

## Quintana, Amparo

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**From:** Quintana, Amparo  
**Sent:** Thursday, March 2, 2023 3:21 PM  
**To:** Ochoa, Osvaldo; P\_Gables Grand Plaza-CD  
**Subject:** RE: Gables Grand Plaza - Summons to Appear

Thank you. If anything else should come up in the meantime please let me know.

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**From:** Ochoa, Osvaldo <OOchoa@HighmarkRes.com>  
**Sent:** Thursday, March 2, 2023 3:20 PM  
**To:** Quintana, Amparo <aquintana@coralgables.com>; P\_Gables Grand Plaza-CD <GablesGrandPlazaCD@HighmarkRes.com>  
**Subject:** RE: Gables Grand Plaza - Summons to Appear

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Ok Thank you. I will be attending the hearing.

Thank you,

Osvaldo M. Ochoa, MSIRE  
Regional Construction Manager, Highmark Residential  
[1580 Sawgrass Corporate Pkwy, Suite 403, Sunrise, FL 33323](#)  
O: [754-301-5509](tel:754-301-5509) C: [305-926-1488](tel:305-926-1488)  
E: [oochoa@HighmarkRes.com](mailto:oochoa@HighmarkRes.com)  
W: [HighmarkRes.com](http://HighmarkRes.com)

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**From:** Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>  
**Sent:** Thursday, March 2, 2023 3:13 PM  
**To:** Ochoa, Osvaldo <[OOchoa@HighmarkRes.com](mailto:OOchoa@HighmarkRes.com)>; P\_Gables Grand Plaza-CD <[GablesGrandPlazaCD@HighmarkRes.com](mailto:GablesGrandPlazaCD@HighmarkRes.com)>  
**Subject:** RE: Gables Grand Plaza - Summons to Appear

EXTERNAL EMAIL

Mr. Ochoa,

I do. Building Official Manuel Lopez 305-460-5242.

Also be advised that this case has been set for the next Code Enforcement Board Hearing which will be heard on 3/15/2023. If the property owner's cannot attend, anyone else can as long as they have a power of attorney to speak on their behalf.

Thank you.



**Amparo Quintana**  
**Code Enforcement Officer**  
Gables Development Services  
405 Biltmore Way  
Coral Gables, FL 33134  
305 569 1838 Direct line  
Cell 305 733 0218

City Website: [CoralGables.com](http://CoralGables.com)  
Facebook: [Facebook.com/cityofcoralgables](https://Facebook.com/cityofcoralgables)  
Twitter: [@CityCoralGables](https://twitter.com/CityCoralGables)  
YouTube: [YouTube.com/coralgablestv](https://YouTube.com/coralgablestv)  
City App: [CoralGables.com/CityApp](https://CoralGables.com/CityApp)  
E-News: [CoralGables.com](https://CoralGables.com)



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**From:** Ochoa, Osvaldo <[OOchoa@HighmarkRes.com](mailto:OOchoa@HighmarkRes.com)>  
**Sent:** Thursday, March 2, 2023 3:07 PM  
**To:** Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>; P\_Gables Grand Plaza-CD <[GablesGrandPlazaCD@HighmarkRes.com](mailto:GablesGrandPlazaCD@HighmarkRes.com)>  
**Subject:** RE: Gables Grand Plaza - Summons to Appear

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Understood. The pool leak will be repaired per the engineer's recommendations and the application submitted once permit set is available.

Do you have a contact number for Manuel Lopez?

Thank you,

Osvaldo M. Ochoa, MSIRE  
Regional Construction Manager, Highmark Residential  
[1580 Sawgrass Corporate Pkwy, Suite 403, Sunrise, FL 33323](https://www.highmarkres.com/1580-Sawgrass-Corporate-Pkwy-Suite-403-Sunrise-FL-33323)  
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E: [oochoa@HighmarkRes.com](mailto:oochoa@HighmarkRes.com)  
W: [HighmarkRes.com](https://www.HighmarkRes.com)

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**From:** Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>  
**Sent:** Thursday, March 2, 2023 2:43 PM  
**To:** Ochoa, Osvaldo <[OOchoa@HighmarkRes.com](mailto:OOchoa@HighmarkRes.com)>; P\_Gables Grand Plaza-CD <[GablesGrandPlazaCD@HighmarkRes.com](mailto:GablesGrandPlazaCD@HighmarkRes.com)>  
**Subject:** RE: Gables Grand Plaza - Summons to Appear

EXTERNAL EMAIL

Mr. Ochoa,

You last inspection on that permit was on 09/26/2022 and it was finalized on the same day 09/26/2022. The new leak was reported and observed after that on 10/27/2022. Which makes it a new violation.

As for the railings, a resident advised us that they railings were removed and later put back. so per the Building Official once this happens a permit is needed for the City to make sure they were placed back correctly. If you disagree with this part, you would need to speak to Manuel Lopez.

Please let me know if you have any other questions. I attached some pictures but I also took videos.

Thank you.

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**From:** Ochoa, Osvaldo <[OOchoa@HighmarkRes.com](mailto:OOchoa@HighmarkRes.com)>  
**Sent:** Thursday, March 2, 2023 1:29 PM  
**To:** Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>; P\_Gables Grand Plaza-CD <[GablesGrandPlazaCD@HighmarkRes.com](mailto:GablesGrandPlazaCD@HighmarkRes.com)>  
**Subject:** RE: Gables Grand Plaza - Summons to Appear

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Inspector,

We performed various structural repairs throughout the pool deck and parking garage area. All repairs were permitted under BLDB-22-01-0296 and signed off by the engineer of record ensuring compliance. In regards to the water migration, an engineering firm specializing in pools was brought in to address this issue which appears to be waterproofing related. We are currently awaiting the S&S drawing in order to submit for a new permit. As for the rail, this is an existing rail that just needed the bolts tightened. No changes were made to this rails and it was resecured in the existing manner.

Thank you,

Osvaldo M. Ochoa, MSIRE  
Regional Construction Manager, Highmark Residential  
[1580 Sawgrass Corporate Pkwy, Suite 403, Sunrise, FL 33323](https://www.highmarkres.com/1580-Sawgrass-Corporate-Pkwy-Suite-403-Sunrise-FL-33323)  
O: [754-301-5509](tel:754-301-5509) C: [305-926-1488](tel:305-926-1488)  
E: [oochoa@HighmarkRes.com](mailto:oochoa@HighmarkRes.com)  
W: [HighmarkRes.com](https://www.HighmarkRes.com)

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**From:** Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>  
**Sent:** Thursday, March 2, 2023 12:46 PM  
**To:** Ochoa, Osvaldo <[OOchoa@HighmarkRes.com](mailto:OOchoa@HighmarkRes.com)>; P\_Gables Grand Plaza-CD <[GablesGrandPlazaCD@HighmarkRes.com](mailto:GablesGrandPlazaCD@HighmarkRes.com)>  
**Subject:** Re: Gables Grand Plaza - Summons to Appear

Good afternoon Mr, Ochoa,

A few months ago we received a complaint in regards to the pool, leaking down into the parking garage even after the repairs and permits were finalized with the City of Coral Gables. Based on my inspection on 10/27/2022 we did find that the pool was leaking down into the parking structure. This needs to be re addressed, either by reopening the old permits or obtaining new ones. The leak cannot remain.

Also per our Building Official Manuel Lopez, the railings were repaired either on the 3rd or 4th floor but this was done without having submitted a permit with the City, for us to verify this was done correctly but no new permits have been pulled. I am out in the field now but if you give me an hour or so, I can send you the original notice of violation with pictures.

Thank you so much.

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**From:** Ochoa, Osvaldo <[OOchoa@HighmarkRes.com](mailto:OOchoa@HighmarkRes.com)>  
**Sent:** Thursday, March 2, 2023 12:29:42 PM  
**To:** Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>  
**Subject:** Gables Grand Plaza - Summons to Appear

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Good Afternoon Inspector Quintana,

I just received the attached Summons to appear. Can you please clarify what this is in reference to and what areas are affected? We recently made extensive repairs to this buildings under Permit NO.: BLDB-22-01-0296 and # BL-20-08-6628. Just need a little guidance as to what the needs are here.

Thank you,

Osvaldo M. Ochoa, MSIRE  
Regional Construction Manager, Highmark Residential  
1580 Sawgrass Corporate Pkwy, Suite 403, Sunrise, FL 33323  
O: 754-301-5509 C: 305-926-1488  
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