



**City of Coral Gables  
Development Services Department**

**CONSTRUCTION REGULATION BOARD  
CASE RESUME**

**HEARING DATE:** October 15, 2018

**CASE NO.:** 18-7742

**CONTRACTOR:** ONE STOP CONSTRUCTION and JESUS DAER VELAZQUEZ

**DESCRIPTION OF VIOLATION:** Section 101-58 of the City Code, entitled "Violations," which provides, in pertinent part, that it shall be a violation for any contractor or subcontractor, operating within the City:

Section 101-23 of the City Code, entitled "Violations", which provides, in pertinent part, that it shall be a violation for any contractor or subcontractor, operating within the City:

- (2) Abandon without legal excuse a construction project or operation in which the contractor is engaged under contract as a contractor;
- (7) Fail to fulfill contractual obligations in connection with any contract or construction project, including, but not limited to, payment for material furnished or work or services performed; and
- (9) Do any fraudulent act as a certificate holder by which another is injured.

**DATES AND ACTIVITIES:**

10/19/17	Contract signed (4315 Anderson Road)
10/19/17	Payment of \$21,986.58 paid to contractor for initial deposit
10/20/18	Permit No. BL-17-12-1814 issued
11/06/17	Payment of \$18,322 paid to contractor
12/21/17	Payment of \$18,322.17 paid to contractor
02/15/18	Payment of \$18,322.12 paid to contractor
04/03/18	Payment of \$6,000 paid to contractor
04/12/18	Payment of \$7,500 paid to contractor
04/13/18	Payment of \$32,000 paid to contractor
05/22/18	Change of Contractor Permit No. BL-18-05-3960 issued
06/13/18	Contractor Complaint submitted by property owner
08/29/18	Notice of Contractor Violation and Notice of Hearing mailed via Certified Mail
09/01/18	Notice of Hearing Delivered as per USPS Tracking (1)
09/05/18	Notice of Hearing Delivered as per USPS Tracking (2)
09/17/18	Board Hearing

09/17/18 Contractor called *and* emailed informing staff they were ill and would not be able to attend the Board Hearing; a continuance was requested  
09/17/18 The contractor was granted a one-time continuance as per City Attorney's office and the Case has been re-scheduled to the October 15, 2018 Board Hearing  
09/27/18 Notice of Contractor Violation and Notice of Hearing mailed via Certified Mail  
10/15/18 Board Hearing

**DEPUTY BUILDING OFFICIAL'S COMMENTS AND RECOMMENDATION:**

The property owner paid the contractor \$122,452.87 and they abandoned the job without fulfilling their contractual obligations. The owner had to hire a new contractor and apply for a Change of Contractor permit in order to continue with the home remodel.

I recommend this case be referred to the Miami-Dade County Board of Rules and Appeals and to the State of Florida Construction Industry Licensing Board for prosecution.

CITY OF CORAL GABLES  
CONSTRUCTION REGULATION BOARD  
CONTRACTOR COMPLAINT FORM

1. Name of Complainant(s) Michelle + Thomas Diverio  
Affiant
2. Current address 628 Gondoliere Ave, Coral Gables, Fl 33143
3. Address of location where the job was performed 4315 Anderson Road Coral Gables Fl 33146
4. Contact telephone no. (305) 794 7979
5. What is the name and address of the company(s) or individual(s) you contracted with? One Stop Construction, Jesus Velazquez, 1000 Ponce de Leon Blvd #208
6. What is the name(s) of the person(s) you deal with from that company?  
Jesus Velazquez
7. Did the company or individual represent they were licensed?  Yes or  No. If yes, what license number did he/she/they use? CGC 1505208
8. What else was said, done, written or shown to you to cause you to believe the individual company was licensed? DBPR online services website
9. Did you enter into a written agreement/contract with that company or person?  Yes or  No.  
If yes, please provide a copy of all written agreements/contracts entered into.
10. What was the date the agreement/contract was entered into? 10/19/17
11. What date (or approximate) did the work begin? 10/20/17
12. What work was supposed to be done under the terms of the contract? Build a demolish existing home and build new home
13. What was the total amount to be paid under the contract? 366,443.50
14. What were the terms of payment (draws) to be paid under the contract?  
See attachment - payment schedule

15. Did you make any payments? If so, please list the date and amount of each payment and to whom the payment was given. If payments were different from the terms of the contract, please explain why they were different. If checks were given, please provide copies of the front and back of all checks. Important! Please fill this portion out completely.

Date of Payment	Amount	Reason for Payment
<u>10/19/17</u>	<u>\$ 21,986.58</u>	<u>6% deposit</u>
<u>11/3/17</u>	<u>18,322.00</u>	<u>5% demo</u>
<u>12/20/17</u>	<u>18,322.07</u>	<u>5% foundation / slab</u>
<u>2/15/18</u>	<u>18,322.17</u>	<u>5% masonry</u>

16. To your knowledge, was a permit obtained?  Yes or  No.

By whom? Owner / Contractor

<u>3/19/18</u>	<u>6078.00</u>	<u>TRUSSES</u>
<u>3/19/18</u>	<u>2810.06</u>	<u>Metal frame</u>
<u>5/3/18</u>	<u>6000</u>	<u>Wood + labor</u>
<u>4/13/18</u>	<u>32000</u>	<u>completion of structure</u>
<u>4/12/18</u>	<u>7,500</u>	<u>" "</u>

CITY'S

EXHIBIT 1

17. Please provide a brief summary of the nature of your complaint.

A contract for construction on the 4315 Anderson Road property (the Project) was entered into between the parties in October of 2017 (the Contract). On April 3, 2018 Jesus Velazquez met with Mr. and Mrs. Diverio at their home and claimed that he could not complete his obligations under the Contract. Jesus Velazquez claimed that he miscalculated the cost of the project, despite the binding contract price. The first mention of this was on April 3, 2018 and six months after taking a significant amount of the Diverios funds. The Contract had a detailed breakdown of the pricing for each aspect of the Project along with a payment schedule and addendum, all of which drafted by you. The Contract also contained a provision which stated that there would be no alteration or deviation from the contract pricing unless there was a written order. No written orders were submitted or agreed upon by the Diverios at any point in time. Specifically, on April 12, 2018 Jesus Velazquez conferenced Mrs. Diverio and assured her that if she paid you the \$39,500.00 in question he would finish the project. As such she made two wire transfers to his account timely and yet he never moved the Project towards completion as agreed upon. To date, Jesus Velazquez have been issued payment in the amount of \$131,341.00 which is more than the \$121,985.00 agreed upon to complete demolition and the shell structure. Currently the project has been delayed over three months, despite the guarantee by Jesus Velazquez that this project would be completed by July 2018. It was explained to him that this project must be completed by July if not the Diverios would be charged additional fees for rent and cost of living. Jesus Velazquez assured the Diverios on several occasions that the project would be timely completed. Currently, the Project is at a state of array - the tie beam was not completed, the trusses nor subfloors were completed, all of which are line items that they paid for. Consequently, the Diverios were forced to contract with another company to finish the Project. As a result, they are incurring additional fees and the Project will not be completed timely. Moreover, Jesus Velazquez has in his possession the Diverios rental water meter despite several attempts by Diverios for him to return it. The Police have been contacted and a police report has been filed as this constitutes theft. Nonetheless, he refuses to give the City of Miami Dade's water meter back. As a result this is now a criminal matter.

- 18. Describe the extent of work done by the contractor. And if you know, what is the estimated value of the work done? *demolition and portion of structure*
- 19. When or what date was the last time the contractor performed work? *March 2018*
- 20. Did he/she work steadily from the date he/she started work?  Yes or  No
- 21. Have you had conversations with the contractor regarding your complaint since he/she stopped or finished work?  Yes or  No  
If yes, explain.
- 22. To your knowledge, have any inspections been performed by the Development Services Department?  Yes or  No
- 23. Have you had any independent sources inspect the work, such as an architect, engineer or another contractor? If so, what was their determination? If a report was made, please attach a copy of their report.  Yes or  No  
*no report. They determined faulty workmanship.*
- 24. Have any liens been filed against you property by the contractor, subcontractor or suppliers?  Yes or  No
- 25. Have you filed a civil suit against the contractor?  Yes or  No (not yet)

x *Michelle Diverio*  
Affiant (property owner or authorized representative)

STATE OF FLORIDA            )  
ss  
COUNTY OF MIAMI-DADE    )

Sworn to or affirmed and subscribed before me this 13<sup>th</sup> day of JUNE, 20 18 by \_\_\_\_\_ who has taken an oath and is personally known to me or has produced FDL as identification.

My Commission Expires: 6/28/2020.



*Chm*  
Notary Public



**Proposal**

<b>Proposal Submitted to:</b>		<b>Date:</b> 10/18/17	
Name:	Thomas Diverio	From:	One Stop Construction
Address:	4315 Anderson Rd Coral Gables FL 33134		1000 Ponce de Leon Blvd Suite 208 Coral Gables, FL 33134
Phone:	305-794-8887 <a href="mailto:thomas.diverio@gmail.com">thomas.diverio@gmail.com</a>		305-442-2799 O/786-299-7209 M

We hereby submit specifications and estimate for:

**Scope:**

**new residential single family construction**

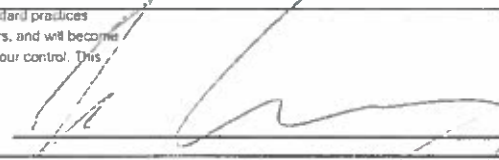
demolition and mobilization	\$ 14,320.00
new tile roof & trusses	\$ 38,750.00
drywall and finish	\$ 22,350.00
insulation	\$ 3,650.00
mechanical(includes split system and ductwork)	\$ 19,350.00
electrical (includes arc fault and GFCI)	\$ 36,545.00
plumbing(includes kitchen,WH and bids)	\$ 28,790.00
bathrooms x 3.5	
kitchen/gaarage wall	\$ 1,800.00
flooring(includes)	
relocate compressor	\$ 900.00
millwork(includes closet doors,baseboard,etc)	
structural	\$ 107,665.00
windows and doors(includes french doors. )	\$ 36,750.00
stucco (includes T&G eave)	\$ 12,350.00
exterior crown decorative molding	\$ 3,750.00
engineering fees(compact/density/termitte)	\$ 2,135.00
cleaning services	\$ 1,020.00
port o let and container services	\$ 880.00
contractor overhead and profit	10% \$ 35,438.50
septic	
fence	
pool(includes pool deck pavers)	
driveway	
cabana	
<b>Total</b>	<b>\$ 366,443.50</b>

Note: Any deviation from the plans as per location of electrical, plumbing or mechanical will not be at the contractors expense.

Total \$ 366,443.50 payment arrangement TBD

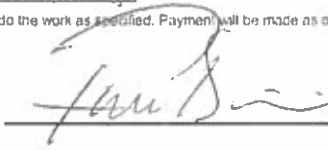
We hereby Propose to furnish labor and Materials-complete in accordance with the above specifications, for the sum of \$ 366,443.50 with payments to be made as listed above.

All materials guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon stakes, accident or delays beyond our control. This proposal subject to acceptance within 30 days and it is void thereafter at the option of the undersigned.

Authorized Signature 

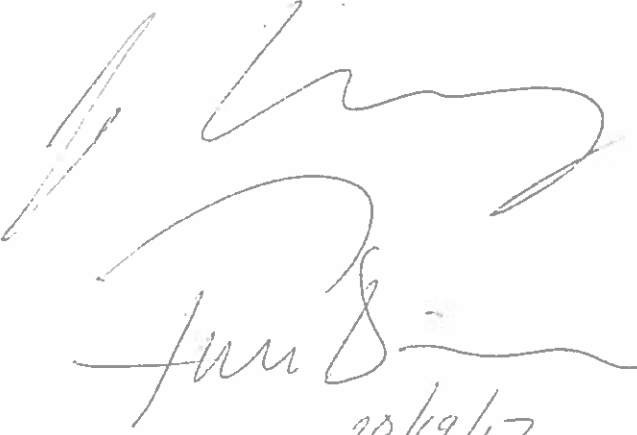
Acceptance of Proposal

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted: 10/19/17 Signature: 

Date: 10/19/17 Signature: \_\_\_\_\_



Addendum	
Proposal Submitted to:	Date: 10/18/17
Name: Thomas Diverio	From: One Stop Construction
Address: 4315 Anderson Rd	1000 Ponce de Leon Blvd Suite 208
Coral Gables FL 33134	Coral Gables, FL 33134
Phone: 305-794-8887	305-442-2799 O/786-299-7209 M
<a href="mailto:thomas.diverio@gmail.com">thomas.diverio@gmail.com</a>	
<p>Demolition-Cut walls @ foundation to preserve foundation during demolition            Roof &amp; Trusses- includes concrete flat tile roof in charcoal color            all water proofing /plywood sheathing/trusses/roof vents to be black or bronze color            gutter not included            fascia to be same material as eave            Drywall &amp; Finish- include reveal @ base/level 4 smooth finish/includes fireplace framing plywood finish/backing at kitchen/bathrooms            Insulation- provide wall insulation @ bedrooms 2 walls each            Mechanical- vents to be white linear difusers/18 seer Rheem manufacturer            includes relocation of existing compressor after CO/pre run wires            Electrical- includes recessed lights and trims (square)/flat scewless outlets and switch plates/includes recessed lights exterior/            includes flood lights at eaves/includes décor light J-boxes interior /exterior /dimmers where needed            Plumbing- Includes exterior hose bibs/            Structural- includes moving kitchen wall after CO            Windows &amp; Doors- includes all windows and doors as per schedule (Bronze color impact rated)            Stucco- smooth sanded finish/eaves to be cypress select/exterior crown(included)/includes all stucco banding per plans            include drywall in the garage walls per plans            General -8-10 month completion after permit issued and deposit cleared/ payment according to agreed upon payment schedule            Project to be completed as per plans &amp; FBC</p> <div style="text-align: center; margin-top: 20px;">               10/19/17           </div>	



Construction Savings: Account Activity Transaction Details

Check number: 00000001074

Post date: 11/06/2017

Amount: -18,322.00

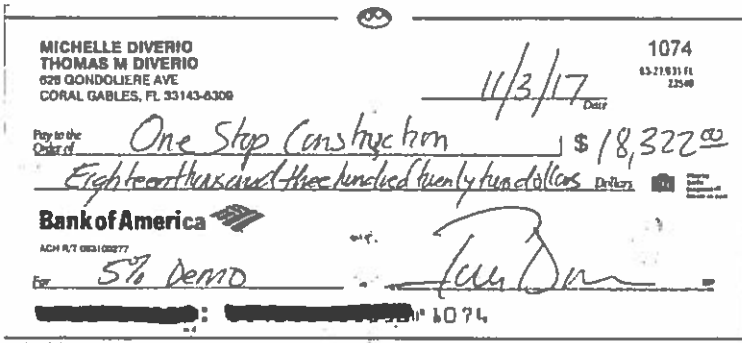
Type: Check

Description: Check

Merchant name: Check



Transaction category: Cash, Checks & Misc: Checks







Construction Savings: Account Activity Transaction Details

Check number: 00000001077

Post date: 12/21/2017

Amount: -18,322.17

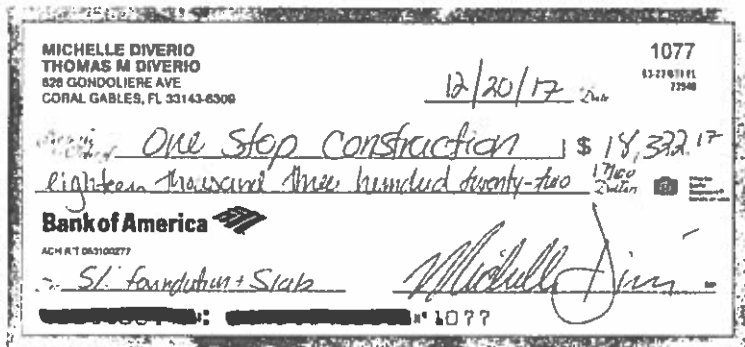
Type: Check

Description: Check

Merchant name: Check



Transaction category: Cash, Checks & Misc: Checks





Construction Savings: Account Activity Transaction Details

Check number: 00000001080

Post date: 02/15/2018

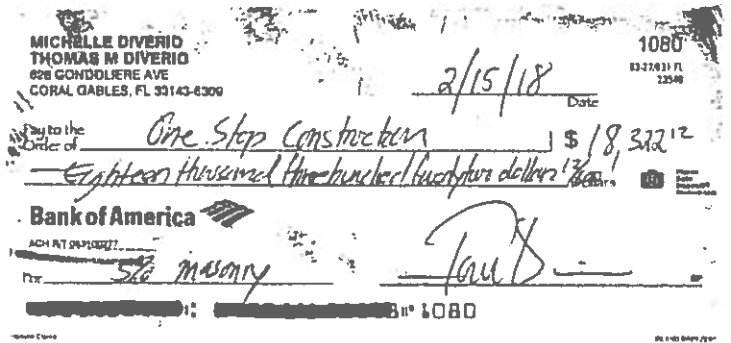
Amount: -18,322.12

Type: Check

Description: Check

Merchant name: Check

Transaction category: Cash, Checks & Misc: Checks



Construction Savings: Account Activity Transaction Details

Check number: 00000001086

Post date: 04/03/2018

Amount: -6,000.00

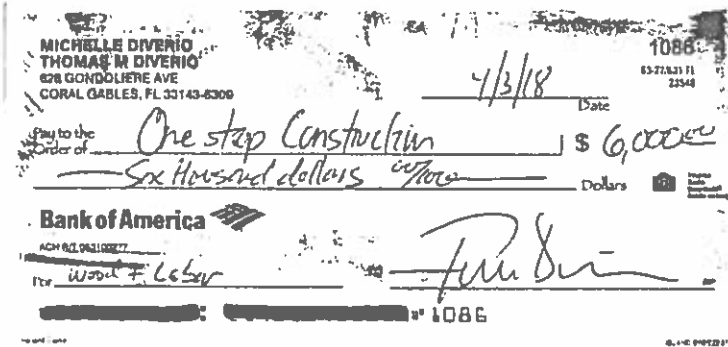
Type: Check

Description: Check

Merchant name: Check



Transaction category: Cash, Checks & Misc: Checks



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**Construction Savings: Account Activity Transaction Details**

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**Post date:** 04/12/2018

**Amount:** -7,500.00

**Type:** Withdrawal

**Description:** WIRE TYPE:WIRE OUT DATE:180412  
TIME:1200 ET TRN:2018041200284617  
SERVICE REF:007646 BNF:ONE STOP  
CONSTRUCTION ID:XXXXX9095 BNF BK:JPMO  
RGAN CHASE BANK, NA ID:XXXXX4131 PMT  
DET:228683344

**Merchant name:** ONE STOP CONSTRUCTION



**Transaction category:** Business Expenses: Business Miscellaneous

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**Construction Savings: Account Activity Transaction Details**

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**Post date:** 04/13/2018

**Amount:** -32,000.00

**Type:** Transfer

**Description:** TRANSFER MICHELLE DIVERIO:One stop  
constructio Confirmation# 1565313937

**Merchant name:** MICHELLE DIVERIO:ONE STOP CONSTRUCTIO  


**Transaction  
category:** Uncategorized: Uncategorized

Development Services Department  
 405 Biltmore Way, Third Floor  
 Coral Gables, Florida 33134  
 Tel: 305-460-5235  
 Fax: 305-460-5261  
 www.coralgables.com

BL-17-07-1490



1289js

CITY OF CORAL GABLES  
 DEVELOPMENT SERVICES DEPARTMENT

Permit Application

ALL OF THE FOLLOWING MUST BE COMPLETED BY APPLICANT ACCORDING TO FS 713.35

Date: 6/28/17

Permit Change:	<input checked="" type="checkbox"/>
Change of Contractor	
Permit Extension	
Permit Renewal	
Permit Revision	
Permit Supplement	

Permit Type:	<input checked="" type="checkbox"/>
Building	X
Electrical	X
Mechanical	X
Plumbing	X
Misc.	
App.	

Master Permit #: \_\_\_\_\_  
 Sub Permit #: \_\_\_\_\_

Project Information:	<input checked="" type="checkbox"/>
Commercial:	<input type="checkbox"/>
Residential:	<input checked="" type="checkbox"/>
Linear Feet:	<input checked="" type="checkbox"/>
Square Feet:	<u>1499</u> <input checked="" type="checkbox"/>
Cost of Work:	<u>\$175,000.00</u> <input checked="" type="checkbox"/>

DESCRIPTION OF WORK (PRINT):  
RENOVATION + ADDITIONS TO EXISTING HOME

JOB ADDRESS: #215, 271,537.50  
4315 ANDERSON RD, CORAL GABLES,  
 Folio #: 03 4120 022 1140  
 Lot: 35, 36 Block: 11  
 Subdivision: \_\_\_\_\_  
 Plat book: 28 Page: 31

PROPERTY OWNER:  
 Name: THOMAS + MICHELLE DIVERIO  
 Address: 628 GONDOLIERE AVE  
 City/State/Zip: CORAL GABLES, FL, 33143  
 Telephone No.: 305-794-8887

CONTRACTOR COMPANY NAME:  
One Stop Construction  
 Address: 1000 Ponce De Leon Blvd # 208  
 City/State/Zip: Coral Gables FL 33134  
 License No.: C6C1505208 Telephone No.: 305-442-2799

ARCHITECT: SALTO DESIGN LAB  
 Name: MAURICIO SALAZAR  
 Address: 618 NE 191 TERRACE, MIAMI, FL, 33179

ENGINEER:  
 Name: SAM LYUBKIN P.E.  
 Address: 2632 HOLLYWOOD BLVD #105, HOLLYWOOD, FL, 33022

BONDING:  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_

MORTGAGE LENDER:  
 Name: PENNEY MACK  
 Address: \_\_\_\_\_

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES BOILERS, HEATERS TANKS, AND AIR CONDITIONERS, etc.  
 OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning. WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT. The Historical Resources Department's approval is required prior to the issuance of a demolition permit.

Signature of Owner: [Signature]  
 Owner's Name (Print): TOM DIVERIO

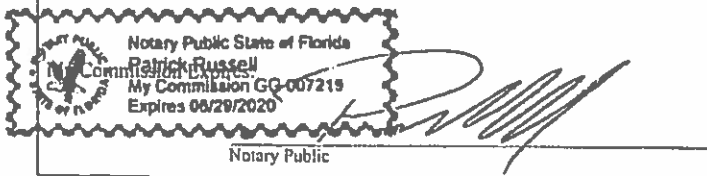
Signature of Qualifier: [Signature]  
 Qualifier's Name (Print): Jesus Velazquez

STATE OF FLORIDA )  
 SS )  
 COUNTY OF MIAMI-DADE )

STATE OF FLORIDA )  
 SS )  
 COUNTY OF MIAMI-DADE )

Sworn to or affirmed and subscribed before me this 28 day of 6, in the year 2017  
 by TOM DIVERIO who has taken an oath and is personally known to me or has produced N/A as identification.

Sworn to or affirmed and subscribed before me this 19 day of Oct, in the year 2017  
 by Jesus Velazquez who has taken an oath and is personally known to me or has produced FL DRIVERS LICENSE as identification.



Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables, Florida 33134



5/21/18

Tel: 305-460-5235  
Fax: 305-460-5261  
www.coralgables.com  
applications@coralgables.com

**CITY OF CORAL GABLES**  
**DEVELOPMENT SERVICE DEPARTMENT**  
**Permit Application**

CHANGE OF CONT  
TO: BL-18-05-3960

ALL OF THE FOLLOWING MUST BE COMPLETED BY APPLICANT ACCORDING TO FS 713.135

Date: 5/22/18	Permit Type: <input checked="" type="checkbox"/> Building	Master Permit #: BL-17-07-1490
Permit Change: <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Electrical	Sub Permit #:
Change of Contractor: <input checked="" type="checkbox"/>	<input type="checkbox"/> Mechanical	Project Information: <input checked="" type="checkbox"/>
Permit Extension: <input type="checkbox"/>	<input type="checkbox"/> Plumbing	Commercial: <input type="checkbox"/> Residential: <input checked="" type="checkbox"/>
Permit Renewal: <input type="checkbox"/>	Misc. <input type="checkbox"/>	Linear Feet: <input type="checkbox"/>
Permit Revision: <input type="checkbox"/>	App. <input type="checkbox"/>	Square Feet: <input type="checkbox"/>
Permit Supplement: <input type="checkbox"/>	Date: 5/22/18	Cost of Work: <input type="checkbox"/>

DESCRIPTION OF WORK (PRINT):  
Change of Contractor  
1 Story Addition

Job Address: 4315 ANDERSON ROAD  
CORAL GABLES FL 33143  
Folio #: 13  
Lot: 35+36 Block: 11  
Subdivision: Cocoplum  
Plat book: Page:

PROPERTY OWNER:  
Name: Michelle DiVito  
Address: 4315 ANDERSON RD  
City/State/Zip: Coral Gables FL 33146  
Telephone No.: (305) 794-7979  
Email:

CONTRACTOR COMPANY NAME: KROME CONSTRUCTION  
Qualifier Name: JORDAN GEUBER  
Address: 316 NE 80 TERRACE  
City/State/Zip: MIAMI FL 33138  
License No.: CG 1520882 Telephone No.: 305-720-6060  
Email: JGEUBER@KROMECONSTRUCTION.COM

ARCHITECT:  
Name: MAURICIO SILVA-BOCA  
Address:

ENGINEER:  
Name:  
Address:

BONDING:  
Name:  
Address:

MORTGAGE LENDER:  
Name:  
Address:

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES BOILERS, HEATERS TANKS, AND AIR CONDITIONERS, etc. AFFIDAVIT OF OWNER/LESSEE/AUTHORIZED AGENT: Under penalties of perjury and the City of Coral Gables False Claims and Presentations Ordinance, City Code Chapter 39, I certify that I am the owner or that I have the owner's full consent and authorization to sign this application to obtain a permit to perform the above-mentioned work; that all the foregoing information is accurate; and that all work will be done in compliance with all applicable laws regulating construction and zoning. WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT. The Historical Resources & Cultural Arts Department's approval is required prior to the issuance of a demolition permit. The Qualifier cannot sign below as Owner/Lessee/Authorized Agent.

Signature of Owner/Lessee/Authorized Agent: Michelle DiVito Signature of Qualifier: Jordan Geuber  
Owner/Lessee/Authorized Agent Name (Print): Michelle DiVito Qualifier Name (Print): JORDAN GEUBER

STATE OF FLORIDA )  
55 )  
COUNTY OF MIAMI-DADE )  
Sworn to or affirmed and subscribed before me this 4<sup>th</sup> day of May, 2018, by Michelle DiVito who has taken an oath and is personally known to me or has produced ID as identification.  
My Commission Expires: [Signature]  
Notary Public

STATE OF FLORIDA )  
55 )  
COUNTY OF MIAMI-DADE )  
Sworn to or affirmed and subscribed before me this 3<sup>rd</sup> day of May, in the year 2018, by Jordan Geuber who has taken an oath and is personally known to me or has produced as identification.  
My Commission Expires: [Signature]

E. J. BERMUDEZ  
Commission # FF 243278  
Expires June 23, 2019  
Bonds & Third Party Fidelity Insurance 800-385-7019

HOLLY C. WAVES  
Notary Public - State of Florida  
Commission # GG 038908  
My Comm. Expires Oct 16, 2020  
Bonded through National Notary Assn.

Permits

File Edit Record Navigate Form Reports Format Tab Help

Navigation icons: Home, Back, Forward, Print, Refresh, Stop, Jump 1, Help, etc.

Main Contractors Custom Fields Fees Plan Routing Actions Fee Summary Sub Permits Routing History Parcels Routing Status

Permit type: **bl26E** RESIDENTIAL ADDITION Permit #: **BL-17-07-1490**  
Address: 4315 ANDERSON RD Parcel #: 03-4120-022-1140  
Apt/Suite:   
City: CORAL GABLES State: FL Zip: 33146-1228

Permit Information  
Master permit: Project: Description: CHANGE OF CONTRACTOR TO BL-18-05-3960 \*\*\* INCLUSIVE/ 1 STORY ADDITION (NEAR TOTAL DEMO OF EXTG STRUCTURE), SIMPLIFIED/CABANNA, CONCRETE DRIVEWAY & AUTOCOURT, PAVER POOL DECK, A/C & EQUIP SLABS, CLF, GATES  
Routing queue: bl202 Status: canceled Applied: 07/12/2017 Approved: 10/20/2017 Issued: 10/20/2017 Closed/Final: 05/22/2018  
Submitted: Clock: Stopped Days: 314 Expires: 01/08/2019  
Submitted via:

Owner  
Last name: THOMAS DIVERIO & MICHEL First name: 628 GONDOLIERE AVE  
Phone: ( ) - Email: Address: CORAL GABLES FL 33143-6309

Applicant  
 Owner is applicant?  Contractor is applicant?  
Last name: THOMAS DIVERIO & MICHEL First name: 628 GONDOLIERE AVE  
Phone: ( ) - Cust #: 042500 Address: CORAL GABLES FL 33143-6309  
Email:  Email inspection results

Lender  
Last name: First name:  
Phone: ( ) - Email: Address:



Permits

File Edit Record Navigate Form Reports Format Tab Grid Help

Navigation icons: Home, Back, Forward, Print, Refresh, Stop, Jump 1, Help, and other utility icons.

Main **Contractors** Custom Fields Fees Plan Routing Actions Fee Summary Sub Permits Routing History Parcels Routing Status

Permit #  Address   
Permit type

Contractors Name / Address

Address   Primary  
 Consumer Applicant  
Phone  License #   
License #  License #  License #   
Contact  Phone  License #   
Contact email  Fax   
 Mail hard copy  Send email  Send fax

e Permits

File Edit Record Navigate Form Reports Format Tab Help

Navigation icons: Home, Back, Forward, Print, Jump 1, and other utility icons.

Main | Contractors | Custom Fields | Fees | Plan Routing | Actions | **Fee Summary** | Sub Permits | Routing History | Parcels | Roy

Permit #	BL-17-07-1490	Address	4315 ANDERSON RD CORAL GABLES FL 33146-1228
Permit type	RESIDENTIAL ADDITION		

Total calculated	8,517.06	(Initial fees)	
Total billed	8,517.06	(including adjustments)	Total unbilled 0.00
Total penalty	0.00	(including adjustments)	
Total receipt	8,517.06	(including adjustments)	
Total refunded	0.00	(including adjustments)	
Billed balance	0.00		Total balance 0.00
Total advisory	1,499.00		
Last bill date	10/20/2017		
Last penalty date			

Permits

File Edit Record Navigate Form Reports Format Tab Grid Help



Main Contractors Custom Fields Fees Plan Routing **Actions** Fee Summary Sub Permits Routing History Parcels Routing

Permit #:  Address:   
 Permit type:

Group	Action Code	Action Description	Completion Date	Complete Code
1	PLAN REVIEW	Routed		
2	PLAN PROCESSING	Routed		
3	CASHIER	Routed		
4	NOTICE OF COMMENCEMENT	Routed		
5	LANDSCAPE PLAN REVIEW	Routed		
-	INSPECTION	Canceled		
6	bi002	ARCH/ENG REVIEW SOIL CONDITION LETT	12/15/2017 12:58:01 PM	<input checked="" type="checkbox"/> comp
6	zn006	CERTIFICATE OF LANDSCAPE COMPLETIO		<input type="checkbox"/>
6	pw821	CONCRETE PERIMETER/STEEL		<input type="checkbox"/>
6	zn002	DRIVEWAY SETBACK		<input type="checkbox"/>
6	pw837	FINAL PUBLIC WORKS (BLDG PERMIT)		<input type="checkbox"/>
6	bi084	FINAL STRUCTURAL		<input type="checkbox"/>
6	zn010	FINAL SURVEY-NEW SF OVER 100		<input type="checkbox"/>
6	zn004	FINAL ZONING		<input type="checkbox"/>
6	bi108	FLOOR JOISTS		<input type="checkbox"/>
6	bi112	FOUNDATION ADDITIONS/NEW - SOIL LETT		<input type="checkbox"/>
6	bi112	FOUNDATION ADDITIONS/NEW - SOIL LETT		<input type="checkbox"/>
6	bi112	FOUNDATION ADDITIONS/NEW - SOIL LETT	12/18/2017 02:55:53 PM	<input checked="" type="checkbox"/> reject
6	bi112	FOUNDATION ADDITIONS/NEW - SOIL LETT	12/19/2017 12:00:00 AM	<input checked="" type="checkbox"/> reject
6	bi114	FRAMING 01 FLOOR		<input type="checkbox"/>
6	bi171	INSULATION 01 FLOOR		<input type="checkbox"/>
6	b214	POURED CELLS 01 FLOOR	01/25/2018 02:11:20 PM	<input checked="" type="checkbox"/> apvd
6	pw806	PREPOUR		<input type="checkbox"/>
6	b237	ROOF INSULATION		<input type="checkbox"/>
6	b239	ROOF SHEATHING		<input type="checkbox"/>
6	b244	ROOF TRUSSES - SHOP DRAWING REQUIR		<input type="checkbox"/>

6	b1245	SCREW FOR GYPSUM BOARD 01 FLOOR		<input type="checkbox"/>	
6	zn264	SETBACK INSP- FOUNDATION SURVEY RE	01/29/2018 03:20:16 PM	<input checked="" type="checkbox"/>	apvd
6	b1273	SHOP DRAWING - EXTERIOR DOORS	05/08/2018 08:45:25 AM	<input checked="" type="checkbox"/>	comp
6	b1285	SHOP DRAWING - GARAGE/OVERHEAD D		<input type="checkbox"/>	
6	b1276	SHOP DRAWING - GUARDRAILS/HANDRA		<input type="checkbox"/>	
6	b1289	SHOP DRAWING - TRUSSES	02/26/2018 11:05:00 AM	<input checked="" type="checkbox"/>	comp
6	b1290	SHOP DRAWING - WINDOWS	05/08/2018 08:45:18 AM	<input checked="" type="checkbox"/>	comp
6	b1292	SLAB 01 FLOOR		<input type="checkbox"/>	
6	b1981	STORMWATER, EROSION AND SEDIMENTA	12/18/2017 02:55:53 PM	<input checked="" type="checkbox"/>	apvd
6	pw807	SUBGRADE		<input type="checkbox"/>	
6	b1315	TERMITE TREATMENT CERTIFICATE		<input type="checkbox"/>	
6	b1316	TIE BEAM - ELEVATION CERTIFICATE REQU	03/28/2018 12:00:00 AM	<input checked="" type="checkbox"/>	part
6	b1316	TIE BEAM - ELEVATION CERTIFICATE REQU	05/14/2018 03:46:07 PM	<input checked="" type="checkbox"/>	apvd
6	b1334	TIE COLUMNS 01 FLOOR		<input type="checkbox"/>	
6	b1334	TIE COLUMNS 01 FLOOR	01/25/2018 02:11:20 PM	<input checked="" type="checkbox"/>	apvd
6	b1334	TIE COLUMNS 01 FLOOR	03/29/2018 12:00:00 AM	<input checked="" type="checkbox"/>	part
6	b1334	TIE COLUMNS 01 FLOOR	05/14/2018 03:46:07 PM	<input checked="" type="checkbox"/>	part
6	b1358	WINDOW/DOOR ANCHORS 01 FLOOR - BU		<input type="checkbox"/>	
6	b1375	WINDOW/DOOR BUCK 01 FLOOR - SHOP D		<input type="checkbox"/>	

Permits

File Edit Record Navigate Form Reports Format Tab Help



Main Contractors Custom Fields Fees Actions Fee Summary Sub Permits Routing History Parcels Routing Status

Permit type: b1935 BLDG PERMIT CHANGE OF CONTRACTOR Permit #: BL-18-05-3960  
Address: 4315 ANDERSON RD Parcel #: 03-4120-022-1140  
Apt/Suite:   
City: CORAL GABLES State: FL Zip: 33146-1228

Permit Information  
Master permit: Project: Routing queue: b1002 Applied: 05/22/2018  
Status: issued Approved: 05/22/2018  
Description: CHANGE OF CONTRACTOR FROM BL-17-07-1490 \*\*\* INCLUSIVE/ 1 STORY ADDITION (NEAR TOTAL DEMO OF EXTG STRUCTURE), SIMPLIFIED/CABANNA, CONCRETE DRIVEWAY & AUTOCOURT, PAVER POOL DECK, A/C & EQUIP SLABS, CLF, GATES Issued: 05/22/2018  
Submitted: Clock: Running Days: 70 Expires: 01/09/2019  
Submitted via:

Owner  
Last name: THOMAS DIVERIO & MICHEL First name: 628 GONDOLIERE AVE  
CORAL GABLES FL 33143-6309  
Phone: ( ) - Email: Address:

Applicant  
 Owner is applicant?  Contractor is applicant?  
Last name: KROME CONSTRUCTION First name: 222 NE 25 ST  
MIAMI FL 33137  
Phone: (305) 720-6060 Cust #: 045912 Address:  
Email:  Email inspection results

Lender  
Last name: First name:  
Phone: ( ) - Email: Address:

Data Contained In Search Results Is Current As Of 07/31/2018 09:01 AM.

**Search Results**

Please see our [glossary of terms](#) for an explanation of the license status shown in these search results.

For additional information, including any complaints or discipline, click on the name.

License Type	Name	Name Type	License Number/ Rank	Status/Expires
Certified General Contractor	<u>ONE STOP CONSTRUCTION INC</u>	DBA	CGC1505208 Cert General	Current, Active 08/31/2020
	License Location Address*:	4214 SW 2ND TERR MIAMI, FL 33134		
	Main Address*:	4214 SW 2ND TERR MIAMI, FL 33134		
Certified General Contractor	<u>VELAZQUEZ, JESUS DAER</u>	Primary	CGC1505208 Cert General	Current, Active 08/31/2020
	License Location Address*:	4214 SW 2ND TERR MIAMI, FL 33134		
	Main Address*:	4214 SW 2ND TERR MIAMI, FL 33134		

[Back](#) [New Search](#)

**\* denotes**

- Main Address - This address is the Primary Address on file.
- Mailing Address - This is the address where the mail associated with a particular license will be sent (if different from the Main or License Location addresses).
- License Location Address - This is the address where the place of business is physically located.

[2601 Blair Stone Road, Tallahassee FL 32399](#) :: Email: [Customer Contact Center](#) :: Customer Contact Center: 850.487.1395

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CITY'S 3

EXHIBIT 7/31/2018

## Licensee Details

### Licensee Information

Name: **VELAZQUEZ, JESUS DAER (Primary Name)**  
**ONE STOP CONSTRUCTION INC (DBA Name)**

Main Address: **4214 SW 2ND TERR**  
**MIAMI Florida 33134**

County: **DADE**

License Mailing:

LicenseLocation: **4214 SW 2ND TERR**  
**MIAMI FL 33134**

County: **DADE**

### License Information

License Type: **Certified General Contractor**

Rank: **Cert General**

License Number: **CGC1505208**

Status: **Current,Active**

Licensure Date: **02/05/2003**

Expires: **08/31/2020**

**Special Qualifications**      **Qualification Effective**  
**Construction Business**      **08/20/2003**

### Alternate Names

### [View Related License Information](#)

### [View License Complaint](#)

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9 02 55 AM 7/31/2018

## Licensee Details

**This is a business tracking record only.**  
**[Click here for information on how to verify that this business is properly licensed.](#)**

### Licensee Information

Name: **ONE STOP CONSTRUCTION INC (Primary Name)**  
Main Address: **4214 SW 2ND TERR  
MIAMI Florida 33134**  
County: **DADE**

License Mailing:

LicenseLocation: **4214 SW 2ND TERR  
MIAMI FL 33134**  
County: **DADE**

### License Information

License Type: **Construction Business Information**  
Rank: **Business Info**  
License Number:  
Status: **Current**  
Licensure Date: **08/20/2003**  
Expires:

**Special Qualifications      Qualification Effective**

### Alternate Names

[View Related License Information](#)

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[2601 Blair Stone Road, Tallahassee FL 32399](#) :: Email: [Customer Contact Center](#) :: Customer Contact Center: 850.487.1395

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9.05.44 AM 7/31/2018

## Licensee Details

### Licensee Information

Name: **VELAZQUEZ, JESUS (Primary Name)**  
Main Address: **4214 SW 2ND TER  
MIAMI Florida 33134**  
County: **DADE**

License Mailing:

LicenseLocation:

### License Information

License Type: **Certified Roofing Contractor**  
Rank:  
License Number:  
Status: **Eligible for Exam**  
Licensure Date:  
Expires:

**Special Qualifications**      **Qualification Effective**

### Alternate Names

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# ONE STOP CONSTRUCTION, INC.

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## GENERAL CONTRACTORS IN CORAL GABLES, FLORIDA

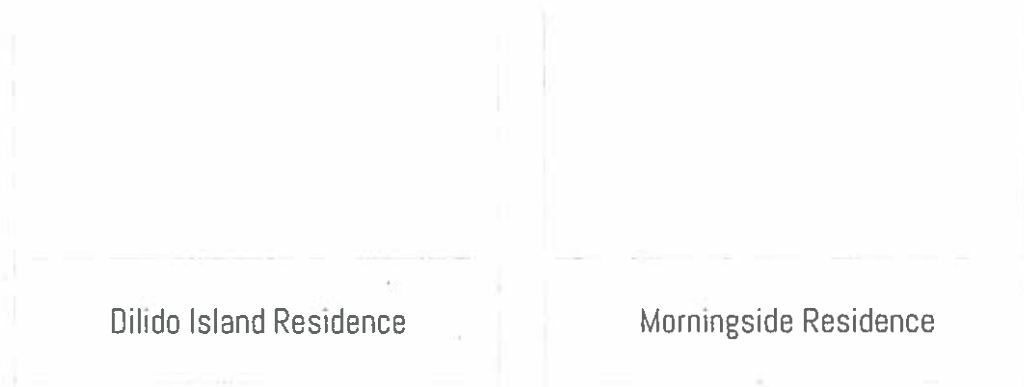
Create the home or business space you've always wanted with services from the general contractors at One Stop Construction, Inc. We are a full service General Contractor serving all of South Florida. We specialize in New Construction for Residential and Commercial projects which include Custom Homes, Shopping Centers, Community Developments and full remodeling and retrofit of existing structures

Our team is composed of General Contractors, Architects, Engineers and Project Managers. Our diverse backgrounds of the industry help us raise the standard in delivering high quality projects to our clients.

[See Our Services](#)

## PHOTO GALLERIES





[See All Galleries](#)

## TESTIMONIALS

Joel is reliable, dependable, and trustworthy. His eye for design and attention to detail was an asset to our small remodel project. He's very knowledgeable in codes/permits, design, and architecture, and helped us keep our project within our budget. I look forward to working with One Stop again for our larger-scale home redesign and remodel.

— *Lia Sevratt*

[See All Testimonials](#)

## CONTACT ONE STOP CONSTRUCTION

Bilingual Services (English and Spanish)

Let's talk about how we can make your next project a successful one. Enter your details below.

📍 1000 Ponce DeLeon Blvd, Suite 208, Coral Gables, FL 33134 1712

✉ [info@onestopconstruction.com](mailto:info@onestopconstruction.com)

📞 (305) 442-2799

📞 (888) 736 5886

\* Name (First / Last):

\* Email:

\* Phone Number:

Preferred Appointment Day:

\* When Is the Best Time to Contact You:

\* Comments/Notes:

Submit

Required fields are marked with (\*)

## ONLINE ACCESS FOR OUR CLIENTS

Our simple online system makes it possible to access your project from any computer, tablet, or smartphone.

Username

Password

Login

[Forgot your password?](#)



One Stop Construction, Inc.



To access your account please contact Buildertrend at 1 877-309-0358

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 MENU

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# ABOUT ONE STOP CONSTRUCTION



## JESUS VELAZQUEZ

### Founder & Board Member

Mr. Velazquez is the founder and principal of One Stop Construction. Since 2001, Jesus has performed and completed a wide range of projects in South Florida including the areas of Palm Beach, Broward, Miami-Dade and Marathon Counties. His level of expertise in new construction and renovation work is detailed and comprehensive. He keeps a strict communication with all clients at different phases of each project. He welcomes the challenges that this industry has to offer by providing a competitive cost analysis from start to finish. His involvement and leadership with his staff demonstrates the qualities of a mentor. He ensures that all staff on board are suited for the task at hand by dedicating time with individual staff members both on and offsite for evaluation of their strengths and areas needed for improvements; all with the goal of ensuring that projects are completed on time and on budget.



## JOEL CORBEA

### Director of Operations

Mr. Corbea joined the One Stop Construction team in 2015 as Director of Operations. He has over 13 years experience in the specialization of architecture, interior design, landscape architecture and construction project management. He has a unique background in the architectural and engineering industry. Mr. Corbea's experience both on the drawing board and the field make

him an essential component to any project. His exposure to all these specialties and being able to administer them with a high level of detail and organization make him a valuable asset to One Stop Construction.

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 MENU

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## OUR SERVICES

### PROJECT SERVICES

There's no need for guessing when you hire One Stop Construction, Inc. We handle all aspects of your project. This streamlines the work while saving you time and money. We provide construction services, such as:

#### Electrical:

- Design Build
- Power Distribution
- Energy Management
- Intercom Systems
- Air-Conditioning Wiring
- Rewire
- New Construction
- Renovation/Remodel
- Fuse to Circuit Breaker
- Single and 3-Phase Wiring
- Water Heating Wiring
- Service Upgrade
- Electrical Inspections
- Interior/Exterior Lighting

#### Plumbing:

- Kitchen and Bath Remodeling
- Drain Cleaning



- Leak Repair
  - Sewer/Water Mains
  - Tankless Water Heater
  - Repair/Installation
  - Re-Piping
  - Pipe Replacement
  - Repair/Installation
  - Shower Pans/Drains
  - Storm Drain Cleaning
  - Water Heater Repair/Installation
  - Excavation Service
- Sprinkler Repair
- Drain Field

Flooring:

Air-Conditioning:

- Design Consultation
- Tile/Marble/Granite
- Kitchen and Bath Remodel
- Countertops
- Pool Decks
- Floors/Walls
- Showers
- Vanity Tops
- Granite Tops
- Ceramic Tile
- Porcelain
- Wood Floors
- Split System, Package Units
- Condensing Units/Air Handlers
- Compressor Units
- Ventilation
- Duct System—Distribution Design
- Temperature Controls
- Coil Cleaning

- Drain Cleaning
- Inspection and Repair

Demolition:

Legalization

- Land Clearing
- Open Permits
- Expired Permits

• **Water Damage Restoration**

• **Fire Damage Restoration**

• **Mold Remediation**

• **Facilities Maintenance**

Painting

Add a new look to your residential, commercial, or industrial property with a fresh coat of paint. Our general contractors use the highest quality products to ensure a great look that lasts. Free estimates are available. Services include:

Interior:

Exterior:

- Surface Preparation
- Wall and Ceiling Repairs

- Paint Removal
- Primer Coat and Finish

Coat

- Wallpaper Installation and Removal

- Soffit and Fascia Repair
- Stucco Repair
- Driveways • Pressure

Wash

- Mildew Removal
- Surface Preparation
- Railings Stairwells
- Fences
- Metal Surfaces
- Roof Cleaning
- Electrostatic Paint
- Water Proofing

Drywall/Masonry:

Driveways and Brick Pavers:

- Knockdown Texture
- Stucco
- Decorative Bands
- Keystone
- Columns
- Insurance Claims
- Fire/Water Damage
- Stamp Concrete
- Old Chicago Brick
- Patios
- Driveways
- Pool Decks
- Paths
- Striping
- Curbing

**Roofing:**

- New Roofs
- Re-Roofs
- Repairs
- Leaks
- Wood Replacement
- Pressure Cleaning
- Painting
- Built-Up Roofs
- Aluminum
- Carports
- Shingle
- Flat Roofs
- Terrace
- Main Entry/Porch
- Soffit and Fascia Repair
- Tile

**Pool Services:**

- Custom Pool Design
- Renovation
- Pool Resurfacing
- Heating
- Plumbing
- Lighting
- Pumps
- Pool Decks
- Waterfall Design/Install

**Home Inspections:**

- Insurance Inspection
- 3,4,and 5-Point Inspections
- Structural
- Plumbing System
- Electrical System
- Roof System
- A/C and Heating

- Insulation
- Major Appliance
- Termite
- Doors and Windows
- Repair Estimates

**Carpentry:**

Interior:

Exterior:

- Wood Floors
- Kitchen Cabinets Design
- Manufacture and Installation
- Vanity
- Custom Woodwork
- Entertainment Center
- Door Installation
- Baseboards
- Crown Molding
- Window Framing
- Windows and Doors
- Fences
- Trusses
- Framing
- Fascia and Soffit
- Wood Decks
- Form Work
- Trims

Fences:

- Wood
- Chain Link
- Ornamental Iron
- Aluminum Fence
- Galvanized

Contact us to request an estimate for our construction and painting services.

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### Detail by Entity Name

Florida Profit Corporation  
ONE STOP CONSTRUCTION, INC

Filing Information

<b>Document Number</b>	P03000000767
<b>FEI/EIN Number</b>	04-3736889
<b>Date Filed</b>	01/03/2003
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CANCEL ADM DISS/REV
<b>Event Date Filed</b>	10/29/2004
<b>Event Effective Date</b>	NONE

Principal Address

1000 PONCE DE LEON BLVD  
208  
CORAL GABLES, FL 33134

Changed: 07/16/2012

Mailing Address

1000 PONCE DE LEON BLVD  
208  
CORAL GABLES, FL 33134

Changed: 02/10/2016

Registered Agent Name & Address

VELAZQUEZ, JESUS D  
1000 PONCE DE LEON BLVD  
208  
CORAL GABLES, FL 33134

Address Changed: 02/10/2016

Officer/Director Detail

**Name & Address**

Title D

VELAZQUEZ, JESUS D

**CITY'S**

**EXHIBIT**

4

1000 PONCE DE LEON BLVD  
208  
CORAL GABLES, FL 33134

**Annual Reports**

Report Year	Filed Date
2016	02/10/2016
2017	03/16/2017
2018	05/01/2018

**Document Images**

<a href="#">05/01/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/16/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/25/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/25/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/16/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/22/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/30/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/02/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/21/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/28/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/29/2004 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/03/2003 -- Domestic Profit</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations



**BEFORE THE CONSTRUCTION REGULATION BOARD  
FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,

Case No. 18-7742

Petitioner,

vs.

ONE STOP CONSTRUCTION and  
JESUS DAER VELAZQUEZ,

Respondents.

**NOTICE OF CONTRACTOR VIOLATION  
AND NOTICE OF HEARING**

Date of Issuance: August 29, 2018

Name of Official Requesting Hearing: Manuel Z. Lopez, P.E.

Re: See names and addresses of all parties involved in complaint of contractor violations on the attached List of Respondents. All Respondents are collectively referred to as "You".

An investigation conducted by the City of Coral Gables ("City") revealed that you are in violation of the following section(s) of the City Code:

Section 101-23 of the City Code, entitled "Violations", which provides, in pertinent part, that it shall be a violation for any contractor or subcontractor, operating within the City:

- (2) Abandon without legal excuse a construction project or operation in which the contractor is engaged under contract as a contractor;
- (7) Fail to fulfill contractual obligations in connection with any contract or construction project, including, but not limited to, payment for material furnished or work or services performed; and
- (9) Do any fraudulent act as a certificate holder by which another is injured.

To wit, you committed the following acts:

1. One Stop Construction and Jesus Daer Velazquez (collectively, State Certified General Contractor CGC1505208) entered into a contract, on October 19, 2017, with Thomas and Michelle Diverio, the owners of the single-family home located at 4315 Anderson Road, Coral Gables, FL 33146-1228 ("Property") of the near-total demolition of the single-family home on the Property and for the construction of a new single-family home for \$366,443.50. After beginning work, in October, 2017, and accepting payments of \$122,452.87, you abandoned the project and ceased work prior to completion. Also, you have failed to return to the Property owners, the rented water meter that belongs to the Miami-Dade County Water and Sewer Department, despite numerous requests to do so.

**Therefore, pursuant to Chapter 101, Article II of the City Code, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on September 17, 2018, at 2:00 p.m.**

You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that anyone, other than an attorney, attending the hearing on your behalf, must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134,

**CITY'S**

**EXHIBIT** 5

bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

If you do not prevail at the hearing, the Board may enter an order, as provided in Sections 101-22 and 101-28 of the City Code, including, but not limited to, assessing all legal and investigative costs of the proceedings, for which the City shall have a lien as provided in Section 101-29 of the City Code.

Please govern yourself accordingly.

  
Belkys Garcia, Secretary to the Board

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List of Respondents

One Stop Construction, Inc.  
c/o Jesus D. Velazquez  
Registered Agent  
1000 Ponce de Leon Blvd, Ste 208  
Coral Gables, FL 33134-3345

Return receipt number:

7017 3040 0000 8658 6861

Jesus D. Velazquez  
4214 SW 2nd Terr  
Miami, FL 33134-1712

Return receipt number:

7017 3040 0000 8658 6878

ALERT: DUE TO HURRICANE FLORENCE, MANY POST OFFICES IN THE PROJECTED...

# USPS Tracking®

FAQs > (<http://faq.usps.com/?articleId=220900>)

**Track Another Package +**

**Tracking Number: 70173040000086586878**

Remove X

Your item was delivered to an individual at the address at 11:49 am on September 1, 2018 in MIAMI, FL 33134.

 **Delivered**

September 1, 2018 at 11:49 am  
Delivered, Left with Individual  
MIAMI, FL 33134

Get Updates ▼

---

Text & Email Updates



---

Tracking History



---

Product Information



---

See Less ^

**Can't find what you're looking for?**

Go to our FAQs section to find answers to your tracking questions.

**FAQs (<http://faq.usps.com/?articleId=220900>)**

### **The easiest tracking number is the one you don't have to know.**

With Informed Delivery®, you never have to type in another tracking number. Sign up to:

- See images\* of incoming mail.
- Automatically track the packages you're expecting.
- Set up email and text alerts so you don't need to enter tracking numbers.
- Enter USPS Delivery Instructions™ for your mail carrier.

#### **Sign Up**

**([https://reg.usps.com/entreg/RegistrationAction\\_input?](https://reg.usps.com/entreg/RegistrationAction_input?app=UspsTools&appURL=https%3A%2F%2Ftools.usps.com%2Fgo%2FTrackConfirmAction%3FtRef%3Dfullpage&tLc%3D2&text%3D28777%3D%26tLabe...)**

\*NOTE: Black and white (grayscale) images show the outside, front of letter-sized envelopes and mailpieces that are processed through USPS automated equipment.

ALERT: DUE TO HURRICANE FLORENCE, MANY POST OFFICES IN THE PROJECTED...



FAQs > (<http://faq.usps.com/?articleId=220900>)

Track Another Package +

**Tracking Number:** 70173040000086586861

Remove X

Your item was delivered to the front desk or reception area at 3:33 pm on September 5, 2018 in MIAMI, FL 33134.

**Delivered**

September 5, 2018 at 3:33 pm  
Delivered, Front Desk/Reception  
MIAMI, FL 33134

Get Updates v

- Text & Email Updates** v
- Tracking History** v
- Product Information** v

See Less ^

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#### **Sign Up**

**([https://reg.usps.com/entreg/RegistrationAction\\_input?](https://reg.usps.com/entreg/RegistrationAction_input?app=UspsTools&appURL=https%3A%2F%2Ftools.usps.com%2Fgo%2FTrackConfirmAction%3FtRef%3Dfullpage&tLc%3D2&text28777%3D%26tLabc...)**

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## Garcia, Belkys

---

**From:** Jesus Velazquez <jesus@onestopconstruction.com>  
**Sent:** Monday, September 17, 2018 1:38 PM  
**To:** Garcia, Belkys  
**Cc:** Suarez, Cristina; Lopez, Manuel; Michelle Diverio  
**Subject:** Re: violation citation - One Stop Const Case #18-7742 - 4315 Anderson Rd

Thank you Ms Garcia, noted. We will ensure compliance with new date.

**One Stop Construction**  
*Jesus Velazquez*  
**Founder & Board Member**  
Phone: +17862997209  
[jesus@onestopconstruction.com](mailto:jesus@onestopconstruction.com)  
[www.onestopconstruction.com](http://www.onestopconstruction.com)

On Sep 17, 2018, at 1:35 PM, Garcia, Belkys <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)> wrote:

Good afternoon,

I contacted the City Attorney's office and one continuance is allowed for good cause; therefore, Case #18-7742 will be postponed to the October 15, 2018. Note no other continuances will be allowed.

Thank you,

*Belkys Garcia*  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: 305.460.5229  
<image001.png>

**From:** Jesus Velazquez [<mailto:jesus@onestopconstruction.com>]  
**Sent:** Monday, September 17, 2018 1:20 PM  
**To:** Garcia, Belkys <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)>  
**Cc:** Jesus Velazquez <[jesus@onestopconstruction.com](mailto:jesus@onestopconstruction.com)>  
**Subject:** violation citation

Good afternoon Ms Garcia, Im formally requesting a continuance due to feeling ill as discussed. Please advise. I apologize for the late request.

Thank you,

Jesus Velazquez  
Please 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 available to



the public and media upon request. Your email communications may therefore be subject to public disclosure.

**BEFORE THE CONSTRUCTION REGULATION BOARD**  
**FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,

Case No. 18-7742

Petitioner,

vs.

ONE STOP CONSTRUCTION and  
JESUS DAER VELAZQUEZ,

Respondents.

**NOTICE OF CONTRACTOR VIOLATION  
AND NOTICE OF HEARING**

Date of Issuance: September 27, 2018      Name of Official Requesting Hearing: Manuel Z. Lopez, P.E.

Re: See names and addresses of all parties involved in complaint of contractor violations on the attached List of Respondents. All Respondents are collectively referred to as "You".

An investigation conducted by the City of Coral Gables ("City") revealed that you are in violation of the following section(s) of the City Code:

Section 101-23 of the City Code, entitled "Violations", which provides, in pertinent part, that it shall be a violation for any contractor or subcontractor, operating within the City:

- (2) Abandon without legal excuse a construction project or operation in which the contractor is engaged under contract as a contractor;
- (7) Fail to fulfill contractual obligations in connection with any contract or construction project, including, but not limited to, payment for material furnished or work or services performed; and
- (9) Do any fraudulent act as a certificate holder by which another is injured.

To wit, you committed the following acts:

1. One Stop Construction and Jesus Daer Velazquez (collectively, State Certified General Contractor CGC1505208) entered into a contract, on October 19, 2017, with Thomas and Michelle Diverio, the owners of the single-family home located at 4315 Anderson Road, Coral Gables, FL 33146-1228 ("Property") of the near-total demolition of the single-family home on the Property and for the construction of a new single-family home for \$366,443.50. After beginning work, in October, 2017, and accepting payments of \$122,452.87, you abandoned the project and ceased work prior to completion. Also, you have failed to return to the Property owners, the rented water meter that belongs to the Miami-Dade County Water and Sewer Department, despite numerous requests to do so.

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Coral Gables, FL 33134-3345

Return receipt number:

7018 0680 0001 3977 2807

Jesus D. Velazquez  
4214 SW 2<sup>nd</sup> Terrace  
Miami, FL 33134-1712

Return receipt number:

7018 0680 0001 3977 2814