc: carolinamwill@gmail.com; Charles Irwin <charlie_irwin@me.com>; walter cuadra <waltercuadra@live.com>
Subject: RE: TiCK-25-09-21127

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Dear Ms. Martinez,

Please, will it be possible to schedule the hearing for end of October or the very first days of November? Things after the first week of November will be difficult for the building.

Thank you in advance.



Nelly Ochoa, LCAM
Property Manager
Phone: [305.637.3699](tel:305.637.3699)
Fax: [305.634.7607](tel:305.634.7607)

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From: Martinez, Rose <rmartinez@coralgables.com>
Sent: Tuesday, September 23, 2025 3:11 PM
To: Nelly Ochoa <nochoa@sflamgt.com>; Cottrell, Donna <dcottrell@coralgables.com>; Piccardo, Samuel <spiccardo@coralgables.com>; Aguila, Alba <aaguila@coralgables.com>; Delgado, Martha <mdelgado@coralgables.com>
Cc: carolinamwill@gmail.com; Charles Irwin <charlie_irwin@me.com>; walter cuadra <waltercuadra@live.com>
Subject: RE: TiCK-25-09-21127

EXTERNAL

Ms. Ochoa;

As per your appeal request, I will schedule your case for TICKET hearing in November. A Notice to Appear will be sent via USPS Certified Mail and I will also post a copy 10 days prior to the Hearing.

Feel free to reach out if you have any further questions or comments.

Best,
Rosie



Rose M. Martinez
Code Enforcement Officer
Development Services
427 Biltmore Way, Coral Gables, FL 33134 /
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From: Nelly Ochoa <nochoa@sflamgt.com>
Sent: Tuesday, September 23, 2025 2:58 PM
To: Martinez, Rose <rmartinez@coralgables.com>
Cc: carolinamwill@gmail.com; Charles Irwin <charlie_irwin@me.com>; walter cuadra <waltercuadra@live.com>
Subject: TiCK-25-09-21127

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Good afternoon, Officer Martinez,

Our homeowner Carolina Williams met with you today with regards to the ticket mentioned above. By your conversation we are hereby requesting your advice how to approach to get an appeal and possible a review to our violation.

As Carolina Williams explained, the association is going through a recertification as we speak; therefore, we feel you can help us somehow which will be much appreciated.

Looking forward to hearing from you.

Thank you in advance.



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