

Request for Case # NOVI-25-05-10415 (4800 le Jeune Rd)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Could you please send me a copy of the summons when it is ready.

Thanks!

Sincerely yours,

Alexander L. Palenzuela
Office of Alexander L. Palenzuela, P.A.
1000 Brickell Avenue, Suite 1950
Miami, FL 33131-3298
(305) 333-0467
alp@alp-law.com
alp-law.com

CONFIDENTIAL COMMUNICATION: This message, together with any attachments, is intended only for the addressee. It may contain information that is legally privileged, confidential, and exempt from public release. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this message in error, please notify the sender immediately by telephone, at (305) 333-0467 and by return e-mail and double delete this message, along with any reply and attachments.

Public Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records and are available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

Christopher, Christopher

Samuel, Samuel

Donna; alp@alp-law.com



Reply



Reply all



Forward

Tue 9/23/2025

5 year delete (5 years) Expires: Sun 9/22/2030 11:05 AM

Morning Samuel. My apologies for not sending this email out sooner but I would like to take this case to next month's Codeboard for Failure to register property of Coral Gables (Vacant Property).

NOVI-25-05-10415 (4800 le Jeune Rd).

the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by telephone, at (305) 333-0467 and by return e-mail and double delete this message, along with any reply and attachments.

Annie Santisteban-Diaz <annie@rjdpa.com>

Wednesday, October 1, 2025 at 3:16 PM

Office of Alexander L. Palenzuela, P.A." <alp@alp-law.com>

Ania Carvalho <yesse@rjdpa.com>

Address: 4800 LeJeune Rd

Thank you for providing me with a copy of the summons. We have discussed this before without arriving at a conclusion.

Now, my issue is with the classification of the property as being abandoned. I searched for the definition of abandoned property in the Coral Gables Code and for the City of Miami's *Code Enforcement*, the following definition: **Abandoned real property means any real property located in the city, whether vacant or occupied, which is subject to a mortgage, has had a lis pendens against it by the lender holding a mortgage on the property, is subject to an ongoing foreclosure action by the lender, or is subject to an application for a tax deed or pending tax assessors lien sale, or has been transferred to the lender under a deed in lieu of foreclosure. The subject property does not fall within the foregoing definition. To the extent that there was a prior action, the same section further states that: The designation of a property as "abandoned" shall remain in place until such time as the property is sold or transferred to a new owner, the foreclosure action has been dismissed, and any default on the mortgage has been cured.** In the case of the subject property the matter was dismissed some time ago.

Therefore, I again state that the subject property does not fall within the definition of abandoned property thus should not be required to be registered. As such, there is no need to register the property.

Please let me know if you agree or how I should proceed if you don't agree.

Annie Santisteban



Annie Santisteban, Esq.

Richard J. Diaz, P.A.

T: (305) 444-7181 | F: (305) 402-7879 | annie@rjdpa.com

3127 Ponce de Leon Blvd, Coral Gables, FL 33134



Rd

error, please notify the sender immediately by telephone, at (305) 333-0467 and by return e-mail and double delete this message, along with any reply and attachments.

Reply

Reply all

Forward

Law Office of Alexander L. Palenzuela, P.A." <alp@alp-law.com>

Wednesday, October 1, 2025 at 3:25 PM

Santisteban-Diaz <annie@rjdpa.com>

Carvalho <yesse@rjdpa.com>

Re: 4800 LeJeune Rd

Good afternoon, Ms. Santisteban.

The following also constitutes abandoned property that must be registered, pursuant to Sec. 34-198 of the City Code, entitled "Definitions".

Unimproved real property and vacant real property that is also blighted property or that the city has cited for a violation of the applicable codes shall also meet the definition of abandoned real property, even if the unimproved or vacant property is not encumbered by a mortgage that it is in default or the subject of a tax deed proceeding.

The definition of blighted property means:

(1) Properties that have broken or severely damaged windows, doors, walls, or roofs that create hazardous conditions and encourage trespassing; (2) Properties that are in poor maintenance and are not in conformance with the maintenance of other neighboring properties, causing a decrease in value of the neighboring properties; (3) Properties that are a public nuisance pursuant to this Code; or (4) Properties that endanger the public's health, safety, or welfare because the properties or improvements thereon are dilapidated, deteriorated, or violate minimum health and safety standards or lack maintenance as required by the city and zoning codes.

If you do not attend the hearing to challenge the City's proposed action, if you do not agree.

Yours,

Alexander L. Palenzuela

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

4800 LeJeune Avenue, Suite 1950

Fort Lauderdale, FL 33311-3298

Phone: 333-0467

alp@alp-law.com

alp-law.com