

Sheppard, Terri

From: Ortiz, William
Sent: Tuesday, February 06, 2018 1:24 PM
To: Sheppard, Terri
Cc: 'alp@alp-law.com'
Subject: RE: 431 Vilabella Avenue

Hi Terri:

Please send Alex the NOV once it's ready.

Thank you.

William Ortiz
Code Enforcement Division Manager
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.

From: Ortiz, William
Sent: Friday, February 02, 2018 2:04 PM
To: Sheppard, Terri
Cc: 'alp@alp-law.com'
Subject: RE: 431 Vilabella Avenue

Hi Terri:

Based on our inspection, where we saw through the built in windows on the front door that interior demolition had taken place, and what you have seen from the back side, please cite accordingly for work done without a permit.

Thank you.

William Ortiz
Code Enforcement Division Manager
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.

From: Sheppard, Terri
Sent: Wednesday, January 31, 2018 10:01 AM
To: Paz, Joe; Ramos, Claudio
Cc: Ortiz, William
Subject: RE: 431 Vilabella Avenue

Will,

Based on Joe's multiple visits to the property finding no work taking place, how would you like for me to proceed with this particular case?

Thank you,

Terri Sheppard
Code Enforcement Officer
Code Enforcement Department
427 Biltmore Way, Suite 100
Coral Gables, FL 33134

(305) 460-5239

(305) 460-5348 fax

tsheppard@coralgables.com

From: Paz, Joe
Sent: Tuesday, January 30, 2018 2:51 PM
To: Ramos, Claudio
Cc: Ortiz, William; Sheppard, Terri
Subject: RE: 431 Vilabella Avenue

Good afternoon Terri,

I've made multiple site visits to subject property and have not noticed any work or anyone on site.

The exterior lightning by the garage door has been on since Monday (1-29-18). The residence appears vacant.

Thank you,

Joe Paz

From: Ramos, Claudio
Sent: Sunday, January 28, 2018 2:02 PM
To: Paz, Joe
Cc: Ortiz, William; Sheppard, Terri
Subject: Fwd: 431 Vilabella Avenue

Sorry Joe, but I just received this e-mail sent last Thursday.
Claudio

Sent from my iPhone

Begin forwarded message:

From: "Sheppard, Terri" <tsheppard@coralgables.com>
Date: January 25, 2018 at 2:44:52 PM EST
To: "Ramos, Claudio" <cramos@coralgables.com>

Cc: "Ortiz, William" <wortiz@coralgables.com>

Subject: re: 431 Vilabella Avenue

Good afternoon Claudio,

Can you please go by and inspect the above property for work without a permit? Please call me so I can give you additional details.

Thank you,

Terri Sheppard
Code Enforcement Officer
Code Enforcement Department
427 Biltmore Way, Suite 100
Coral Gables, FL 33134
(305) 460-5239
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tsheppard@coralgables.com

Sheppard, Terri

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Subject: RE: 431 Vilabella Avenue

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Cc: "Ortiz, William" <wortiz@coralgables.com>
Subject: re: 431 Vilabella Avenue

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Thank you,

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Sheppard, Terri

From: alp@alp-law.com
Sent: Wednesday, January 31, 2018 4:14 PM
To: Sheppard, Terri
Cc: Ortiz, William
Subject: Re: 431 Vilabella Avenue ("Property")

Dear Will:

Do you agree with Terri that the City should take no action regarding the tree. Mr. Romero seemed to believe that the tree was contributing to the problem, but if the tree is not the subject of a code violation, it should be up to the affected property owner to address this directly with the owner of the tree.

Thanks!

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
mobile (305) 333-0467
fax (305) 375-9511
alp@alp-law.com
www.alp-law.com

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From: "Sheppard, Terri" <tsheppard@coralgables.com>
Date: Wednesday, January 31, 2018 at 3:55 PM
To: Alexander Palenzuela <alp@alp-law.com>
Cc: William Ortiz <wortiz@coralgables.com>
Subject: RE: 431 Vilabella Avenue ("Property")

At this time, I do not propose any action in regards to the tree. It is a civil matter between Coral Gables High School and 425 Vilabella Avenue. Yes, the school's fence is completely intact.

Terri Sheppard
Code Enforcement Officer
Code Enforcement Department
427 Biltmore Way, Suite 100
Coral Gables, FL 33134
(305) 460-5239
(305) 460-5348 fax
tsheppard@coralgables.com

From: alp@alp-law.com [<mailto:alp@alp-law.com>]
Sent: Wednesday, January 31, 2018 3:06 PM
To: Sheppard, Terri
Cc: Ortiz, William
Subject: Re: 431 Vilabella Avenue ("Property")

Dear Terri:

Please see the attached list and send me the proposed NOV before it goes out, so that we can revise the list and make sure it matches the violations included in your NOV.

Please call me to further discuss the tree. In addition to the questions below, do you propose any action regarding the tree? If so, what is the address of the property with the tree? Finally, is the school's fence completely intact and unaffected by the tree?

Thanks!

Very truly yours,

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From: "Sheppard, Terri" <tsheppard@coralgables.com>
Date: Wednesday, January 31, 2018 at 2:30 PM
To: Alexander Palenzuela <alp@alp-law.com>, William Ortiz <wortiz@coralgables.com>
Subject: RE: 431 Vilabella Avenue ("Property")

Alex and Will,

I met with Mr. Romero of Coral Gables High School and was able to inspect the fence between 431 Vilabella and Coral Gables High School. The fence in question does not belong to Coral Gables High School but does belong to 431 Vilabella. It is in disrepair and is 5 feet high which is not allowed. There does appear to be some construction taking place, new line installed for the a/c. I have included George Ruggiano/Mechanical Official in this email so that he can see the picture. I will need to do some research on the wood deck to check for a permit. So far I will be citing for MIN for the fence in disrepair and for EXT for the 5 ft. fence installed without approval. I will wait for confirmation of the new a/c line from George Ruggiano before citing for WWP new a/c line. Please advise if correct at this point.

The tree leaning onto the Coral Gables High School fence is the next door neighbor's tree.

Terri Sheppard

Code Enforcement Officer
Code Enforcement Department
427 Biltmore Way, Suite 100
Coral Gables, FL 33134
(305) 460-5239
(305) 460-5348 fax
tsheppard@coralgables.com

From: alp@alp-law.com [<mailto:alp@alp-law.com>]
Sent: Tuesday, January 30, 2018 6:40 PM
To: Ortiz, William; Sheppard, Terri
Subject: FW: 431 Vilabella Avenue ("Property")

Dear Will and Terri:

Please see the email from Mr. Romero below and his photographs attached. It seems that the school's fence is damaged. Who at the City can I ask regarding removal of the tree branch that is causing the damage. Specially, would it require a permit and can it be done without replacing the tree. Also, please confirm that trimming a tree on private property is something that the City cannot undertake though its vendors.

Finally, please advise regarding the results of Terri's inspection and whether she agrees with Mr. Romero's statements below.

Thanks!

Very truly yours,

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From: "Romero, Louis A." <CoachRomero@dadeschools.net>
Date: Tuesday, January 30, 2018 at 11:03 AM
To: Alexander Palenzuela <alp@alp-law.com>
Subject: RE: 431 Vilabella Avenue ("Property")

Good Morning,

Attached are pictures from our side of the property.

Pic 1 – shows the neighbor tree which as a result of some fallen branches has damaged the top of our fence. The tree is on the neighbor side, as such, it is their responsibility to remove the fallen branches and trim the tree.

Pic 2 – shows the fence line is completely standing on our side with the once small section describe in pic 1.

Pic 3 – shows there is a 2nd fence behind our fence on the property in question.

Our students are not accessing this property by jumping either fence.

Louis Romero

Athletic Director / Physical Education Dept Chair
Coral Gables Sr High
305-443-4871, Ext 2354
coachromero@dadeschools.net

Go Cavs!!!

“Cavaliers always conquer & prevail”

From: alp@alp-law.com [mailto:alp@alp-law.com]

Sent: Monday, January 29, 2018 1:53 PM

To: Sheppard, Terri <tsheppard@coralgables.com>

Cc: Romero, Louis A. <CoachRomero@dadeschools.net>; William Ortiz <wortiz@coralgables.com>

Subject: Re: 431 Vilabella Avenue ("Property")

Dear Terri:

Please contact Luis Romero at the email address above to schedule an inspection of the fence at the Property. Mr. Romero told me that he will be at work tomorrow between 7AM and 3PM. He is copied on this email and his telephone number is (305) 443-4871, ext. 2354.

Thanks!

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
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From: Alexander Palenzuela <alp@alp-law.com>
Date: Monday, January 29, 2018 at 1:45 PM
To: "coachromero@dadeschools.net" <coachromero@dadeschools.net>
Subject: 431 Vilabella Avenue ("Property")

Dear Mr. Romero:

As we just discussed, please see the attached the photographs that the City of Coral Gables sent me, two of which show a damaged fence that appears to allow access from the schoolyard to the back yard of the vacant Property at the above address, which is just south of the school's track. Please advise whether the fence belongs to the school and whether it needs repair. If it is not the schools's fence, please confirm that the school has its own fence behind the Property, and that the school's fence is intact.

As we also discussed, I will ask the City if it would like to send a code enforcement inspector to meet with you to assess the fence from the schoolyard side and take photographs and I will get back to you.

Thank you.

Very truly yours,

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Sheppard, Terri

From: alp@alp-law.com
Sent: Wednesday, January 31, 2018 3:06 PM
To: Sheppard, Terri
Cc: Ortiz, William
Subject: Re: 431 Vilabella Avenue ("Property")
Attachments: list of violations .docx

Dear Terri:

Please see the attached list and send me the proposed NOV before it goes out, so that we can revise the list and make sure it matches the violations included in your NOV.

Please call me to further discuss the tree. In addition to the questions below, do you propose any action regarding the tree? If so, what is the address of the property with the tree? Finally, is the school's fence completely intact and unaffected by the tree?

Thanks!

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Subject: RE: 431 Vilabella Avenue ("Property")

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From: Alexander Palenzuela <alp@alp-law.com>
Date: Monday, January 29, 2018 at 1:45 PM
To: "coachromero@dadeschools.net" <coachromero@dadeschools.net>
Subject: 431 Vilabella Avenue ("Property")

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Sheppard, Terri

From: Romero, Louis A. <CoachRomero@dadeschools.net>
Sent: Wednesday, January 31, 2018 2:34 PM
To: Sheppard, Terri
Subject: RE: 431 Vilabella Avenue ("Property")

You are very welcome.

Louis Romero
Athletic Director / Physical Education Dept Chair Coral Gables Sr High 305-443-4871, Ext 2354 coachromero@dadeschools.net

Go Cavs!!!
"Cavaliers always conquer & prevail"

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

From: Sheppard, Terri [mailto:tsheppard@coralgables.com]
Sent: Wednesday, January 31, 2018 2:32 PM
To: Romero, Louis A. <CoachRomero@dadeschools.net>
Subject: RE: 431 Vilabella Avenue ("Property")

Mr. Romero,

Thank you for your time in meeting with me today. It was a pleasure.

Sincerely,

Terri Sheppard
Code Enforcement Officer
Code Enforcement Department
427 Biltmore Way, Suite 100
Coral Gables, FL 33134
(305) 460-5239
(305) 460-5348 fax
tsheppard@coralgables.com

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

From: Romero, Louis A. [mailto:CoachRomero@dadeschools.net]
Sent: Wednesday, January 31, 2018 1:16 PM
To: Sheppard, Terri
Subject: RE: 431 Vilabella Avenue ("Property")

Please call my office when you arrive.

Louis Romero
Athletic Director / Physical Education Dept Chair Coral Gables Sr High 305-443-4871, Ext 2354 coachromero@dadeschools.net

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"Cavaliers always conquer & prevail"

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

From: Sheppard, Terri [mailto:tsheppard@coralgables.com]
Sent: Wednesday, January 31, 2018 1:15 PM
To: Romero, Louis A. <CoachRomero@dadeschools.net>
Subject: RE: 431 Vilabella Avenue ("Property")

Thank you. I will meet you at the rear parking lot at the south side. Next to the storage containers.

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

From: Romero, Louis A. [mailto:CoachRomero@dadeschools.net]
Sent: Wednesday, January 31, 2018 1:12 PM
To: Sheppard, Terri
Subject: Re: 431 Vilabella Avenue ("Property")

Yes

Louis Romero
Athletic Director / Physical Education Dept Chair Coral Gables Sr High

----- Original message -----

From: "Sheppard, Terri" <tsheppard@coralgables.com>
Date: 1/31/18 1:11 PM (GMT-05:00)
To: "Romero, Louis A." <CoachRomero@dadeschools.net>
Subject: RE: 431 Vilabella Avenue ("Property")

Can we meet today at 2:00 p.m.?

Terri Sheppard
Code Enforcement Officer
Code Enforcement Department
427 Biltmore Way, Suite 100
Coral Gables, FL 33134
(305) 460-5239
(305) 460-5348 fax
tsheppard@coralgables.com<mailto:tsheppard@coralgables.com>

From: Romero, Louis A. [mailto:CoachRomero@dadeschools.net]
Sent: Wednesday, January 31, 2018 10:00 AM
To: Sheppard, Terri
Subject: RE: 431 Vilabella Avenue ("Property")

Good Morning,

I'm here on campus both today and tomorrow from 7:30 AM til 3 PM.

Louis Romero
Athletic Director / Physical Education Dept Chair Coral Gables Sr High 305-443-4871, Ext 2354
coachromero@dadeschools.net<mailto:coachromero@dadeschools.net>

Go Cavs!!!
"Cavaliers always conquer & prevail"

From: Sheppard, Terri [mailto:tsheppard@coralgables.com]

Sent: Wednesday, January 31, 2018 9:58 AM

To: 'alp@alp-law.com' <alp@alp-law.com<mailto:alp@alp-law.com>>; Ortiz, William <wortiz@coralgables.com<mailto:wortiz@coralgables.com>>; Romero, Louis A. <CoachRomero@dadeschools.net<mailto:CoachRomero@dadeschools.net>>
Subject: RE: 431 Vilabella Avenue ("Property")

Good morning Mr. Romero,

When are you available to meet today or tomorrow so that I may inspect the property?

Thank you,

Terri Sheppard
Code Enforcement Officer
Code Enforcement Department
427 Biltmore Way, Suite 100
Coral Gables, FL 33134
(305) 460-5239
(305) 460-5348 fax
tsheppard@coralgables.com<mailto:tsheppard@coralgables.com>

From: alp@alp-law.com<mailto:alp@alp-law.com> [mailto:alp@alp-law.com]
Sent: Tuesday, January 30, 2018 6:40 PM
To: Ortiz, William; Sheppard, Terri
Subject: FW: 431 Vilabella Avenue ("Property")

Dear Will and Terri:

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Finally, please advise regarding the results of Terri's inspection and whether she agrees with Mr. Romero's statements below.

Thanks!

Very truly yours,

Alexander L. Palenzuela
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Miami, FL 33131-3205
main (305) 375-9510, ext. 303

mobile (305) 333-0467
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From: "Romero, Louis A." <CoachRomero@dadeschools.net><<mailto:CoachRomero@dadeschools.net>>>
Date: Tuesday, January 30, 2018 at 11:03 AM
To: Alexander Palenzuela <alp@alp-law.com><<mailto:alp@alp-law.com>>>
Subject: RE: 431 Vilabella Avenue ("Property")

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Pic 1 - shows the neighbor tree which as a result of some fallen branches has damaged the top of our fence. The tree is no the neighbor side, as such, it is their responsibility to remove the fallen branches and trim the tree.

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Cc: Romero, Louis A. <CoachRomero@dadeschools.net<mailto:CoachRomero@dadeschools.net>>; William Ortiz
<wortiz@coralgables.com<mailto:wortiz@coralgables.com>>
Subject: Re: 431 Vilabella Avenue ("Property")

Dear Terri:

Please contact Luis Romero at the email address above to schedule an inspection of the fence at the Property. Mr. Romero told me that he will be at work tomorrow between 7AM and 3PM. He is copied on this email and his telephone number is (305) 443-4871, ext. 2354.

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

Date: Monday, January 29, 2018 at 1:45 PM

To: "coachromero@dadeschools.net<mailto:coachromero@dadeschools.net>" <coachromero@dadeschools.net<mailto:coachromero@dadeschools.net>>

Subject: 431 Vilabella Avenue ("Property")

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As we also discussed, I will ask the City if it would like to send a code enforcement inspector to meet with you to assess the fence from the schoolyard side and take photographs and I will get back to you.

Thank you.

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Sheppard, Terri

From: Romero, Louis A. <CoachRomero@dadeschools.net>
Sent: Wednesday, January 31, 2018 1:16 PM
To: Sheppard, Terri
Subject: RE: 431 Vilabella Avenue ("Property")

Please call my office when you arrive.

Louis Romero
Athletic Director / Physical Education Dept Chair Coral Gables Sr High 305-443-4871, Ext 2354 coachromero@dadeschools.net

Go Cavs!!!
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-----Original Message-----

From: Sheppard, Terri [mailto:tsheppard@coralgables.com]
Sent: Wednesday, January 31, 2018 1:15 PM
To: Romero, Louis A. <CoachRomero@dadeschools.net>
Subject: RE: 431 Vilabella Avenue ("Property")

Thank you. I will meet you at the rear parking lot at the south side. Next to the storage containers.

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

From: Romero, Louis A. [mailto:CoachRomero@dadeschools.net]
Sent: Wednesday, January 31, 2018 1:12 PM
To: Sheppard, Terri
Subject: Re: 431 Vilabella Avenue ("Property")

Yes

Louis Romero
Athletic Director / Physical Education Dept Chair Coral Gables Sr High

----- Original message -----

From: "Sheppard, Terri" <tsheppard@coralgables.com>
Date: 1/31/18 1:11 PM (GMT-05:00)
To: "Romero, Louis A." <CoachRomero@dadeschools.net>
Subject: RE: 431 Vilabella Avenue ("Property")

Can we meet today at 2:00 p.m.?

Terri Sheppard
Code Enforcement Officer
Code Enforcement Department
427 Biltmore Way, Suite 100
Coral Gables, FL 33134
(305) 460-5239
(305) 460-5348 fax
tsheppard@coralgables.com<mailto:tsheppard@coralgables.com>

From: Romero, Louis A. [mailto:CoachRomero@dadeschools.net]
Sent: Wednesday, January 31, 2018 10:00 AM
To: Sheppard, Terri
Subject: RE: 431 Vilabella Avenue ("Property")

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coachromero@dadeschools.net<mailto:coachromero@dadeschools.net>

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Sent: Wednesday, January 31, 2018 9:58 AM

To: 'alp@alp-law.com' <alp@alp-law.com<mailto:alp@alp-law.com>>; Ortiz, William <wortiz@coralgables.com<mailto:wortiz@coralgables.com>>; Romero, Louis A. <CoachRomero@dadeschools.net<mailto:CoachRomero@dadeschools.net>>
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From: alp@alp-law.com<mailto:alp@alp-law.com> [mailto:alp@alp-law.com]
Sent: Tuesday, January 30, 2018 6:40 PM
To: Ortiz, William; Sheppard, Terri
Subject: FW: 431 Vilabella Avenue ("Property")

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Finally, please advise regarding the results of Terri's inspection and whether she agrees with Mr. Romero's statements below.

Thanks!

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Date: Tuesday, January 30, 2018 at 11:03 AM
To: Alexander Palenzuela <alp@alp-law.com<mailto:alp@alp-law.com>>
Subject: RE: 431 Vilabella Avenue ("Property")

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Our students are not accessing this property by jumping either fence.

Louis Romero
Athletic Director / Physical Education Dept Chair Coral Gables Sr High 305-443-4871, Ext 2354
coachromero@dadeschools.net<mailto:coachromero@dadeschools.net>

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From: alp@alp-law.com<mailto:alp@alp-law.com> [mailto:alp@alp-law.com]
Sent: Monday, January 29, 2018 1:53 PM
To: Sheppard, Terri <tsheppard@coralgables.com<mailto:tsheppard@coralgables.com>>
Cc: Romero, Louis A. <CoachRomero@dadeschools.net<mailto:CoachRomero@dadeschools.net>>; William Ortiz
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From: Alexander Palenzuela <alp@alp-law.com<mailto:alp@alp-law.com>>

Date: Monday, January 29, 2018 at 1:45 PM

To: "coachromero@dadeschools.net<mailto:coachromero@dadeschools.net>" <coachromero@dadeschools.net<mailto:coachromero@dadeschools.net>>

Subject: 431 Vilabella Avenue ("Property")

Dear Mr. Romero:

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Sent: Wednesday, January 31, 2018 1:12 PM
To: Sheppard, Terri
Subject: Re: 431 Vilabella Avenue ("Property")

Yes

Louis Romero
Athletic Director / Physical Education Dept Chair Coral Gables Sr High

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Sheppard, Terri

From: Romero, Louis A. <CoachRomero@dadeschools.net>
Sent: Wednesday, January 31, 2018 10:00 AM
To: Sheppard, Terri
Subject: RE: 431 Vilabella Avenue ("Property")

Good Morning,

I'm here on campus both today and tomorrow from 7:30 AM til 3 PM.

Louis Romero

Athletic Director / Physical Education Dept Chair
Coral Gables Sr High
305-443-4871, Ext 2354
coachromero@dadeschools.net

Go Cavs!!!

"Cavaliers always conquer & prevail"

From: Sheppard, Terri [mailto:tsheppard@coralgables.com]
Sent: Wednesday, January 31, 2018 9:58 AM
To: 'alp@alp-law.com' <alp@alp-law.com>; Ortiz, William <wortiz@coralgables.com>; Romero, Louis A. <CoachRomero@dadeschools.net>
Subject: RE: 431 Vilabella Avenue ("Property")

Good morning Mr. Romero,

When are you available to meet today or tomorrow so that I may inspect the property?

Thank you,

Terri Sheppard
Code Enforcement Officer
Code Enforcement Department
427 Biltmore Way, Suite 100

Coral Gables, FL 33134
(305) 460-5239
(305) 460-5348 fax
tsheppard@coralgables.com

From: alp@alp-law.com [<mailto:alp@alp-law.com>]
Sent: Tuesday, January 30, 2018 6:40 PM
To: Ortiz, William; Sheppard, Terri
Subject: FW: 431 Vilabella Avenue ("Property")

Dear Will and Terri:

Please see the email from Mr. Romero below and his photographs attached. It seems that the school's fence is damaged. Who at the City can I ask regarding removal of the tree branch that is causing the damage. Specially, would it require a permit and can it be done without replacing the tree. Also, please confirm that trimming a tree on private property is something that the City cannot undertake though its vendors.

Finally, please advise regarding the results of Terri's inspection and whether she agrees with Mr. Romero's statements below.

Thanks!

Very truly yours,

Alexander L. Palenzuela
Law Offices of Alexander L. Palenzuela, P.A.
1200 Brickell Avenue, Suite 1440
Miami, FL 33131-3205
main (305) 375-9510, ext. 303
mobile (305) 333-0467
fax (305) 375-9511
alp@alp-law.com
www.alp-law.com

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From: "Romero, Louis A." <CoachRomero@dadeschools.net>
Date: Tuesday, January 30, 2018 at 11:03 AM
To: Alexander Palenzuela <alp@alp-law.com>
Subject: RE: 431 Vilabella Avenue ("Property")

Good Morning,

Attached are pictures from our side of the property.

Pic 1 – shows the neighbor tree which as a result of some fallen branches has damaged the top of our fence. The tree is no the neighbor side, as such, it is their responsibility to remove the fallen branches and trim the tree.

Pic 2 – shows the fence line is completely standing on our side with the once small section describe in pic 1.

Pic 3 – shows there is a 2nd fence behind our fence on the property in question.

Our students are not accessing this property by jumping either fence.

Louis Romero

Athletic Director / Physical Education Dept Chair
Coral Gables Sr High
305-443-4871, Ext 2354
coachromero@dadeschools.net

Go Cavs!!!

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From: alp@alp-law.com [<mailto:alp@alp-law.com>]
Sent: Monday, January 29, 2018 1:53 PM
To: Sheppard, Terri <tsheppard@coralgables.com>
Cc: Romero, Louis A. <CoachRomero@dadeschools.net>; William Ortiz <wortiz@coralgables.com>
Subject: Re: 431 Vilabella Avenue ("Property")

Dear Terri:

Please contact Luis Romero at the email address above to schedule an inspection of the fence at the Property. Mr. Romero told me that he will be at work tomorrow between 7AM and 3PM. He is copied on this email and his telephone number is (305) 443-4871, ext. 2354.

Thanks!

Very truly yours,

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From: Alexander Palenzuela <alp@alp-law.com>
Date: Monday, January 29, 2018 at 1:45 PM
To: "coachromero@dadeschools.net" <coachromero@dadeschools.net>
Subject: 431 Vilabella Avenue ("Property")

Dear Mr. Romero:

As we just discussed, please see the attached the photographs that the City of Coral Gables sent me, two of which show a damaged fence that appears to allow access from the schoolyard to the back yard of the vacant Property at the above address, which is just south of the school's track. Please

advise whether the fence belongs to the school and whether it needs repair. If it is not the schools's fence, please confirm that the school has its own fence behind the Property, and that the school's fence is intact.

As we also discussed, I will ask the City if it would like to send a code enforcement inspector to meet with you to assess the fence from the schoolyard side and take photographs and I will get back to you.

Thank you.

Very truly yours,

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Sheppard, Terri

From: alp@alp-law.com
Sent: Tuesday, January 30, 2018 6:40 PM
To: Ortiz, William; Sheppard, Terri
Subject: FW: 431 Vilabella Avenue ("Property")
Attachments: Pic 1.jpg; Pic 2.jpg; Pic 3.jpg

Dear Will and Terri:

Please see the email from Mr. Romero below and his photographs attached. It seems that the school's fence is damaged. Who at the City can I ask regarding removal of the tree branch that is causing the damage. Specially, would it require a permit and can it be done without replacing the tree. Also, please confirm that trimming a tree on private property is something that the City cannot undertake though its vendors.

Finally, please advise regarding the results of Terri's inspection and whether she agrees with Mr. Romero's statements below.

Thanks!

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From: "Romero, Louis A." <CoachRomero@dadeschools.net>
Date: Tuesday, January 30, 2018 at 11:03 AM
To: Alexander Palenzuela <alp@alp-law.com>
Subject: RE: 431 Vilabella Avenue ("Property")

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Our students are not accessing this property by jumping either fence.

Louis Romero

*Athletic Director / Physical Education Dept Chair
Coral Gables Sr High
305-443-4871, Ext 2354
coachromero@dadeschools.net*

Go Cavs!!!

“Cavaliers always conquer & prevail”

From: alp@alp-law.com [<mailto:alp@alp-law.com>]
Sent: Monday, January 29, 2018 1:53 PM
To: Sheppard, Terri <tsheppard@coralgables.com>
Cc: Romero, Louis A. <CoachRomero@dadeschools.net>; William Ortiz <wortiz@coralgables.com>
Subject: Re: 431 Vilabella Avenue ("Property")

Dear Terri:

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Thanks!

Very truly yours,

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From: Alexander Palenzuela <alp@alp-law.com>
Date: Monday, January 29, 2018 at 1:45 PM
To: "coachromero@dadeschools.net" <coachromero@dadeschools.net>
Subject: 431 Vilabella Avenue ("Property")

Dear Mr. Romero:

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advise whether the fence belongs to the school and whether it needs repair. If it is not the schools's fence, please confirm that the school has its own fence behind the Property, and that the school's fence is intact.

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Thank you.

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Sheppard, Terri

From: Paz, Joe
Sent: Tuesday, January 30, 2018 2:51 PM
To: Ramos, Claudio
Cc: Ortiz, William; Sheppard, Terri
Subject: RE: 431 Vilabella Avenue

Good afternoon Terri,

I've made multiple site visits to subject property and have not noticed any work or anyone on site.

The exterior lightning by the garage door has been on since Monday (1-29-18). The residence appears vacant.

Thank you,

Joe Paz

From: Ramos, Claudio
Sent: Sunday, January 28, 2018 2:02 PM
To: Paz, Joe
Cc: Ortiz, William; Sheppard, Terri
Subject: Fwd: 431 Vilabella Avenue

Sorry Joe, but I just received this e-mail sent last Thursday.
Claudio

Sent from my iPhone

Begin forwarded message:

From: "Sheppard, Terri" <tsheppard@coralgables.com>
Date: January 25, 2018 at 2:44:52 PM EST
To: "Ramos, Claudio" <cramos@coralgables.com>
Cc: "Ortiz, William" <wortiz@coralgables.com>
Subject: re: 431 Vilabella Avenue

Good afternoon Claudio,

Can you please go by and inspect the above property for work without a permit? Please call me so I can give you additional details.

Thank you,

Terri Sheppard
Code Enforcement Officer
Code Enforcement Department
427 Biltmore Way, Suite 100
Coral Gables, FL 33134
(305) 460-5239
(305) 460-5348 fax
tsheppard@coralgables.com

Sheppard, Terri

From: alp@alp-law.com
Sent: Monday, January 29, 2018 3:32 PM
To: Ortiz, William; Sheppard, Terri
Cc: Suarez, Cristina
Subject: 431 Vilabella Ave
Attachments: Sec._34_202.___Registration_of_abandoned_real_property..docx; Sec._34_204.___Security_requirements..doc; Sec._34_211.___Failure_to_register_and_maintain_a_vacant_property..docx; Sec._105_26.___Adoption_of_building_plumbing_electrical_and_related_technical_codes..doc; Sec._105_226.___Accessory_structures_repair_freedom_from_hazards..doc

Dear Will and Terri:

Please find attached for your review and approval a list of violations to attach to the demand and cease and desist letters for this property. I am attaching the code sections for your convenience.

Please let me know, after tomorrow's inspection, whether the list is complete or if you have any changes. Also, please send me the proposed NOV's for review before they are served.

Thanks!

Very truly yours,

Alexander L. Palenzuela
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Sheppard, Terri

From: alp@alp-law.com
Sent: Monday, January 29, 2018 1:53 PM
To: Sheppard, Terri
Cc: coachromero@dadeschools.net; Ortiz, William
Subject: Re: 431 Vilabella Avenue ("Property")

Dear Terri:

Please contact Luis Romero at the email address above to schedule an inspection of the fence at the Property. Mr. Romero told me that he will be at work tomorrow between 7AM and 3PM. He is copied on this email and his telephone number is (305) 443-4871, ext. 2354.

Thanks!

Very truly yours,

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From: Alexander Palenzuela <alp@alp-law.com>
Date: Monday, January 29, 2018 at 1:45 PM
To: "coachromero@dadeschools.net" <coachromero@dadeschools.net>
Subject: 431 Vilabella Avenue ("Property")

Dear Mr. Romero:

As we just discussed, please see the attached the photographs that the City of Coral Gables sent me, two of which show a damaged fence that appears to allow access from the schoolyard to the back yard of the vacant Property at the above address, which is just south of the school's track. Please advise whether the fence belongs to the school and whether it needs repair. If it is not the schools's fence, please confirm that the school has its own fence behind the Property, and that the school's fence is intact.

As we also discussed, I will ask the City if it would like to send a code enforcement inspector to meet with you to assess the fence from the schoolyard side and take photographs and I will get back to you.

Thank you.

Very truly yours,

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Sheppard, Terri

From: Ramos, Claudio
Sent: Sunday, January 28, 2018 2:02 PM
To: Paz, Joe
Cc: Ortiz, William; Sheppard, Terri
Subject: Fwd: 431 Vilabella Avenue

Sorry Joe, but I just received this e-mail sent last Thursday.
Claudio

Sent from my iPhone

Begin forwarded message:

From: "Sheppard, Terri" <tsheppard@coralgables.com>
Date: January 25, 2018 at 2:44:52 PM EST
To: "Ramos, Claudio" <cramos@coralgables.com>
Cc: "Ortiz, William" <wortiz@coralgables.com>
Subject: re: **431 Vilabella Avenue**

Good afternoon Claudio,

Can you please go by and inspect the above property for work without a permit? Please call me so I can give you additional details.

Thank you,

Terri Sheppard
Code Enforcement Officer
Code Enforcement Department
427 Biltmore Way, Suite 100
Coral Gables, FL 33134
(305) 460-5239
(305) 460-5348 fax
tsheppard@coralgables.com

Sheppard, Terri

From: alp@alp-law.com
Sent: Friday, January 26, 2018 5:56 PM
To: Ortiz, William
Cc: Sheppard, Terri; Suarez, Cristina; Ramos, Miriam
Subject: Re: 431 Vilabella Ave 01-23-18 Rear Fence Damage Needing Repairs
Attachments: image001.jpg; image002.jpg; image003.jpg

Dear Will:

As you requested, I will add this property to the list and begin by contacting the school on Monday.

Thanks and have great weekend!

Very truly yours,

Alexander L. Palenzuela
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From: William Ortiz <wortiz@coralgables.com>
Date: Thursday, January 25, 2018 at 3:44 PM
To: "Sheppard, Terri" <tsheppard@coralgables.com>, Alexander Palenzuela <alp@alp-law.com>
Subject: FW: 431 Vilabella Ave 01-23-18 Rear Fence Damage Needing Repairs

Hi Terri and Alex:

I.T. fixed my Outlook issue so I can send emails again. Please see below regarding 431 Vilabella Ave.

From: Atherley, Cordell
Sent: Tuesday, January 23, 2018 2:08 PM
To: Alonso, Robert; Ortiz, William; Kattou, Michael
Cc: Jenkins, Rhonda; alonso, ntl
Subject: Re: 431 Vilabella Ave 01-23-18 Rear Fence Damage Needing Repairs

Thank you

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Alonso, Robert" <ralonso@coralgables.com>
Date: 1/23/18 1:43 PM (GMT-05:00)
To: "Atherley, Cordell" <catherley@coralgables.com>, "Ortiz, William" <wortiz@coralgables.com>, "Kattou, Michael" <Mkattou@coralgables.com>
Cc: "Jenkins, Rhonda" <rjenkins@coralgables.com>, "alonso, ntl" <ntlalonso@coralgables.com>
Subject: RE: 431 Vilabella Ave 01-23-18 Rear Fence Damage Needing Repairs

A watch order was initiated by Sgt. Baez and the responding units during the first incident. YRU and I helped with the Watch Order Daily. There hasn't been any further incidents out there according to the neighbor that is constantly watching the property. The repairing of the fence should further discourage the student traffic.

From: Atherley, Cordell
Sent: Tuesday, January 23, 2018 1:27 PM
To: Alonso, Robert; Ortiz, William; Kattou, Michael
Cc: Jenkins, Rhonda; alonso, ntl
Subject: Re: 431 Vilabella Ave 01-23-18 Rear Fence Damage Needing Repairs

Do we have a watch order on the location? If we dont please generate one for two weeks on Bravo and charlie shift.
Thank you,
Major Atherley

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Alonso, Robert" <ralonso@coralgables.com>
Date: 1/23/18 1:21 PM (GMT-05:00)
To: "Ortiz, William" <wortiz@coralgables.com>, "Kattou, Michael" <Mkattou@coralgables.com>
Cc: "Jenkins, Rhonda" <rjenkins@coralgables.com>, "Atherley, Cordell" <catherley@coralgables.com>, "alonso, ntl" <ntlalonso@coralgables.com>
Subject: Re: 431 Vilabella Ave 01-23-18 Rear Fence Damage Needing Repairs

Good afternoon Mr. Ortiz and Mr. Kattou,

I hope all is well with you upon receipt of this email.

I am in need of assistance regarding this residential property located at 431 Vilabella Ave (see photos). Our department has recently addressed issues surrounding the trespassing of several students from Coral Gables High School who had been loitering in the rear of the property and also inside the vacant residence that appears to be undergoing construction renovation (GCPD Case #'s 18-000308 & 18-000322). The rear property fence separating the property from the high school field appears to have been damaged by Hurricane Irma and has not been repaired. The damaged fence facilitates the unlawful passage between the private residential property and the high school property. I have made a couple of attempts to notify the property owner Mrs. Milady Irizarry at (760) 622-8169 regarding this issue on 01/15 & 01/16/2018 but she never returned my phone calls where I have left her voice messages.

At the present time we were able to have the workers lock the property therefore keeping trespassers out however according to the neighbors the students cut through the property on occasions.

Please allow me to thank you in advance for your consideration and assistance regarding this matter. Let me know if there is anything I can do to assist you with this.

From: NTL Bob Alonso

Sent: Tuesday, January 23, 2018 12:50 PM

Subject: 431 Vilabella Ave 01-23-18







Sent from my iPhone

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Sheppard, Terri

From: Ortiz, William
Sent: Thursday, January 25, 2018 3:44 PM
To: Sheppard, Terri; 'alp@alp-law.com'
Subject: FW: 431 Vilabella Ave 01-23-18 Rear Fence Damage Needing Repairs

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To: Alonso, Robert; Ortiz, William; Kattou, Michael
Cc: Jenkins, Rhonda; alonso, ntl
Subject: Re: 431 Vilabella Ave 01-23-18 Rear Fence Damage Needing Repairs

Thank you

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Alonso, Robert" <ralonso@coralgables.com>
Date: 1/23/18 1:43 PM (GMT-05:00)
To: "Atherley, Cordell" <catherley@coralgables.com>, "Ortiz, William" <wortiz@coralgables.com>, "Kattou, Michael" <Mkattou@coralgables.com>
Cc: "Jenkins, Rhonda" <rjenkins@coralgables.com>, "alonso, ntl" <ntlalonso@coralgables.com>
Subject: RE: 431 Vilabella Ave 01-23-18 Rear Fence Damage Needing Repairs

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Cc: Jenkins, Rhonda; alonso, ntl
Subject: Re: 431 Vilabella Ave 01-23-18 Rear Fence Damage Needing Repairs

Do we have a watch order on the location? If we dont please generate one for two weeks on Bravo and charlie shift.

Thank you,
Major Atherley

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Alonso, Robert" <ralonso@coralgables.com>
Date: 1/23/18 1:21 PM (GMT-05:00)
To: "Ortiz, William" <wortiz@coralgables.com>, "Kattou, Michael" <Mkattou@coralgables.com>
Cc: "Jenkins, Rhonda" <rjenkins@coralgables.com>, "Atherley, Cordell" <catherley@coralgables.com>, "alonso, ntl" <ntlalonso@coralgables.com>
Subject: Re: 431 Vilabella Ave 01-23-18 Rear Fence Damage Needing Repairs

Good afternoon Mr. Ortiz and Mr. Kattou,

I hope all is well with you upon receipt of this email.

I am in need of assistance regarding this residential property located at 431 Vilabella Ave (see photos). Our department has recently addressed issues surrounding the trespassing of several students from Coral Gables High School who had been loitering in the rear of the property and also inside the vacant residence that appears to be undergoing construction renovation (GCPD Case #'s 18-000308 & 18-000322). The rear property fence separating the property from the high school field appears to have been damaged by Hurricane Irma and has not been repaired. The damaged fence facilitates the unlawful passage between the private residential property and the high school property. I have made a couple of attempts to notify the property owner Mrs. Milady Irizarry at (760) 622-8169 regarding this issue on 01/15 & 01/16/2018 but she never returned my phone calls where I have left her voice messages.

At the present time we were able to have the workers lock the property therefore keeping trespassers out however according to the neighbors the students cut through the property on occasions.

Please allow me to thank you in advance for your consideration and assistance regarding this matter. Let me know if there is anything I can do to assist you with this.

From: NTL Bob Alonso

Sent: Tuesday, January 23, 2018 12:50 PM

Subject: 431 Vilabella Ave 01-23-18







Sent from my iPhone