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**From:** Sheppard, Terri  
**Sent:** Monday, March 14, 2022 10:59 AM  
**To:** Roman, Gerardo  
**Cc:** Perez, Rudy G.; Acevedo, Jorge; Cabrera, Suramy; Garrido, Lorena; Sheppard, Terri; Diaz, Hermes; Lopez, Manuel; Polo, Noel; Ramirez, Douglas  
**Subject:** FW: 115 Frow

Good morning Roman,

Please cite the property as email stated below.

Regards,

Terri Sheppard  
Field Supervisor  
Code Enforcement Division  
Development Services Department  
405 Biltmore Way  
Coral Gables, FL 33134  
(305)460-5239

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**From:** Perez, Rudy G. <[rperez2@coralgables.com](mailto:rperez2@coralgables.com)>  
**Sent:** Monday, March 14, 2022 10:29 AM  
**To:** Acevedo, Jorge <[jacevedo2@coralgables.com](mailto:jacevedo2@coralgables.com)>; Cabrera, Suramy <[scabrera@coralgables.com](mailto:scabrera@coralgables.com)>; Garrido, Lorena <[lgarrido@coralgables.com](mailto:lgarrido@coralgables.com)>; Sheppard, Terri <[tsheppard@coralgables.com](mailto:tsheppard@coralgables.com)>  
**Cc:** Diaz, Hermes <[hdiaz2@coralgables.com](mailto:hdiaz2@coralgables.com)>; Lopez, Manuel <[mlopez@coralgables.com](mailto:mlopez@coralgables.com)>; Polo, Noel <[npolo@coralgables.com](mailto:npolo@coralgables.com)>; Ramirez, Douglas <[dramirez@coralgables.com](mailto:dramirez@coralgables.com)>  
**Subject:** RE: 115 Frow

Good morning To All;

An on-site inspection , along with Public Works Department, was conducted on 3/11/2022 for proper sanitary facilities and drainage to said property located @ 115 Frow Avenue. Please see the “ Inspector’s Report “ for summary of finding and action required for compliance. Furthermore, please have code enforcement site the property for raw sewage draining on property due to broken piping. Any further concerns please contact the plumbing division @ your earliest convenience.

*Regards;*

*Rudy Perez*  
Chief Plumbing Official  
Development Services Department

405 Biltmore way { 3<sup>rd</sup> fl. }  
Coral Gables, Fl. 33134  
(305) 460-5259  
[Rperez2@coralgables.com](mailto:Rperez2@coralgables.com)



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**From:** Acevedo, Jorge <[jacevedo2@coralgables.com](mailto:jacevedo2@coralgables.com)>  
**Sent:** Thursday, March 10, 2022 2:49 PM  
**To:** Cabrera, Suramy <[scabrera@coralgables.com](mailto:scabrera@coralgables.com)>; Garrido, Lorena <[lgarrido@coralgables.com](mailto:lgarrido@coralgables.com)>  
**Cc:** Diaz, Hermes <[hdiaz2@coralgables.com](mailto:hdiaz2@coralgables.com)>; Perez, Rudy G. <[rperez2@coralgables.com](mailto:rperez2@coralgables.com)>  
**Subject:** RE: 115 Frow

We will conduct a dye test

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**From:** Cabrera, Suramy <[scabrera@coralgables.com](mailto:scabrera@coralgables.com)>  
**Sent:** Thursday, March 10, 2022 2:47 PM  
**To:** Acevedo, Jorge <[jacevedo2@coralgables.com](mailto:jacevedo2@coralgables.com)>; Garrido, Lorena <[lgarrido@coralgables.com](mailto:lgarrido@coralgables.com)>  
**Cc:** Diaz, Hermes <[hdiaz2@coralgables.com](mailto:hdiaz2@coralgables.com)>; Perez, Rudy G. <[rperez2@coralgables.com](mailto:rperez2@coralgables.com)>  
**Subject:** RE: 115 Frow

OK. We cannot verify that it is connected. City Manager requested that PW assist. Rudy visited the property and cannot determine connectivity nor condition of piping.  
Thank you,  
Suramy

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**From:** Acevedo, Jorge <[jacevedo2@coralgables.com](mailto:jacevedo2@coralgables.com)>  
**Sent:** Thursday, March 10, 2022 2:46 PM  
**To:** Garrido, Lorena <[lgarrido@coralgables.com](mailto:lgarrido@coralgables.com)>  
**Cc:** Diaz, Hermes <[hdiaz2@coralgables.com](mailto:hdiaz2@coralgables.com)>; Cabrera, Suramy <[scabrera@coralgables.com](mailto:scabrera@coralgables.com)>  
**Subject:** RE: 115 Frow

Referenced property is on sewer service area. It should be connected

Jorge Acevedo, P.E.  
Utilities & ROW Division Chief / Utilities Director  
**City of Coral Gables**  
**Department of Public Works**  
**2800 SW 72nd Avenue**  
**Miami, FL 33155**  
**T: 305.460.5000**



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**From:** Garrido, Lorena <[lgarrido@coralgables.com](mailto:lgarrido@coralgables.com)>  
**Sent:** Thursday, March 10, 2022 2:20 PM  
**To:** Acevedo, Jorge <[jacevedo2@coralgables.com](mailto:jacevedo2@coralgables.com)>  
**Cc:** Diaz, Hermes <[hdiaz2@coralgables.com](mailto:hdiaz2@coralgables.com)>; Cabrera, Suramy <[scabrera@coralgables.com](mailto:scabrera@coralgables.com)>  
**Subject:** FW: 115 Frow

Jorge – please advise if this location is on sewer.

Thank you,  
**Lorena Garrido**  
Administrative & Fiscal Affairs Manager  
City of Coral Gables • Public Works Department



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**From:** Cabrera, Suramy <[scabrera@coralgables.com](mailto:scabrera@coralgables.com)>  
**Sent:** Thursday, March 10, 2022 2:09 PM  
**To:** Perez, Rudy G. <[rperez2@coralgables.com](mailto:rperez2@coralgables.com)>; Diaz, Hermes <[hdiaz2@coralgables.com](mailto:hdiaz2@coralgables.com)>  
**Subject:** RE: 115 Frow

Hermes, do you have records on this area and whether it is on septic or sewer?

---

**From:** Perez, Rudy G. <[rperez2@coralgables.com](mailto:rperez2@coralgables.com)>  
**Sent:** Thursday, March 10, 2022 2:08 PM  
**To:** Cabrera, Suramy <[scabrera@coralgables.com](mailto:scabrera@coralgables.com)>  
**Subject:** RE: 115 Frow

Good afternoon;

If the property is deemed not connected to sewer , the only way to definitely know if it is connected to s  
a septic tank is to CCTV the building drainage.

*Regards,*

*Rudy Perez*  
Chief Plumbing Official  
Development Services Department  
405 Biltmore way { 3<sup>rd</sup> fl. }  
Coral Gables, Fl. 33134  
(305) 460-5259  
[Rperez2@coralgables.com](mailto:Rperez2@coralgables.com)



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**From:** Cabrera, Suramy <[scabrera@coralgables.com](mailto:scabrera@coralgables.com)>  
**Sent:** Thursday, March 10, 2022 1:58 PM  
**To:** Perez, Rudy G. <[rperez2@coralgables.com](mailto:rperez2@coralgables.com)>  
**Subject:** RE: 115 Frow

Is it possible that this is on septic?

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**From:** Perez, Rudy G. <[rperez2@coralgables.com](mailto:rperez2@coralgables.com)>  
**Sent:** Thursday, March 10, 2022 1:16 PM  
**To:** Cabrera, Suramy <[scabrera@coralgables.com](mailto:scabrera@coralgables.com)>  
**Subject:** RE: 115 Frow

Good afternoon Ms. Cabrera;

I have visited the address @ 115 frow Avenue to check for an available sewer connection and found no visual indication of compliance. I contacted the C.G.P.W. { sewer division } & will meet with them, hopefully no later than tomorrow [ 3/11/22 ], to check for a lateral branch connection from the main sewer line to the property. Once completed an " Inspectors Report " shall be written & forwarded for your review. Any additional concerns contact me @ your earliest convenience.

*Regards;*

*Rudy Perez*  
Chief Plumbing Official  
Development Services Department  
405 Biltmore way { 3<sup>rd</sup> fl. }  
Coral Gables, Fl. 33134  
(305) 460-5259  
[Rperez2@coralgables.com](mailto:Rperez2@coralgables.com)



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**From:** Cabrera, Suramy <[scabrera@coralgables.com](mailto:scabrera@coralgables.com)>  
**Sent:** Thursday, March 10, 2022 9:21 AM  
**To:** Perez, Rudy G. <[rperez2@coralgables.com](mailto:rperez2@coralgables.com)>; Iglesias, Jose <[jiglesias2@coralgables.com](mailto:jiglesias2@coralgables.com)>  
**Cc:** [mlopez@coralgables.com](mailto:mlopez@coralgables.com); Ramirez, Douglas <[dramirez@coralgables.com](mailto:dramirez@coralgables.com)>  
**Subject:** Fwd: 115 Frow

Jose and Rudy, please see below, visit property and advise. Ty

Get [Outlook for iOS](#)

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**From:** Iglesias, Peter <[piglesias@coralgables.com](mailto:piglesias@coralgables.com)>  
**Sent:** Wednesday, March 9, 2022 10:48 PM  
**To:** Ramos, Miriam <[mramos@coralgables.com](mailto:mramos@coralgables.com)>; Suarez, Cristina <[csuarez@coralgables.com](mailto:csuarez@coralgables.com)>  
**Cc:** Cabrera, Suramy <[scabrera@coralgables.com](mailto:scabrera@coralgables.com)>  
**Subject:** Re: 115 Frow

Suramy,  
Please have Plumbing Official inspect sewer lateral. If visual inspection not sufficient to determine condition, contact Hermes so Sanitary Sewers can assist. Also send Chief Building Inspector to evaluate building and site conditions.  
Thank you.

Peter J. Iglesias, P.E.  
City Manager

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**From:** Ramos, Miriam <[mramos@coralgables.com](mailto:mramos@coralgables.com)>  
**Sent:** Wednesday, March 9, 2022 11:09 AM  
**To:** Suarez, Cristina; Iglesias, Peter  
**Cc:** Cabrera, Suramy  
**Subject:** RE: 115 Frow

Cristina, Peter will be asking Suramy to respond. We should inspect to determine whether sewer is connected.

*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, 2<sup>nd</sup> Floor

Coral Gables, FL 33134

(305)460-5084 direct dial



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**From:** Suarez, Cristina <[csuarez@coralgables.com](mailto:csuarez@coralgables.com)>  
**Sent:** Tuesday, March 8, 2022 4:55 PM  
**To:** Iglesias, Peter <[piglesias@coralgables.com](mailto:piglesias@coralgables.com)>  
**Cc:** Ramos, Miriam <[mramos@coralgables.com](mailto:mramos@coralgables.com)>; Cabrera, Suramy <[scabrera@coralgables.com](mailto:scabrera@coralgables.com)>  
**Subject:** FW: 115 Frow

FYI below

**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](mailto:csuarez@coralgables.com)



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**From:** Sheppard, Terri <[tsheppard@coralgables.com](mailto:tsheppard@coralgables.com)>  
**Sent:** Tuesday, March 8, 2022 3:07 PM  
**To:** Suarez, Cristina <[csuarez@coralgables.com](mailto:csuarez@coralgables.com)>  
**Cc:** Cabrera, Suramy <[scabrera@coralgables.com](mailto:scabrera@coralgables.com)>  
**Subject:** RE: 115 Frow

Good afternoon Cristina,

The property has been given the following tickets:

- 4/19/21 CE300191/T61566 Ticket for trash on property \$208.75 Notice of Intent to Lien was sent
- 2/3/22 CE307921/T61342 Ticket for trash on property Ticket not appealed at the Notice of Intent stage
- 3/8/22 CE308445/T61353 Ticket for trash on property issued a daily running fine until compliance

Please let me know if you need anything else.

Regards,

Terri Sheppard  
Field Supervisor  
Code Enforcement Division  
Development Services Department  
405 Biltmore Way  
Coral Gables, FL 33134  
(305)460-5239

---

**From:** Suarez, Cristina <[csuarez@coralgables.com](mailto:csuarez@coralgables.com)>  
**Sent:** Monday, March 7, 2022 1:52 PM  
**To:** Sheppard, Terri <[tsheppard@coralgables.com](mailto:tsheppard@coralgables.com)>  
**Cc:** Cabrera, Suramy <[scabrera@coralgables.com](mailto:scabrera@coralgables.com)>  
**Subject:** FW: 115 Frow

Hi Terri:

Is there any code enforcement history for this property?

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](mailto:csuarez@coralgables.com)



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---

**From:** Iglesias, Peter <[piglesias@coralgables.com](mailto:piglesias@coralgables.com)>  
**Sent:** Sunday, March 6, 2022 4:00 PM  
**To:** Ramos, Miriam <[mramos@coralgables.com](mailto:mramos@coralgables.com)>  
**Cc:** Suarez, Cristina <[csuarez@coralgables.com](mailto:csuarez@coralgables.com)>; Cabrera, Suramy <[scabrera@coralgables.com](mailto:scabrera@coralgables.com)>  
**Subject:** Re: 115 Frow

Thank you.

Peter J. Iglesias, PE  
City Manager

Sent from my iPhone

On Mar 6, 2022, at 3:41 PM, Ramos, Miriam <[mramos@coralgables.com](mailto:mramos@coralgables.com)> wrote:

I was not on the initial email. Thanks for sending. Including Cristina also.

Miriam Soler Ramos, B.C.S  
City Attorney  
City of Coral Gables

On Mar 6, 2022, at 3:38 PM, Iglesias, Peter <[piglesias@coralgables.com](mailto:piglesias@coralgables.com)> wrote:

Let’s discuss.

Peter J. Iglesias, PE  
City Manager



Sent from my iPhone

Begin forwarded message:

**From:** "Lago, Vince" <[vlago@coralgables.com](mailto:vlago@coralgables.com)>  
**Date:** March 6, 2022 at 1:39:15 PM EST  
**To:** "Cabrera, Suramy" <[scabrera@coralgables.com](mailto:scabrera@coralgables.com)>, "Granell, Chelsea" <[cgranell@coralgables.com](mailto:cgranell@coralgables.com)>, "Iglesias, Peter" <[piglesias@coralgables.com](mailto:piglesias@coralgables.com)>  
**Subject:** 115 Frow

Madam City Attorney,

Good afternoon, please review this code enforcement issue and advise on our options.

We need to find a resolution, fines are obviously not working.

Please advise,

Vince Lago

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11:27



**Ariel Fernandez**

last seen today at 11:14 AM

permission to pass it along: "Next door to me section 8 housing landlord out of town please help! Sewer is not connected! People live here. Broken windows. Stench. Garbage gets tossed out the broken window. Landlord out of country cannot be reached. Inspector threw up his hands. 115 Frow Avenue, Coral Gables. Thank you. Nevenka ([nharverson@gmail.com](mailto:nharverson@gmail.com))"

11:14 AM



