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**From:** alp@alp-law.com  
**Sent:** Wednesday, July 13, 2022 1:34 PM  
**To:** Sheppard, Terri; Roman, Gerardo  
**Cc:** Loar, Antoine; Suarez, Cristina; Adams, Warren; Cabrera, Suramy  
**Subject:** Re: 121 Florida Ave - extension request - Keric L. Holmes

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

Please hold off on issuing a red tag until I discuss with Warren and Suramy.

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](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

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**From:** "Sheppard, Terri" <[tsheppard@coralgables.com](mailto:tsheppard@coralgables.com)>  
**Date:** Wednesday, July 13, 2022 at 12:17 PM  
**To:** Gerardo Roman <[groman@coralgables.com](mailto:groman@coralgables.com)>  
**Cc:** "Alexander L. Palenzuela" <[alp@alp-law.com](mailto:alp@alp-law.com)>, Antoine Loar <[aloar@coralgables.com](mailto:aloar@coralgables.com)>  
**Subject:** RE: 121 Florida Ave - extension request - Keric L. Holmes

Good afternoon Roman,

Please reinspect the property and take updated photos since your inspection of June 30<sup>th</sup>. Alex and Warren need to see updated photos on the scope of work that was done. Also, do you know if anyone is residing at the property?

Thank you,

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:** Roman, Gerardo <[groman@coralgables.com](mailto:groman@coralgables.com)>  
**Sent:** Friday, July 8, 2022 1:09 PM  
**To:** Sheppard, Terri <[tsheppard@coralgables.com](mailto:tsheppard@coralgables.com)>  
**Cc:** Roman, Gerardo <[groman@coralgables.com](mailto:groman@coralgables.com)>  
**Subject:** RE: 121 Florida Ave - extension request - Keric L. Holmes

I did the inspection on June 30<sup>th</sup>? I have forward the results again to Alex.

**Gerardo Roman**  
Code Enforcement Officer  
City of Coral Gables  
Development Services Department  
405 Biltmore Way  
Coral Gables, Florida 33134  
305-569-1821 Office  
305-733-0332 Cellular  
305-460-5348 Fax  
[groman@coralgables.com](mailto:groman@coralgables.com)

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**From:** [Sheppard, Terri](#)  
**Sent:** Friday, July 8, 2022 1:04 PM  
**To:** [Roman, Gerardo](#)  
**Cc:** [alp@alp-law.com](mailto:alp@alp-law.com); [Loar, Antoine](#); [Vilato, Kenneth](#)  
**Subject:** FW: 121 Florida Ave - extension request - Keric L. Holmes  
**Importance:** High

Good afternoon Roman,

Please inspect since Danny is off today, provide pictures and let us know if you have received any complaints.

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:** [alp@alp-law.com](mailto:alp@alp-law.com) <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Sent:** Monday, June 27, 2022 6:07 PM  
**To:** Sheppard, Terri <[tsheppard@coralgables.com](mailto:tsheppard@coralgables.com)>  
**Cc:** Adams, Warren <[wadams@coralgables.com](mailto:wadams@coralgables.com)>; Code Enforcement <[CodeEnforcement@coralgables.com](mailto:CodeEnforcement@coralgables.com)>  
**Subject:** FW: 121 Florida Ave - extension request - Kerik L. Holmes  
**Importance:** High

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

Dear Terri:

Warren approved this property for an extension until 6-30-22, assuming the officer has received no complaints and the property is being maintained.

Thanks!

Dear Responsible Officer:

If this is your case or property, please let us know if there have been any complaints and drive by the property to let us know if the job site is being maintained.

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

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**From:** "Alexander L. Palenzuela" <[alp@alp-law.com](mailto:alp@alp-law.com)>

**Date:** Monday, June 13, 2022 at 12:04 PM

**To:** "Keric L. Holmes" <[h.keric@icloud.com](mailto:h.keric@icloud.com)>

**Cc:** Warren Adams <[wadams@coralgables.com](mailto:wadams@coralgables.com)>

**Subject:** Re: 121 Florida Ave - painting

Dear Mr. Holmes:

Please provide an update and statement of good cause in support of another request for extension. The most recent extension expired on 5-31-22. Specifically, please advise whether you have spoken to Mr. Adams. I have a meeting with the City tomorrow at 11:30 a.m., at which we will discuss your case.

Please note that it is the Respondent's responsibility to timely request extensions by providing an update and statement of good cause on or before the deadline in order to receive any further extensions.

If you do not timely request and obtain an extension, the City may take further enforcement action with no further notice.

I look forward to hearing from you no later than tomorrow or I will proceed to notify the City that you have not submitted a timely request for extension.

Thank you.

Very truly yours,

Alexander L. Palenzuela

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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](mailto:alp@alp-law.com)>  
**Date:** Tuesday, May 17, 2022 at 2:17 PM  
**To:** "Keric L. Holmes" <[h.keric@icloud.com](mailto:h.keric@icloud.com)>  
**Cc:** Warren Adams <[wadams@coralgables.com](mailto:wadams@coralgables.com)>  
**Subject:** Re: 121 Florida Ave - painting

Dear Mr. Holmes:

The City has granted your request for an extension until 5-31-22. Please call Warren Adams at 305-460-5095 to discuss the painting questions he has.

Please note that it is the Respondent's responsibility to provide an update and statement of good cause for an extension or a determination of substantial progress before the deadline. If you do not timely request and obtain an extension or a determination of substantial progress, including by submitting a progress report, the City may pursue further enforcement action, including, but not limited to, issuing a notice of intent to lien or re-recording the code enforcement liens on the Property, which will also start the fines running again, as applicable.

I look forward to hearing from you by the new deadline.

Thank you.

Very truly yours,

Alexander L. Palenzuela  
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**From:** "Alexander L. Palenzuela" <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Date:** Tuesday, April 19, 2022 at 3:05 PM  
**To:** "Keric L. Holmes" <[h.keric@icloud.com](mailto:h.keric@icloud.com)>  
**Cc:** Warren Adams <[wadams@coralgables.com](mailto:wadams@coralgables.com)>  
**Subject:** Re: 121 Florida Ave - painting

Dear Mr. Holmes:

The City has granted your request for an extension until 4-29-22. Please call Warren Adams at 305-460-5095 to discuss the painting questions he has.

Please note that it is the Respondent's responsibility to provide an update and statement of good cause for an extension or a determination of substantial progress before the deadline. If you do not timely request and obtain an extension or a determination of substantial progress, including by submitting a progress report, the City may pursue further enforcement action, including, but not limited to, issuing a notice of intent to lien or re-recording the code enforcement liens on the Property, which will also start the fines running again, as applicable.

I look forward to hearing from you by the new deadline.

Thank you.

Very truly yours,

Alexander L. Palenzuela  
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1200 Brickell Avenue, Suite 1950  
Miami, FL 33131-3298  
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**From:** "Alexander L. Palenzuela" <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Date:** Monday, April 11, 2022 at 1:45 PM  
**To:** "Keric L. Holmes" <[h.keric@icloud.com](mailto:h.keric@icloud.com)>  
**Cc:** Warren Adams <[wadams@coralgables.com](mailto:wadams@coralgables.com)>  
**Subject:** 121 Florida Ave - painting

Dear Mr. Holmes;

I just left you a voicemail message regarding the posting of the property. Please listen to my message and call me to discuss or respond to this email to let me know how you would like to proceed. I am copying Mr. Adams, so that you can provide the additional information he is requesting regarding the painting of the driveway.

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](mailto:alp@alp-law.com)>  
**Date:** Thursday, March 31, 2022 at 7:08 PM  
**To:** "Keric L. Holmes" <[h.keric@icloud.com](mailto:h.keric@icloud.com)>  
**Subject:** my contact info

Very truly yours,

Alexander L. Palenzuela  
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