

March 14th, 2019

Ms. Barbara Garcia  
6913 Talavera Street  
Coral Gables, FL 33146-3837

Today I met with Mr. William Ortiz (Code Enforcement Director) and Ms. Amparo Quintana (Code Enforcement Officer). It is my understanding that you have met with them as well.

As you know, there is an open code violation filed against me which was initiated by you. Currently, there is no pending code violation against you despite the fact that there are, as you well know, many existing code violations on your property.

The city of Coral Gables Code Director, Mr. Ortiz, suggested we settle this matter as neighbors without any further intervention by the city of Coral Gables. According to him, any settlement between us can include the exchange of financial consideration between us.

Accordingly, this is my offer to you:

1. I will cure the current pending violations that were filed against me by the city of Coral Gables by your initiative.
2. I will withdraw my first and only complaint thus far regarding the existing code violations on your property (the illegal enclosure of your carport, the illegal enclosure of your garage, the illegal renting of your illegally converted garage, the illegal wooden fence and the illegal sheds).
3. If we cannot reach an agreement, and if the city of Coral Gables requires you to remove the wooden fences, this will then expose the illegal central air conditioner that is currently encroaching on your property setback, a further violation.
4. You will agree to abandon the second or any subsequent complaints to the city of Coral Gables against me.

In consideration of the above mutual agreement, a payment will be made by you to me in the sum of **\$87,500.00** due and payable by **5 pm Monday, March 18th, 2019**.

If these terms are acceptable to you, please communicate your acceptance to me as soon as possible.

The city of Coral Gables is awaiting our decision as to whether we will settle this or not.

Sincerely,



Ramon Balladares  
925 Sunset Road  
Coral Gables, FL 33143-6119

# **Extortion Letter i/a/o \$87,500.00**

**FROM: Ramon Balladares  
925 Sunset Road  
Coral Gables, FL. 33143**

**TO: Barbara Garcia  
6913 Talavera Street  
Coral Gables, FL. 33146**

**Additionally implicating the City of Coral Gables, Code Enforcement.**

April 09, 2019

***PROPOSAL***

6913 Talavera St  
Coral Gables Fl

**Dear: Timothy & Barbara**

Pursuant to your request, we are pleased to submit for your review this proposal for professional services in connection with the abovementioned property.

**PROJECT DESCRIPTION**

Garage [REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

Rear [REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]

**NOTES:**

- **This quote does not include building permits, sub qualifiers or architectural plans or documents, copies, notice of commencement fee.**
  - **All personnel on construction job site must be under Contractor's approval.**
  - **Lazem Development will not be held responsible for any materials missing from job site or tools.**
- Any additional work will be submitted for approval (Change Order)**

**PAYMENT SCHEDULE:**



It is our professional opinion that all work as defined on the project description, can be performed within the contract amount specified. In the event that there are changes, we would then re-evaluate the amount of work necessary to complete this phase and revise the contract amount accordingly upon mutual agreement.

We trust this proposal meets with your approval. We welcome any comments or questions, which you may have and we look forward to our continued relationship.

**Agreement Between Both Parties**

Lazem Development

**Accepted By:**

Barema Garcia  
Accepted By

A large, stylized handwritten signature in black ink, likely belonging to J. A. Vial.

6/14/19  
Date

City of  
**Coral Gables**  
ONLINE SERVICES



AB-19-07-4541



07/08/2019

07/08/2019

07/08/2019

12/11/2020

Type **BOA COMPLETE (LESS THAN \$75,000)**

Status **Issued**

Permit Description

Permit Address **6913 TALAVERA ST CORAL GABLES FL 33146-3837**

**RESIDENTIAL \*\*\*PERF DATE 12/9/2019  
\*\* LEGALIZATION OF CARPORT TO  
GARAGE CONVERSION AND COTTAGE  
CONVERSION \$30,000**

Applicant **BARBARA GARCIA** Owner **N**

Owner **BARBARA GARCIA**

Permit

### Details

ESTIMATED COST - BOA **30000**

BOA SCHEDULED DATE **12/12/2019**

COMMERCIAL/RESIDENTIAL **RESIDENTIAL**

NEW CONSTRUCTION/ADDITION **YES**

SQUARE FEET **87**

LOCATION **WITH CARLOS**

DATE OF LAST ROUTING **12/12/2019**

COMMERCIAL PAINT? **NO**

RE SUBMITTAL FEE **Y**

City of  
**Coral Gables**

**ONLINE SERVICES**

Home | Online Services | My Account Services | Back to City of Coral Gables

**Type** **BOA COMPLETE (LESS THAN \$75,000)**      **Status** **issued**  
**Permit Description**      **Permit Address** **6913 TALAVERA ST CORAL GABLES FL 33146-3837**  
**RESIDENTIAL \*\*\*PERF DATE 12/9/2019**      **Applicant** **BARBARA GARCIA Owner N**  
**\*\* LEGALIZATION OF CARPORT TO GARAGE CONVERSION AND COTTAGE CONVERSION \$30,000**      **Owner** **BARBARA GARCIA**

**Actions**

BOA COUNTER	calc fees - CALCULATE FEES	canderson	07/08/2019	COMPLETED	
CASHIER	collect - COLLECT FEES	iwebuser	07/08/2019		
BOA COORDINATOR	docresults - DOCUMENT MEETING RESULTS	sramos2	07/18/2019	CONTINUED	CONTINUED BY J. RIESCO, A. ALVAREZ
BOA COORDINATOR	docresults - DOCUMENT MEETING RESULTS	schin	12/12/2019	CONTINUED	CONTINUED

Home | Online Services | My Account Services | Back to City of Coral Gables

# City of Coral Gables

## ONLINE SERVICES

	<b>AB-19-07-4541</b>					
	07/08/2019	07/08/2019	07/08/2019	07/08/2019	07/08/2019	12/11/2020

<b>Type</b> BOA COMPLETE (LESS THAN \$75,000) <b>Permit Description</b> <b>RESIDENTIAL ***PERF DATE 12/9/2019</b> <b>** LEGALIZATION OF CARPORT TO GARAGE CONVERSION AND COTTAGE CONVERSION \$30,000</b>	<b>Status</b> issued <b>Permit Address</b> 6913 TALAVERA ST CORAL GABLES FL 33146-3837 <b>Applicant</b> BARBARA GARCIA Owner N <b>Owner</b> BARBARA GARCIA
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Fees

### Permit Fees

ARCHITECTURAL BOARD FEE	80.10	80.10
NEW CONST / ADD UPFRONT FEE	114.19	114.19
RESUBMITTAL FEE #1	76.13	76.13
	<b>270.42</b>	<b>270.42</b>

# City of Coral Gables

## ONLINE SERVICES



**AB-19-07-4541**

07/08/2019	07/08/2019	07/08/2019	12/11/2020
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\*\* LEGALIZATION OF CARPORT TO  
GARAGE CONVERSION AND COTTAGE  
CONVERSION \$30,000**

Applicant **BARBARA GARCIA** Owner N

Owner **BARBARA GARCIA**

Routing

### Permit Routing Status

Name	Start Time	End Time	Status
BOA COUNTER	07/08/2019 11:29:57 AM	07/08/2019 11:29:58 AM	Routed
CASHIER	07/08/2019 11:29:58 AM	07/08/2019 11:39:07 AM	Routed
BOA COORDINATOR	07/08/2019 11:39:07 AM		Working



City of  
*Coral Gables*

ONLINE SERVICES

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My Profile My Applications



AB-19-07-4541

07/08/2019

07/08/2019

07/08/2019

12/11/2020

Type **BOA COMPLETE (LESS THAN \$75,000)**

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\*\* LEGALIZATION OF CARPORT TO  
GARAGE CONVERSION AND COTTAGE  
CONVERSION \$30,000**

Applicant **BARBARA GARCIA** Owner N

Owner **BARBARA GARCIA**

Parcel(s)

**Permit Parcels**

03-4129-032-0360

6913 TALAVERA ST  
CORAL GABLES FL 33146-3837

From: Quintana, Amparo aquintana@coralgables.com  
Subject: RE: Extension of Code Enforcement Violation Warning 3/22/2019  
Date: April 15, 2019 at 8:16 AM  
To: Barbara Garcia bgarcia786@gmail.com  
Cc: Ortiz, William wortiz@coralgables.com

Good morning Mrs. Garcia,

I appreciate the follow up to the pending case.

I see your 30 day request below, my next inspection for your property will be due on 4-21-2019, I will be on vacation during this time so I will ask William to add the 30 day extension for me or I will do it before. Also I have a letter on my desk from Friday that says you needed a 90 day extension. Please be advised the City only allows 30 day extensions. Please let me know if there is anything else you need. As far as the fence, I already emailed Mr. Ceballos to inquire as to how he would like us to proceed.

Thank you.

Amparo C. Quintana  
Code Enforcement Officer  
427 Biltmore Way, Ste.100  
Coral Gables, FL 33134  
Phone #: 305-569-1838  
Fax #: 305-460-5348

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

From: Barbara Garcia <bgarcia786@gmail.com>  
Sent: Sunday, April 14, 2019 5:40 PM  
To: Quintana, Amparo <aquintana@coralgables.com>  
Cc: Ortiz, William <wortiz@coralgables.com>  
Subject: Extension of Code Enforcement Violation Warning 3/22/2019

[This email comes from an external source]

Re: 6913 Talavera Street

Ms. Quintana,

Hope all is well.

This letter is an update on Code Enforcement Violation Warning 3/22/2019.

I hired a contractor, Lazaro Sanchez, and he was by your office this past Friday to introduce himself. He will be taking care of fixing carport and garage items.

I am also writing to ask if there is an opportunity for you to extend the 30 day warning for the fence, trellis and sheds.

1. Wood Fence: I want to replace the wood fence with a chain link gate, however, since Ramon's fence is on my property, I cannot judge the proper size of the new chain-link gate opening. All I have on my property is 3 feet, and 6 inches encroachment on my property is significant when trying to judge the size of a door/opening.

2. Trellis: I have to submit plans of the trellis when I go get a permit, and then it has to be approved by a couple of different people. It seems like it is a long process and I will need extra time for it to go through all the proper channels/authorities before it is completed.

3. Sheds: Ramon's fence on my property does not allow me, I do not have space, to open the shed doors, remove items inside, and dispose of the sheds.

I am currently in communications with Gustavo Ceballos, Assistant City Attorney, and waiting for a response from him regarding Ramon's fence on my property. I do have a revised survey showing the fence and showing 6 inches into my property, as Carlos Mindreau suggested getting to prove my case. Unfortunately during all this, Christian Gonzalez, Zoning Inspector, recently approved Ramon's fence on April 3rd, hence my visit to the Assistant City Attorney.

As previously stated, I do intent on complying and making right with all the violations, I just need time.

I sincerely appreciate your time and taking this letter of extension into consideration. Any suggestions you have will be greatly appreciated.

Kind regards,  
Barbara Garcia

From: **Quintana, Amparo** [aquintana@coralgables.com](mailto:aquintana@coralgables.com)  
Subject: **Re: Extension of Code Enforcement Violation Warning 3/22/2019**  
Date: **April 15, 2019 at 8:05 PM**  
To: **Barbara Garcia** [bgarcia786@gmail.com](mailto:bgarcia786@gmail.com)  
Cc: **Ortiz, William** [wortiz@coralgables.com](mailto:wortiz@coralgables.com)

**Mrs. Garcia,**

**if you are referring to the 90 day extension, us officers are only allowed to grant 30 day extensions.**

**Sent from my iPhone**

On Apr 15, 2019, at 4:05 PM, Barbara Garcia <[bgarcia786@gmail.com](mailto:bgarcia786@gmail.com)> wrote:

Amparo,

I believe the 90 day extension left on Friday could of have come from Lazaro, my contractor, who is working on cottage/car port. How should I or him proceed with this?

Sent from my iPhone

On Apr 15, 2019, at 8:16 AM, Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)> wrote:

Good morning Mrs Garcia,

I appreciate the follow up to the pending case

I see your 30 day request below, my next inspection for your property will be due on 4-21-2019, I will be on vacation during this time so I will ask William to add the 30 day extension for me or I will do it before. Also I have a letter on my desk from Friday that says you needed a 90 day extension. Please be advised the City only allows 30 day extensions. Please let me know if there is anything else you need. As far as the fence, I already emailed Mr. Ceballos to inquire as to how he would like us to proceed.

Thank you.

Amparo C. Quintana  
Code Enforcement Officer  
427 Biltmore Way, Ste.100  
Coral Gables, Fl 33134  
Phone #: 305-569-1838  
Fax #: 305-460-5348

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

From: Barbara Garcia <[bgarcia786@gmail.com](mailto:bgarcia786@gmail.com)>  
Sent: Sunday, April 14, 2019 5:40 PM  
To: Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>  
Cc: Ortiz, William <[wortiz@coralgables.com](mailto:wortiz@coralgables.com)>  
Subject: Extension of Code Enforcement Violation Warning 3/22/2019

[This email comes from an external source]

Re: 6913 Talavera Street

Ms. Quintana,

Hope all is well.

This letter is an update on Code Enforcement Violation Warning 3/22/2019.

I hired a contractor, Lazaro Sanchez, and he was by your office this past Friday to introduce himself. He will be taking care of fixing carport and garage items.

I am also writing to ask if there is an opportunity for you to extend the 30 day warning for the fence, trellis and sheds.

1. Wood Fence: I want to replace the wood fence with a chain link gate, however, since Ramon's fence is on my property, I cannot judge the proper size of the new chain-link gate opening. All I have on my property is 3 feet, and 6 inches encroachment on my property is significant when trying to judge the size of a door/opening.
2. Trellis: I have to submit plans of the trellis when I go get a permit, and then it has to be approved by a couple of different people. It seems like it is a long process and I will need extra time for it to go through all the proper channels/authorities before it is completed.
3. Sheds: Ramon's fence on my property does not allow me, I do not have space, to open the shed doors, remove items inside, and dispose of the sheds.

From: **Barbara Garcia** bgarcia786@gmail.com  
Subject: **Request 90-day Extension**  
Date: **April 17, 2019 at 5:20 PM**  
To: **William Ortiz** wortiz@coralgables.com  
Cc: **Amparo Quintana** aquintana@coralgables.com, **Lazaro Sanchez** lazemdev@yayoo.com, **Barbara Garcia** bgarcia786@gmail.com, **Tim Banks** lordbanks.tb@gmail.com

Mr. Ortiz,

I would like to take this opportunity to ask if you could grant me a 90-day extension of the violations of garage and rear legalization. This would allow me time for the architect to complete drawings of the job and the city to review and comment on the project. I am hoping I can obtain permits within 90 days so we can start the legalization process.

My contractor had a phone meeting this morning with Amparo and provided her with all the documents and signed contracts from both architect and contractor as proof that this project has already commenced. It will greatly be appreciated if you would grant me this request as my contractor will continue to keep in communications with Amparo as soon as she returns from her vacation.

I hired Lazem Construction, Lazaro Sanchez and Architect Joseph Bernard to work with this project.

Again, your consideration and approval of this 90-day extension will be greatly appreciated.

Kind Regards,  
Barbara Garcia

From: **Quintana, Amparo** [aquintana@coralgables.com](mailto:aquintana@coralgables.com)  
Subject: **Automatic reply: Request 90-day Extension**  
Date: **April 23, 2019 at 8:35 AM**  
To: **Barbara Garcia** [bgarcia786@gmail.com](mailto:bgarcia786@gmail.com)



Please be advised that I will be out of the office from April 19th through April 28th. I will be returning on Monday April 29th. If you have an urgent matter that requires assistance please contact our Code Enforcement office at (305) 460-5226 or (305) 460-5266, otherwise I will respond once I return. Thank you. Amparo C. Quintana Code Enforcement Officer 427 Biltmore Way, Ste.100 Coral Gables, FL 33134  
Phone #: 305-569-1806 Fax #: 305-460-5348

From: **Barbara Garcia** bgarcia786@gmail.com  
Subject: **30-day extension**  
Date: **May 16, 2019 at 11:13 AM**  
To: **Ampi Coral Gables Code Enforcement** aquintana@coralgables.com



Hello Ms. Quintana,

Hope this email finds you well.

I am writing to you to request a 30-day extension.

I have complied with taking down the trellis in front of the house and removed all 3 sheds.

The other items are being taken care by my contractor Lazaro Sanchez. He is working on the architectural plans with the architect and submit to the city for approval.

Please take this letter under consideration.

Kind Regards,  
Barbara Garcia

From: **Quintana, Amparo** [aquintana@coralgables.com](mailto:aquintana@coralgables.com)  
Subject: **RE: 30-day extension**  
Date: **May 16, 2019 at 2:59 PM**  
To: **Barbara Garcia** [bgarcia786@gmail.com](mailto:bgarcia786@gmail.com)



Mrs. Garcia,

I will discuss with William and also schedule a day and time next week to come back and takes pictures of removed containers and the other items.

Thank you.

Amparo C. Quintana  
Code Enforcement Officer  
427 Biltmore Way, Ste.100  
Coral Gables, FL 33134  
Phone #: 305-569-1838  
Fax #: 305-460-5348

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

From: Barbara Garcia <[bgarcia786@gmail.com](mailto:bgarcia786@gmail.com)>  
Sent: Thursday, May 16, 2019 11:13 AM  
To: Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>  
Subject: 30-day extension

[This email comes from an external source]

Hello Ms. Quintana,

Hope this email finds you well.

I am writing to you to request a 30-day extension.

I have complied with taking down the trellis in front of the house and removed all 3 sheds.

The other items are being taken care by my contractor Lazaro Sanchez. He is working on the architectural plans with the architect and submit to the city for approval.

Please take this letter under consideration.

Kind Regards,  
Barbara Garcia

From: **Quintana, Amparo** [aquintana@coralgables.com](mailto:aquintana@coralgables.com)  
Subject: **Re: 30-day extension**  
Date: **May 21, 2019 at 2:50 PM**  
To: **Barbara Garcia** [bgarcia786@gmail.com](mailto:bgarcia786@gmail.com)



Mrs. Garcia,

When can I schedule an appointment to come by with William Ortiz to take pictures of the items you've complied with? Please let me know a day before the end of this week so I can update case file, as far as extension I am going to speak to William and let you know.

Thank you.

Sent from my iPhone

On May 16, 2019, at 11:13 AM, Barbara Garcia <[bgarcia786@gmail.com](mailto:bgarcia786@gmail.com)> wrote:

[This email comes from an external source]

Hello Ms. Quintana,

Hope this email finds you well.

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Please take this letter under consideration.

Kind Regards,  
Barbara Garcia



From: **Quintana, Amparo** [aquintana@coralgables.com](mailto:aquintana@coralgables.com)  
Subject: **Re: 30-day extension**  
Date: **May 21, 2019 at 3:59 PM**  
To: **Ortiz, William** [wortiz@coralgables.com](mailto:wortiz@coralgables.com)  
Cc: [bgarcia786@gmail.com](mailto:bgarcia786@gmail.com)

Good afternoon Mrs. Garcia,

Extension granted. Please let me know what day we can schedule to take pictures of the items you mentioned you've complied with already. I will be going with William Ortiz.

Thank you.

Sent from my iPhone

On May 21, 2019, at 3:12 PM, Ortiz, William <[wortiz@coralgables.com](mailto:wortiz@coralgables.com)> wrote:

Ampy:

Based on the email below, please grant a 30 day extension of time.

Thank you.

William Ortiz  
Code Enforcement Division  
Development Services Department  
City of Coral Gables  
427 Biltmore Way Suite 100  
Coral Gables, FL 33134  
Ph: 305-460-5271  
Fax: 305-460-5348

Think Green! Please do not print this e-mail unless it is completely necessary.

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

From: Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>  
Sent: Tuesday, May 21, 2019 2:49 PM  
To: Ortiz, William <[wortiz@coralgables.com](mailto:wortiz@coralgables.com)>  
Subject: Re: 30-day extension

Will,

Can we give another extension?

Sent from my iPhone

On May 16, 2019, at 11:13 AM, Barbara Garcia <[bgarcia786@gmail.com](mailto:bgarcia786@gmail.com)> wrote:

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Please take this letter under consideration.

Kind Regards,  
Barbara Garcia

From: **Barbara Garcia** bgarcia786@gmail.com  
Subject: **Re: 30-day extension**  
Date: **May 21, 2019 at 5:13 PM**  
To: **Ampi Coral Gables Code Enforcement** aquintana@coralgables.com

Ms. Quintana,

Thank you so much for the extension.

Are you both available Thursday morning around 10:00 AM. I have to leave the house by 11:00 AM. Friday same time frame also works for me. Please respond via e-mail and text my cell (786) 200-5862. I do not check emails on a daily basis.

Kind regards,  
Barbara

On May 21, 2019, at 3:59 PM, Quintana, Amparo <aquintana@coralgables.com> wrote:

Good afternoon Mrs. Garcia,

Extension granted. Please let me know what day we can schedule to take pictures of the items you mentioned you've complied with already. I will be going with William Ortiz.

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From: **Barbara Garcia** bgarcia786@gmail.com  
Subject: **Re: 30-day extension**  
Date: **May 29, 2019 at 2:34 PM**  
To: **Ampi Coral Gables Code Enforcement** aquintana@coralgables.com  
Cc: **William Ortiz** wortiz@coralgables.com, lordbanks.tb@gmail.com



Hello Ms. Quintana,

I hope all is well.  
Did you receive the email I send to you on May 21st?  
Please confirm.

Barbara Garcia

On May 21, 2019, at 5:13 PM, Barbara Garcia <bgarcia786@gmail.com> wrote:

Ms. Quintana,

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This email comes from an external source.

From: **Barbara Garcia** bgarcia786@gmail.com  
Subject: **30 day extension**  
Date: **July 18, 2019 at 4:50 PM**  
To: **Ampi Coral Gables Code Enforcement** aquintana@coralgables.com, **William Ortiz** wortiz@coralgables.com  
Cc: **Lazaro Sanchez** fazemdev@yahoo.com, **Tim Banks** lordbanks.tb@gmail.com, **Barbara Garcia** bgarcia786@gmail.com



RE: AB-19-07-4541

Hello Ms. Quintana,

I hope this e-mail finds you well.

We are moving forward with the project and by doing so following with Coral Gables procedures. Lazaro my contractor was by your office on July 17th, presenting the architectural plans to you and the city's permits& inspections department for review and approval. Above please find AB identifier number assigned to this project. Additionally the 3 small sheds have been removed. I am looking forward hearing from you, granting me a 30-day extension and scheduling a date to look at the empty space where once the sheds stood.

If I may be of further assistance please do not hesitate to contact me. For immediate answers please contact me via cell at (786) 200-5862. I do not frequently check e-mails.

Cheers,  
Barbara Garcia

From: **Quintana, Amparo** [aquintana@coralgables.com](mailto:aquintana@coralgables.com)  
Subject: **RE: 30 day extension**  
Date: **July 24, 2019 at 9:14 PM**  
To: **Barbara Garcia** [bgarcia786@gmail.com](mailto:bgarcia786@gmail.com), **Ortiz, William** [wortiz@coralgables.com](mailto:wortiz@coralgables.com)  
Cc: **Lazaro Sanchez** [lazemdev@yahoo.com](mailto:lazemdev@yahoo.com), **Tim Banks** [lordbanks.tb@gmail.com](mailto:lordbanks.tb@gmail.com)

Good evening Mrs. Garcia,

I have not been by the property with my Supervisor William Ortiz because he is still out. However, I will try to set an appointment with my other Supervisor Terri Sheppard for tomorrow or Friday. Please let me know your availability so we can move forward.

Thank you.

Amparo C. Quintana  
Code Enforcement Officer  
427 Biltmore Way, Ste. 100  
Coral Gables, FL 33134  
Phone #: 305-569-1838  
Fax #: 305-460-5348

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

From: Barbara Garcia <[bgarcia786@gmail.com](mailto:bgarcia786@gmail.com)>  
Sent: Thursday, July 18, 2019 4:51 PM  
To: Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>; Ortiz, William <[wortiz@coralgables.com](mailto:wortiz@coralgables.com)>  
Cc: Lazaro Sanchez <[lazemdev@yahoo.com](mailto:lazemdev@yahoo.com)>; Tim Banks <[lordbanks.tb@gmail.com](mailto:lordbanks.tb@gmail.com)>; Barbara Garcia <[bgarcia786@gmail.com](mailto:bgarcia786@gmail.com)>  
Subject: 30 day extension

[This email comes from an external source]

RE: AB-19-07-4541

Hello Ms. Quintana,

I hope this e-mail finds you well.

We are moving forward with the project and by doing so following with Coral Gables procedures. Lazaro my contractor was by your office on July 17th, presenting the architectural plans to you and the city's permits& inspections department for review and approval. Above please find AB identifier number assigned to this project. Additionally the 3 small sheds have been removed. I am looking forward hearing from you, granting me a 30-day extension and scheduling a date to look at the empty space where once the sheds stood.

If I may be of further assistance please do not hesitate to contact me. For immediate answers please contact me via cell at (786) 200-5862. I do not frequently check e-mails.

Cheers,  
Barbara Garcia

From: **Barbara Garcia** bgarcia786@gmail.com  
Subject: **Re: 30 day extension**  
Date: **July 25, 2019 at 10:02 AM**  
To: **Quintana, Amparo** aquintana@coralgables.com  
Cc: **Ortiz, William** wortiz@coralgables.com, **Lazaro Sanchez** lazemdev@yahoo.com, **Tim Banks** lordbanks.tb@gmail.com



Hello.  
I just read your email. I am available today Thursday after 2pm.

Sent from my iPhone

On Jul 24, 2019, at 9:14 PM, Quintana, Amparo <aquintana@coralgables.com> wrote:

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To: Quintana, Amparo <aquintana@coralgables.com>; Ortiz, William <wortiz@coralgables.com>  
Cc: Lazaro Sanchez <lazemdev@yahoo.com>; Tim Banks <lordbanks.tb@gmail.com>; Barbara Garcia <bgarcia786@gmail.com>  
Subject: 30 day extension

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Subject: **Re: 30 day extension**  
Date: **July 25, 2019 at 10:09 AM**  
To: **Barbara Garcia** [bgarcia786@gmail.com](mailto:bgarcia786@gmail.com), **Sheppard, Terri** [tsheppard@coralgables.com](mailto:tsheppard@coralgables.com)  
Cc: **Ortiz, William** [wortiz@coralgables.com](mailto:wortiz@coralgables.com), **Lazaro Sanchez** [lazemdev@yahoo.com](mailto:lazemdev@yahoo.com), **Tim Banks** [lordbanks.tb@gmail.com](mailto:lordbanks.tb@gmail.com)



Perfect, let me find out if Terri Sheppard is available.

Thank you

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Cc: Lazaro Sanchez <[lazemdev@yahoo.com](mailto:lazemdev@yahoo.com)>; Tim Banks <[lordbanks.tb@gmail.com](mailto:lordbanks.tb@gmail.com)>; Barbara Garcia <[bgarcia786@gmail.com](mailto:bgarcia786@gmail.com)>  
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Barbara Garcia

From: **Barbara Garcia** [bgarcia786@gmail.com](mailto:bgarcia786@gmail.com)  
Subject: **Re: 30 day extension**  
Date: **July 25, 2019 at 11:49 AM**  
To: **Quintana, Amparo** [aquintana@coralgables.com](mailto:aquintana@coralgables.com)  
Cc: **Sheppard, Terri** [tshppard@coralgables.com](mailto:tshppard@coralgables.com), **Ortiz, William** [wortiz@coralgables.com](mailto:wortiz@coralgables.com), **Lazaro Sanchez** [lazemdev@yahoo.com](mailto:lazemdev@yahoo.com), **Tim Banks** [lordbanks.tb@gmail.com](mailto:lordbanks.tb@gmail.com)

Pls text phone with confirmation or change. I'm working and usually do not stay on top of emails on a daily basis.  
Tks.

Sent from my iPhone

On Jul 25, 2019, at 10:09 AM, Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)> wrote:

Perfect, let me find out if Terri Sheppard is available.

Thank you

Sent from my iPhone

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I just read your email. I am available today Thursday after 2pm.

Sent from my iPhone

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Code Enforcement Officer  
427 Biltmore Way, Ste. 100  
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Phone #: 305-569-1838  
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Cc: Lazaro Sanchez <[lazemdev@yahoo.com](mailto:lazemdev@yahoo.com)>; Tim Banks <[lordbanks.tb@gmail.com](mailto:lordbanks.tb@gmail.com)>; Barbara Garcia <[bgarcia786@gmail.com](mailto:bgarcia786@gmail.com)>  
Subject: 30 day extension

[This email comes from an external source]

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If I may be of further assistance please do not hesitate to contact me. For immediate answers please contact me via cell at (786) 200-5862. I do not frequently check e-mails.

Cheers,  
Barbara Garcia



From: **Quintana, Amparo** <aquintana@coralgables.com>  
Subject: **Fwd: 30 day extension**  
Date: **July 25, 2019 at 3:09 PM**  
To: bgarcia786@gmail.com



Mrs. Garcia,

See email below and let me know. This would be for Monday,

Thank you:

Sent from my iPhone

Begin forwarded message:

From: "Sheppard, Terri" <tshppard@coralgables.com>  
Date: July 25, 2019 at 2:39:55 PM EDT  
To: "Quintana, Amparo" <aquintana@coralgables.com>  
Subject: Re: 30 day extension

I can meet at 9:00 am or 10:00 am

Terri Sheppard  
Field Supervisor  
Code Enforcement Division  
Development Services Department  
427 Biltmore Way, Suite 100  
Coral Gables, FL 33134  
(305)460-5239  
(305)460-5348 Fax

On Jul 25, 2019, at 2:28 PM, Quintana, Amparo <aquintana@coralgables.com> wrote:

Terri,

Are you available to meet owner with me on Monday, if so what time?

Thank you,

Amparo C. Quintana  
Code Enforcement Officer  
427 Biltmore Way, Ste.100  
Coral Gables, FL 33134  
Phone #: 305-569-1838  
Fax #: 305-460-5348

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

From: Barbara Garcia <bgarcia786@gmail.com>  
Sent: Thursday, July 25, 2019 11:50 AM  
To: Quintana, Amparo <aquintana@coralgables.com>  
Cc: Sheppard, Terri <tshppard@coralgables.com>; Ortiz, William <wortiz@coralgables.com>; Lazaro Sanchez <lazemdev@yahoo.com>; Tim Banks <lordbanks.tb@gmail.com>  
Subject: Re: 30 day extension

Pls text phone with confirmation or change. I'm working and usually do not stay on top of emails on a daily basis.  
Tks.

Sent from my iPhone

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Perfect, let me find out if Terri Sheppard is available.

Thank you

Sent from my iPhone

On Jul 25, 2019, at 10:02 AM, Barbara Garcia <bgarcia786@gmail.com> wrote:

Hello.

I just read your email. I am available today Thursday after 2pm.

Sent from my iPhone

From: **Quintana, Amparo** [aquintana@coralgables.com](mailto:aquintana@coralgables.com)  
Subject: **FW: 6805 Talavera**  
Date: **August 7, 2019 at 9:15 PM**  
To: **Barbara Garcia** [bgarcia786@gmail.com](mailto:bgarcia786@gmail.com)

Fyi I apologize, I forgot to add you to the previous email.

From: Quintana, Amparo  
Sent: Wednesday, August 07, 2019 9:14 PM  
~~To: 'George@martin-lemaire.com' <George@martin-lemaire.com>; jsnjolls@gmail.com~~  
Cc: Sheppard, Terri <[tsheppard@coralgables.com](mailto:tsheppard@coralgables.com)>  
Subject: RE: 6805 Talavera

Good evening Mr. LeMaire,

As of now there are no fines. Mrs. Garcia has been working with us, so we have been approving extensions. On 7/29/2019 I met with Mrs. Garcia and my Supervisor Terri Sheppard who approved another 30 day extension, since the plans have been submitted to the City, and the storage containers were removed. The next inspection will be on 8/29/2019, if more progress has been made, my Supervisor is allowed to approve another extension, but only if further progress continues. Please let me know if you have any questions.

Thanks so much.

Amparo C. Quintana  
Code Enforcement Officer  
427 Biltmore Way, Ste.100  
Coral Gables, FL 33134  
Phone #: 305-569-1838  
Fax #: 305-460-5348

From: [George@martin-lemaire.com](mailto:George@martin-lemaire.com) <[George@martin-lemaire.com](mailto:George@martin-lemaire.com)>  
Sent: Wednesday, August 07, 2019 8:52 AM  
To: Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>; [jsnjolls@gmail.com](mailto:jsnjolls@gmail.com)  
Cc: Sheppard, Terri <[tsheppard@coralgables.com](mailto:tsheppard@coralgables.com)>  
Subject: RE: 6805 Talavera

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

Hi Amparo,

Good Morning. Its George LeMaire with the Talavera Project. I am touching base about the fine situation at Talavera. Can you please send me the update on what we have there? It would be greatly appreciated. Thank You.

8:04



Ampi Coral Gables Code E...

Mon, Sep 23, 10:29 AM

Good morning any updates on permit.

In a meeting but wanted to follow into

*Amparo*

Up\*

Just spoke with Lazaro and he said he will stop by today and talk to you. Do you know more or less when you will be in the office to see if he can coordinate.

*Barbara*

*W/ Ramon complaining*

11:09



Ampi Coral Gables Code E...

Mon, Sep 23, 12:25 PM

Just spoke to Lazaro.  
All is well. He is going  
to send me an email  
and I will reply and  
copy you as well.

*Amparo*

Thank goodness.  
Thank you sooo much.  
I do want to comply  
and make it all good. I  
am looking forward for  
the end result.

*Barbara*

I know you are, you  
have made progress  
from day 1. I will be

...with this situation





Ampi Coral Gables Code E...  
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I do want to comply  
and make it all good. I  
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the end result.

*Barbara*

I know you are, you  
have made progress  
from day 1. I will be  
sending this extension  
request from Lazaro to  
Terri my supervisor. No  
need to worry.

*Amparo*



From: **Lazaro Sanchez** lazemdev@yahoo.com  
Subject: **RE: 30 day extension**  
Date: **September 23, 2019 at 12:35 PM**  
To: **aquintana@coralgables.com**, **Barbara Garcia** bgarcia786@gmail.com, **Ortiz, William** wortiz@coralgables.com  
Cc: **Tim Banks** tordbanks.tb@gmail.com



Hope you had a great weekend. I'm writing you this letter so you would be advice that we are pending architectural signature and seal so we can request the architect board of architects meeting on the upcoming weeks. Please extend for another 30 days so we can move with building will keep me posted thank you

[Sent from Yahoo Mail on Android](#)

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<aquintana@coralgables.com> wrote:

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Subject: 30 day extension

[This email comes from an external source]

RE: AB-19-07-4541

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Cheers,  
Barbara Garcia

11:10



Ampi Coral Gables Code E... >

Fri, Dec 6, 9:42 AM

Good morning. Any updates on permits? Just received a new complaint of someone requesting an update of when the work will begin. Please have Lazaro call me ASAP, since I have a pending case:

*Amparo*

Verizon LTE

9:44 AM



edenweb.coraigables.c



*Coral Gables*  
ONLINE SERVICES

Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Permit Login PMH CAPCAT

Applied	Approved	Issued	Final	Expires
AB-19-07-0541	01/09/2019	07/05/2019	07/09/2019	07/09/2019

Fee: BOA COMPLETE (LESS THAN \$75,000)      Status: Issued

Permit Description: RESIDENTIAL \*LEGALIZATION OF CARPORT TO GARAGE CONVERSION AND COTTAGE CONVERSION \$30,000      Permit Address: 6823 TALavera ST CORAL GABLES FL 33146-3837

Applicant: BARBARA GARCIA      In Charge: BARBARA GARCIA





Ampi Coral Gables Code E...

The person that was in the building department next-door chose to remain anonymous but that's how I found out because they gave us a call to inquire on an update on the case I have open. So I am not sure who was inquiring.

His lawyer came by his house the week before Thanksgiving and hanging / hiding where his electrical panel talking about my

*Barbara*



Message







## Ampi Coral Gables Code E... &gt;

His lawyer came by his house the week before Thanksgiving and hanging / hiding where his electrical panel talking about my house. He mentioned to Ramón to go to his office during the week. I just happened to be on my back yard cleaning, got lucky to actually be at the right place at the right time. Could of been his lawyer. Ask yo see if it was a bald guy who was around the city.

Barbara  
cont...



INVESTIGATIONS



12/6/2019

Why don't you speak to Lazaro and find out if we can meet in the city one day this week coming up so they can clarify to him what exactly they need in order to approve the permits

From  
Amparo  
City CG  
Code  
Enforcement

Amparo

Barbara

I'll reach out to him Monday. His dad is having 4 surgeries today. Diabetes. And I

Monday. His dad is having 4 surgeries today. Diabetes. And I think he is close to 80 yrs old or more. Not good. He said he was going to see you Monday. Has architectural plans. I'll try to talk to him before he heads out to see you. But I'm trying to be respectful & sensitive to what he's going thru.

1/16/19

In a meeting. Can I call you right back? *Amparo*

Yes

Fri, Jan 17, 8:30 AM

1/17/19

Good morning. I am so sorry about yesterday something came up and had to leave early. I am in a meeting this morning but can I call you right after?

5:51



2/4/20



Ampi Coral Gables Code E... >

Tue, Feb 4, 9:25 AM

Good morning I am so sorry we haven't been able to have a conversation we are working on so many cases and switching areas every three months so it's been very hectic I spoke to Lazaro last week and again this morning. Can I call you sometime today with the new officer for your area Roman?



*Amparo*



iMessage



Orlando for sales  
meeting. I'll be avail-  
able Friday. Let's talk  
Friday for sure.

2/4/20

Barbara

Perfect any specific  
time that works for you

Ampano

Tue, Feb 4, 12:44 PM

Let's try 10-12. That  
has worked in the past.

Barbara

Read 2/4/20



LS

Lazaro Sanchez &gt;

2/18/20

---

Elizabeth

I find the got ahold on the historical department there being reviewed no answer yet

The lady said that they were going to communicate with Carlos I'm not sure either gonna do it for tomorrow's meeting

OK. Thanks for the updates. We will see you tomorrow at the hearing then.



Text Message



2/18/20

Trellis Removed

6913-6999 Talavera  
Coral Gables FL 331  
United Sta





2/10/20

STORAGE UNITS  
REMOVED

927 Sunset  
Coral Gables FL 331  
United Sta