

Sheppard, Terri

From: Suarez, Cristina
Sent: Tuesday, March 16, 2021 9:17 AM
To: Cabrera, Suramy; Sheppard, Terri; Garcia, Adolfo; Kautz, Kara
Subject: FW: 910 Capri Street - notice of hearing on non-compliance - hearing set for 3-17-21

FYI

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



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From: alp@alp-law.com <alp@alp-law.com>
Sent: Monday, March 15, 2021 12:37 PM
To: Suarez, Cristina <csuarez@coralgables.com>
Subject: FW: 910 Capri Street - notice of hearing on non-compliance - hearing set for 3-17-21

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

Dear Cristina:

Please see below that most recent update from Ms. Muinos in preparation for the CEB hearing.

Thanks!

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: Adriana Muinos <armuinos@aol.com>
Reply-To: Adriana Muinos <armuinos@aol.com>
Date: Sunday, March 14, 2021 at 5:14 PM
To: "Alexander L. Palenzuela" <alp@alp-law.com>, "odinvik@aol.com" <odinvik@aol.com>
Subject: Re: 910 Capri Street - notice of hearing on non-compliance - hearing set for 3-17-21

Hey Alex

Hope all is well. We are plastering the house inside this week. We had a bit of a setback because two of the windows and the back door came back with the wrong size costing us more money and more delays.

Once the plastering is done I have the AC, floors, and kitchen cabinets lined up to start ASAP.

The outside stucco should also start soon. We never found the in-swing front (round top) door with an NOA, instead I'm working with Kara from the historic to see if we can use a square door that has an in-swing NOA and adding a similar design on the top. This is PENDING. This door its been a nightmare.

If you have any questions don't hesitate to call me.

Thank you

Adriana
786-390-0891

-----Original Message-----

From: alp@alp-law.com <alp@alp-law.com>
To: armuinos <armuinos@aol.com>
Sent: Sun, Mar 14, 2021 3:18 pm
Subject: Re: 910 Capri Street - notice of hearing on non-compliance - hearing set for 3-17-21

Dear Ms. Muinos:

Since your case is set for hearing on 3-17-21, please provide an update, preferably no later than noon tomorrow.

Thank you.

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
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From: "Alexander L. Palenzuela" <alp@alp-law.com>
Date: Wednesday, January 20, 2021 at 11:50 AM
To: Adriana Muinos <armuinos@aol.com>
Subject: Re: 910 Capri Street - notice of hearing on non-compliance

Good morning. I am glad that it went well. Thank you for the update and I hope that you feel better soon!

Very truly yours,

Alexander L. Palenzuela
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1200 Brickell Avenue, Suite 1950
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From: Adriana Muinos <armuinos@aol.com>
Reply-To: Adriana Muinos <armuinos@aol.com>
Date: Wednesday, January 20, 2021 at 9:40 AM
To: "Alexander L. Palenzuela" <alp@alp-law.com>
Subject: Re: 910 Capri Street - notice of hearing on non-compliance

Good morning Alex

I'm sorry I couldn't get back to you yesterday. The GC gave me all the information very late last night.

We had the hearing today and it went very well. We have another 60 days for another hearing. The saga continues **Error!**

Filename not specified.

I hope and pray we will be done by then..Thank you for your time and willingness to help us.

-----Original Message-----

From: alp@alp-law.com <alp@alp-law.com>

To: armuinos <armuinos@aol.com>

Sent: Tue, Jan 19, 2021 3:10 pm

Subject: Re: 910 Capri Street - notice of hearing on non-compliance

Dear Ms. Muinos:

As we just discussed, please send me whatever update you would like to provide and I will forward it to the City attorney, or your husband can present the information at the Zoom hearing tomorrow.

Thank you!

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

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From: Adriana Muinos <armuinos@aol.com>

Reply-To: Adriana Muinos <armuinos@aol.com>

Date: Tuesday, January 19, 2021 at 11:38 AM

To: "Alexander L. Palenzuela" <alp@alp-law.com>

Subject: Fwd: 910 Capri Street - notice of hearing on non-compliance

Good morning Alex,

We have the meeting tomorrow and I like to know what kind of information do we need. Do they have all the open and closed permits? If they do they should know what's going on up to now. If you can please let me know. Thank you.

-----Original Message-----

From: armuinos <armuinos@aol.com>

To: alp@alp-law.com <alp@alp-law.com>

Sent: Sat, Jan 9, 2021 3:27 pm
Subject: Re: 910 Capri Street - notice of hearing on non-compliance

Hey Alex,
I have the notice already. Thank you.

-----Original Message-----

From: alp@alp-law.com <alp@alp-law.com>
To: armuinos <armuinos@aol.com>; lenny@pgsconstructionllc.com <lenny@pgsconstructionllc.com>
Sent: Fri, Jan 8, 2021 1:45 pm
Subject: Re: 910 Capri Street - notice of hearing on non-compliance

Dear Ms. Muinos:

Please find attached the notice for the 1-20-21 Code Enforcement Board hearing.

Thank you.

Very truly yours,

Alexander L. Palenzuela
Law Office of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1950
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From: "Alexander L. Palenzuela" <alp@alp-law.com>
Date: Monday, November 30, 2020 at 4:21 PM
To: Adriana Muinos <armuinos@aol.com>, "lenny@pgsconstructionllc.com" <lenny@pgsconstructionllc.com>
Subject: Re: 910 Capri Street - permit search results

Thank you for letting me know. It sounds like you might do done by the end of the year or before the 1-20-21 hearing date, is that correct?

Very truly yours,

Alexander L. Palenzuela
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From: Adriana Muinos <armuinos@aol.com>

Reply-To: Adriana Muinos <armuinos@aol.com>

Date: Monday, November 30, 2020 at 4:07 PM

To: "Alexander L. Palenzuela" <alp@alp-law.com>, "lenny@pgsconstructionllc.com" <lenny@pgsconstructionllc.com>

Subject: Re: 910 Capri Street - permit search results

Hey Alex

We've had some delays with a couple of windows but they are about 99% done. We had another delay with the roof with the size of the medal outside by the edge of the roof because we had to wait for the historic department this should be resolved this week and the roof should be finished soon. The plumbing is all done and the electrical. Waiting for final inspections. All in all things are moving obviously not as fast but getting there. Thank you for keeping me posted. Have a great week.

-----Original Message-----

From: alp@alp-law.com <alp@alp-law.com>

To: armuinos <armuinos@aol.com>

Sent: Mon, Nov 30, 2020 3:33 pm

Subject: Re: 910 Capri Street - permit search results

Dear Ms. Muinos:

Although I understand that the Code Enforcement Board continued this matter until the hearing on 1-20-21, please provide an update on the status.

Thank you.

Very truly yours,

Alexander L. Palenzuela

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

1200 Brickell Avenue, Suite 1950

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tel: (305) 333-0467

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From: "Alexander L. Palenzuela" <alp@alp-law.com>
Date: Wednesday, November 4, 2020 at 11:07 AM
To: Adriana Muinos <armuinos@aol.com>
Subject: Re: 910 Capri Street - permit search results

Thank you. You too!

Very truly yours,

Alexander L. Palenzuela
Law Office of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1950
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tel: (305) 333-0467
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From: Adriana Muinos <armuinos@aol.com>
Reply-To: Adriana Muinos <armuinos@aol.com>
Date: Wednesday, November 4, 2020 at 11:00 AM
To: "Alexander L. Palenzuela" <alp@alp-law.com>
Subject: Re: 910 Capri Street - permit search results

Ok.. Have a blessed day!

-----Original Message-----

From: alp@alp-law.com <alp@alp-law.com>
To: armuinos <armuinos@aol.com>; lennymcguire@ymail.com <lennymcguire@ymail.com>; odinvik@aol.com <odinvik@aol.com>
Sent: Tue, Nov 3, 2020 8:05 pm
Subject: Re: 910 Capri Street - permit search results

Dear Ms. Muinos:

That is good news. I will check in at the end of the month.

Thank you.

Very truly yours,

Alexander L. Palenzuela
Law Office of Alexander L. Palenzuela, P.A.
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From: Adriana Muinos <armuinos@aol.com>
Reply-To: Adriana Muinos <armuinos@aol.com>
Date: Tuesday, November 3, 2020 at 7:32 PM
To: "Alexander L. Palenzuela" <alp@alp-law.com>, "lennymcquire@ymail.com" <lennymcquire@ymail.com>, "odinvik@aol.com" <odinvik@aol.com>
Subject: Re: 910 Capri Street - permit search results

Hey Alex

I hope you're doing well. I haven't received any notification from the city yet.

Since the last hearing the construction has advanced a whole lot. The electrical and the plumbing are waiting for inspections hopefully this week. The windows are going up next week, the openings are getting ready. Septic tank done. Plastering

on the inside started today. A/C done. I think we should be ready for dry wall no later than next week.

Hopefully we should be close to be done by the end of January. I'll keep you posted. Thank you.

Election night **Error! Filename not specified.**

-----Original Message-----

From: alp@alp-law.com <alp@alp-law.com>
To: armuinos <armuinos@aol.com>
Sent: Mon, Nov 2, 2020 5:43 pm
Subject: Re: 910 Capri Street - permit search results

Dear Mr. and Ms. Luna:

Although I understand that the Code Enforcement Board continued this matter until the hearing on 1-20-21, please provide an update on the status of this matter.

Thank you.

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

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From: "Alexander L. Palenzuela" <alp@alp-law.com>

Date: Friday, September 25, 2020 at 4:40 PM

To: Adriana Muinos <armuinos@aol.com>

Subject: Re: 910 Capri Street - permit search results

PL- 20- 09- 5714	09/23/2020910	PLUMB CAPRIDRAINFIELD/SEPTIC ST TANK/ABANDONMENT AND DRAINFIELD	PLUMBING WORK FOR NEW SEPTIC TANK	issued	09/25/2020	0.00
BL- 20- 09- 5196	09/11/2020910	ROOF / LIGHT WEIGHT* CAPRICONC ST	HISTORIC * INCLUSIVE* NEW ROOF* SANTAFE TILE, MISSION BARREL ROOFING TILE, COLOR: TERRACOTTA \$9,500	issued	09/22/2020	0.00
SD- 20- 07- 6418	07/15/2020910	SHOP DRAWINGS CAPRI ST	INCLUSIVE* SHOP DRAWING (TRUSSES)	approved		46.55
ME- 20- 01- 5114	01/27/2020910	MECH COMMERCIAL / CAPRIRESIDENTIAL WORK ST	*PENDING HISTORIC * INCLUSIVE/ 1 STY ADDITION, SIMPLIFIED/ INTERIOR ALTERATIONS, A/C SLAB, PATIO, WINDOWS, DOORS, GARAGE DOO \$240000	pending		0.00
PL- 20- 01- 4845	01/22/2020910	PLUMB CAPRIDRAINFIELD/SEPTIC ST TANK/ABANDONMENT	PLUMBING WORK FOR (1) ABANDONMENT AND NEW RESD. SEPTIC TANK & DRAINFIELD	pending		0.00
PL- 20- 01- 4844	01/22/2020910	PLUMB COMMERCIAL CAPRI/ RESIDENTIAL WORK ST	INCLUSIVE/PLUMBING 1 STY ADDITION, SIMPLIFIED/ INTERIOR ALTERATIONS,	-issued	06/12/2020	0.00
PS- 20- 01- 4498	01/13/2020910	TREE CAPRIREMOVAL/MITIGATION ST	APPROVED TO REMOVE TREES, AS PER LANDSCAPE PLAN	final	01/13/202001/13/2020	0.00

EL-19-09-4431	09/25/2019	19910	ELEC COMMERCIAL / CAPRI RESIDENTIAL WORK ST	*PENDING HISTORIC * INCLUSIVE/ 1 STY ADDITION, SIMPLIFIED/ INTERIOR ALTERATIONS, A/C SLAB, PATIO, WINDOWS, DOORS, GARAGE DOO \$240000	pending			0.00
BL-19-09-4180	09/19/2019	19910	RESIDENTIAL CAPRI ADDITION ST	*HISTORIC * INCLUSIVE/ 1 STY ADDITION, SIMPLIFIED/ INTERIOR ALTERATIONS, A/C SLAB, PATIO, WINDOWS, DOORS, GARAGE DOO \$240,000	issued	03/06/2020		0.00
CE-19-05-5498	05/20/2019	19910	CODE ENF CAPRI BOARD/MITIGATION ST	CB Admin FEe - CE273981	final	05/28/2019	05/28/2019	0.00
CE-19-04-4991	04/12/2019	19910	CODE ENF TICKET CAPRI PROCESS - NO ST RUNNING FINE	GOVQA CE273981	pending			108.75
HI-19-04-4256	04/01/2019	19910	CERTIFICATE OF CAPRI APPROPRIATENESS - ST SPECIAL		pending			0.00
EX-18-12-3016	12/14/2018	18910	PERMIT EXTENSION CAPRI ST	PERMIT EXTENSION FOR BL-17-12-1288	final	12/14/2018	12/14/2018	0.00
HI-18-07-3565	07/20/2018	18910	CERTIFICATE OF CAPRI APPROPRIATENESS - ST SPECIAL		pending			0.00
AB-18-06-4482	06/29/2018	18910	BOA CAPRI PRELIMINARY/MED ST BONUS/FINAL	RESIDENTIAL *PENDING HISTORIC *FINAL *INTERIOR AND EXTERIOR REMODELING, ADDITION OF FAMILY ROOM, KITCHEN AND MASTER BATH, POSTED (1343 SQFT)\$240000	issued	07/02/2018		0.00
ZN-17-12-1611	12/13/2017	17910	CHAIN LINK FENCE / CAPRI FENCE REPAIRS / ST TEMP FENCE	TEMPORARY CONSTRUCTION FENCE	issued	12/14/2017		0.00
PL-17-12-1317	12/07/2017	17910	PLUMB COMMERCIAL CAPRI / RESIDENTIAL WORK ST	CANCELLED *** RESID INTERIOR DEMO ONLY 1ST & 2ND FLOOR \$10,000	canceled		03/06/2020	0.00

EL-17-12-1314	12/07/2017	1910	ELEC COMMERCIAL / CAPRIRESIDENTIAL WORK ST	CANCELLED *** RESID INTERIOR DEMO ONLY 1ST & 2ND FLOOR ELECTRICAL DEMO	canceled		03/06/2020	0.00
UP-17-12-1289	12/06/2017	1910	UPFRONT FEE - THIS CAPRIIS NOT A PERMIT ST	UPFRONT FEE FOR BL17121288 RESID INTERIOR DEMO ONLY 1ST & 2ND FLOOR \$10,000	final	12/06/2017	12/06/2017	0.00
BL-17-12-1288	12/06/2017	1910	DEMOLITION CAPRI ST	RESID INTERIOR DEMO ONLY 1ST & 2ND FLOOR \$10,000	canceled	12/13/2017	03/09/2020	0.00
PS-17-07-1819	07/18/2017	1910	TREE REMOVAL/MITIGATION ST	TREE REMOVAL - Submitt report from Structural Engineer showing damage to the foundation	pending			0.00
CE-17-04-2491	04/27/2017	1910	CODE ENF LIEN CAPRISEARCH ST	LIEN SEARCH	final	05/04/2017	05/04/2017	0.00
CE-11-09-7468	09/30/2011	1910	CODE ENF WARNING CAPRIPROCESS ST	WT13028 54-149 CITY CODE (CLO) GARBAGE/RECYCLING CONTAINERS AT IMPROPER LOCATION	final	09/30/2011	09/30/2011	0.00
CE-11-06-7645	06/21/2011	1910	CODE ENF WARNING CAPRIPROCESS ST	TRU NOTICE POSTED	final	06/21/2011	06/28/2011	0.00
CE-11-06-6748	06/16/2011	1910	CODE ENF WARNING CAPRIPROCESS ST	TRU LETTER POSTED	final	06/16/2011	06/16/2011	0.00
CE-11-05-6186	05/13/2011	1910	CODE ENF WARNING CAPRIPROCESS ST	CLO NOTICE POSTED	final	05/13/2011	05/13/2011	0.00
CE-10-01-3533	01/22/2010	0910	CODE ENF TICKET CAPRIPROCESS - NO RUNNING FINE ST	T38495 5-1404 ZONING CODE (PAK) PARKING VEHICLE ON UNAPPROVED SURFACE (I.E. LAWN NEXT TO DRIVEWAY)	canceled	01/22/2010		0.00
CE-08-01-0733	01/22/2008	0910	CODE ENF WARNING CAPRIPROCESS ST	WT78792 SEC 54-153 CC (DAY) TRASH OUT EARLY	final	01/22/2008	12/15/2010	0.00

Very truly yours,

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

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From: Adriana Muinos <armuinos@aol.com>
Reply-To: Adriana Muinos <armuinos@aol.com>
Date: Wednesday, September 23, 2020 at 8:57 PM
To: "Alexander L. Palenzuela" <alp@alp-law.com>
Subject: 910 Capri Street

Good evening Alex

I called this morning and left you a message regarding today's meeting. In our meeting today Miriam Ramos implied that we dropped the ball and didn't make further attempts in addressing the demands of the city concerning the

extensions to comply with the pending lien. She said that after the last extension we failed to proceed with communicating with the city. I thought I had been communicating with you in a timely manner and also waiting for the summon day for

which I didn't get any notice until this last one dated 09/09/20

In the hearing today they gave us another 90 days to show the progress of the construction in order to apply the lien or crush it. We are moving aggressively with the construction to finalize this project and hopefully avoid any more problems.

As I have mentioned to you several times before this been a project where many issues has complicated the progress but we continue to comply and move forward. I would like to speak to you if possible.

Thank you Alex. Have a good night.