

## Quintana, Amparo

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**From:** Pablo Rios <prios@corecs.us>  
**Sent:** Wednesday, September 7, 2022 11:30 AM  
**To:** Quintana, Amparo; Lopez, Manuel; 'Eduardo Monteagudo'  
**Cc:** Victor Rodriguez; Kathy Rodriguez; Pablo Rios  
**Subject:** RE: 1135 San Pedro Avenue, Coral Gables, FL - Request for Red Tag Removal

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

Good morning Mr. Lopez,

I hope this email finds you well.

Following up on the below email – please advise on how to proceed.

1. Owner is currently selling the property as-is due to hardship and is requesting for leniency and time extension to avoid further expenses incurred; and
2. Core Construction Systems is requesting to be removed from the Master permit on the project due to Owner hardship

Please feel free to contact me with any questions.

Thank you,  
Pablo A. Rios  
Core Construction Systems, Inc.  
(305) 431-6054 (Ph)



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**From:** Quintana, Amparo <aquintana@coralgables.com>  
**Sent:** Friday, August 26, 2022 10:47 AM  
**To:** Pablo Rios <prios@corecs.us>; Lopez, Manuel <mlopez@coralgables.com>; 'Eduardo Monteagudo' <edmonte@bellsouth.net>  
**Cc:** Victor Rodriguez <victor@rplantsinc.com>; Kathy Rodriguez <Kathy@rplantsinc.com>  
**Subject:** RE: 1135 San Pedro Avenue, Coral Gables, FL - Request for Red Tag Removal

Good morning Mr. Rios,

I appreciate the reply and information. I will defer the permit explanation to Manny Lopez.

Unfortunately the open case against the property owner for installing the chain link fence without a permit would stay open unless he removes it and the other case that is for beginning the exterior work to the deck/front porch area also stays open as he needs a permit.

Can you advise the property owner of this information? the next step would be the Hearing, which I cannot extend any longer as it is an old case.

Thank you.



**Amparo Quintana**  
**Code Enforcement Officer**  
Gables Development Services  
405 Biltmore Way Suite M  
Coral Gables, FL 33134  
305.460.5226 • 305.460. 5245 Fax



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](http://CoralGables.com/CityApp)  
E-News: [CoralGables.com](http://CoralGables.com)

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**From:** Pablo Rios <[prios@corecs.us](mailto:prios@corecs.us)>  
**Sent:** Friday, August 26, 2022 9:16 AM  
**To:** Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>; Lopez, Manuel <[mlopez@coralgables.com](mailto:mlopez@coralgables.com)>; 'Eduardo Monteagudo' <[edmonte@bellsouth.net](mailto:edmonte@bellsouth.net)>  
**Cc:** Victor Rodriguez <[victor@rplantsinc.com](mailto:victor@rplantsinc.com)>; Kathy Rodriguez <[Kathy@rplantsinc.com](mailto:Kathy@rplantsinc.com)>; Pablo Rios <[prios@corecs.us](mailto:prios@corecs.us)>  
**Subject:** RE: 1135 San Pedro Avenue, Coral Gables, FL - Request for Red Tag Removal

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Good morning Mr. Lopez and Ms. Quintana,

I hope this email finds you well.

Thank you for the below email follow up and the kind courtesy of allowing us to cure the violations issued on the property, which were beyond our control.

Due to hardship however, the property Owner (Mr. Rodriguez – Copied on this email) has decided to discontinue moving forward with the construction project of the home and listed the property for sale as-is.

**Core Construction Systems is respectfully requesting of the City of Coral Gables Building Department to be removed from the Building Permit as the General Contractor.**

Please advise what the procedure is (and what form is needed) to complete the process and let us know if there are any fees required to record the change.

Thank you and have a great day.

Pablo A. Rios  
Core Construction Systems, Inc.  
(305) 431-6054 (Ph)



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**From:** Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>  
**Sent:** Wednesday, August 24, 2022 8:02 PM  
**To:** Pablo Rios <[prios@corecs.us](mailto:prios@corecs.us)>; Lopez, Manuel <[mlopez@coralgables.com](mailto:mlopez@coralgables.com)>; 'Eduardo Monteagudo' <[edmonte@bellsouth.net](mailto:edmonte@bellsouth.net)>  
**Cc:** Victor Rodriguez <[victor@rplantsinc.com](mailto:victor@rplantsinc.com)>; Kathy Rodriguez <[Kathy@rplantsinc.com](mailto:Kathy@rplantsinc.com)>  
**Subject:** RE: 1135 San Pedro Avenue, Coral Gables, FL - Request for Red Tag Removal

Good evening Mr. Rios,

I am writing to you in regards to the two pending violations against 1135 San Pedro. One for the chain link fence and the other for the exterior work without permits. We are moving all of our old cases forward to the next steps, this one is only pending the Code Enforcement Hearing. Please let me know of any updates if available. I have left Mr. Manny Lopez copied in this email, in the event that he can share more information as well, as to what is pending to get these permits approved.

Thank you so much.



**Amparo Quintana**  
**Code Enforcement Officer**  
Gables Development Services  
405 Biltmore Way Suite M  
Coral Gables, FL 33134  
305.460.5226 • 305.460. 5245 Fax



**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:** Pablo Rios <[prios@corecs.us](mailto:prios@corecs.us)>  
**Sent:** Monday, April 11, 2022 11:15 AM  
**To:** Lopez, Manuel <[mlopez@coralgables.com](mailto:mlopez@coralgables.com)>; Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>; 'Eduardo Monteagudo' <[edmonte@bellsouth.net](mailto:edmonte@bellsouth.net)>  
**Cc:** Victor Rodriguez <[victor@rplantsinc.com](mailto:victor@rplantsinc.com)>; Kathy Rodriguez <[Kathy@rplantsinc.com](mailto:Kathy@rplantsinc.com)>; Pablo Rios <[prios@corecs.us](mailto:prios@corecs.us)>  
**Subject:** RE: 1135 San Pedro Avenue, Coral Gables, FL - Request for Red Tag Removal

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

Good morning Mr. Lopez,

I hope this email finds you well.

Regarding the below email, attached please find the shop drawings and photographs of the temporary fence that was installed on property as a safety and security measure explained below.

Please review and advise if you can approve the Temp Fence, or if we need to submit additional information to remove the citation.

Thank you,  
Pablo A. Rios  
Core Construction Systems, Inc.  
(305) 431-6054 (Ph)



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**From:** Lopez, Manuel <[mlopez@coralgables.com](mailto:mlopez@coralgables.com)>  
**Sent:** Thursday, March 17, 2022 12:39 PM  
**To:** Pablo Rios <[prios@corecs.us](mailto:prios@corecs.us)>; Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>  
**Cc:** Victor Rodriguez <[victor@rplantsinc.com](mailto:victor@rplantsinc.com)>; Kathy Rodriguez <[Kathy@rplantsinc.com](mailto:Kathy@rplantsinc.com)>  
**Subject:** RE: 1135 San Pedro Avenue, Coral Gables, FL - Request for Red Tag Removal

I will approve the plans when they come to me.

Thank you

***Manuel Z. Lopez P.E.***  
***Deputy Building Official***  
***Development Services Department***  
***405 Biltmore Way, 3<sup>rd</sup> Floor***  
***Coral Gables, Florida 33134***  
***Office: (305) 460-5242***

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**From:** Pablo Rios <[prios@corecs.us](mailto:prios@corecs.us)>  
**Sent:** Thursday, March 17, 2022 10:10 AM  
**To:** Lopez, Manuel <[mlopez@coralgables.com](mailto:mlopez@coralgables.com)>; Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>  
**Cc:** Victor Rodriguez <[victor@rplantsinc.com](mailto:victor@rplantsinc.com)>; Kathy Rodriguez <[Kathy@rplantsinc.com](mailto:Kathy@rplantsinc.com)>; Pablo Rios <[prios@corecs.us](mailto:prios@corecs.us)>  
**Subject:** Re: 1135 San Pedro Avenue, Coral Gables, FL - Request for Red Tag Removal

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Thank you sir.

Regarding the temporary construction fence we installed to prevent further trespassers, are you able to provide approval? We were cited for not having the permit of the temporary fence; however, I had notified Amparo beforehand and she is aware of the sense of urgency that was needed to put up the fence.

Pablo Rios  
Core Construction Systems, Inc.

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**From:** Lopez, Manuel <[mlopez@coralgables.com](mailto:mlopez@coralgables.com)>  
**Sent:** Thursday, March 17, 2022 09:04  
**To:** Pablo Rios <[prios@corecs.us](mailto:prios@corecs.us)>; Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>  
**Cc:** Victor Rodriguez <[victor@rplantsinc.com](mailto:victor@rplantsinc.com)>; Kathy Rodriguez <[Kathy@rplantsinc.com](mailto:Kathy@rplantsinc.com)>; [cbravo@urvanx.com](mailto:cbravo@urvanx.com) <[cbravo@urvanx.com](mailto:cbravo@urvanx.com)>  
**Subject:** RE: 1135 San Pedro Avenue, Coral Gables, FL - Request for Red Tag Removal

You can work inside only up to the first inspection.

Thank you

***Manuel Z. Lopez P.E.***  
***Deputy Building Official***  
***Development Services Department***  
***405 Biltmore Way, 3<sup>rd</sup> Floor***  
***Coral Gables, Florida 33134***  
***Office: (305) 460-5242***

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**From:** Pablo Rios <[prios@corecs.us](mailto:prios@corecs.us)>  
**Sent:** Thursday, March 17, 2022 8:58 AM  
**To:** Lopez, Manuel <[mlopez@coralgables.com](mailto:mlopez@coralgables.com)>; Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>  
**Cc:** Victor Rodriguez <[victor@rplantsinc.com](mailto:victor@rplantsinc.com)>; Kathy Rodriguez <[Kathy@rplantsinc.com](mailto:Kathy@rplantsinc.com)>; [cbravo@urvanx.com](mailto:cbravo@urvanx.com); Pablo Rios <[prios@corecs.us](mailto:prios@corecs.us)>  
**Subject:** Re: 1135 San Pedro Avenue, Coral Gables, FL - Request for Red Tag Removal

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Good morning Mr. Lopez,

Thank you for taking the time to speak with Victor Rodriguez and I this morning regarding the current status of the project.

As discussed, we are requesting for your approval to remove the red tag and resume the interior work in the home as it relates to the approved interior revision scope under the current permit.

The exterior scope was rejected by the plan reviewer in January, and the architect and engineer are currently working on the revision for resubmittal.

Please advise if you need any additional information and feel free to contact me with any questions you may have at (305) 431-6054.

Thank you,  
Pablo Rios

Core Construction Systems, Inc.  
(305) 431-6054

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**From:** Lopez, Manuel <[mlopez@coralgables.com](mailto:mlopez@coralgables.com)>  
**Sent:** Thursday, March 10, 2022 12:40  
**To:** Pablo Rios <[prios@corecs.us](mailto:prios@corecs.us)>  
**Cc:** Victor Rodriguez <[victor@rplantsinc.com](mailto:victor@rplantsinc.com)>; Kathy Rodriguez <[Kathy@rplantsinc.com](mailto:Kathy@rplantsinc.com)>;  
[Dcrespo@floridastandardroofing.com](mailto:Dcrespo@floridastandardroofing.com) <[Dcrespo@floridastandardroofing.com](mailto:Dcrespo@floridastandardroofing.com)>  
**Subject:** RE: 1135 San Pedro Avenue, Coral Gables, FL - Request for Red Tag Removal

You can come in 7:30 to 9:30 am .

Thank you

**Manuel Z. Lopez P.E.**  
**Deputy Building Official**  
**Development Services Department**  
**405 Biltmore Way, 3<sup>rd</sup> Floor**  
**Coral Gables, Florida 33134**  
**Office: (305) 460-5242**

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**From:** Pablo Rios <[prios@corecs.us](mailto:prios@corecs.us)>  
**Sent:** Thursday, March 10, 2022 10:42 AM  
**To:** Lopez, Manuel <[mlopez@coralgables.com](mailto:mlopez@coralgables.com)>  
**Cc:** Victor Rodriguez <[victor@rplantsinc.com](mailto:victor@rplantsinc.com)>; Kathy Rodriguez <[Kathy@rplantsinc.com](mailto:Kathy@rplantsinc.com)>;  
[Dcrespo@floridastandardroofing.com](mailto:Dcrespo@floridastandardroofing.com); Pablo Rios <[prios@corecs.us](mailto:prios@corecs.us)>  
**Subject:** Re: 1135 San Pedro Avenue, Coral Gables, FL - Request for Red Tag Removal

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Good morning Mr. Lopez,

I hope this email finds you well.

Can the Homeowner (Mr. Rodriguez) and I set up a face to face meeting with you next week? We are still in the same holding pattern as described below. The interior permit is approved, it was paid to be reactivated, and we have the green light to start on the inside. The exterior scope is still under review and resubmittal, however, and the red tag placed on the property states for us to have the exterior plans approved prior to starting work. We need to meet with you to discuss any way to expedite the process and onsite work towards completion. The home is uninhabitable at this time.

I tried calling you a couple of times at your office and left a voice message.

We appreciate your attention and response when you have a moment.

Thank you,  
Pablo Rios  
Core Construction Systems, Inc.  
(305) 431-6054

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**From:** Pablo Rios <[prios@corecs.us](mailto:prios@corecs.us)>

**Sent:** Wednesday, December 8, 2021 16:06

**To:** [mlopez@coralgables.com](mailto:mlopez@coralgables.com)

**Cc:** Victor Rodriguez; Kathy Rodriguez; [Dcrespo@floridastandardroofing.com](mailto:Dcrespo@floridastandardroofing.com); Pablo Rios

**Subject:** RE: 1135 San Pedro Avenue, Coral Gables, FL - Request for Red Tag Removal

Good afternoon Mr. Lopez,

I hope this email finds you well.

Following up on the below email, please advise if you've had a chance to look into the structural plan review and when the red tag can be removed from the property.

Thank you,

Pablo A. Rios

Core Construction Systems, Inc.

(305) 431-6054 (Ph)



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**From:** Pablo Rios <[prios@corecs.us](mailto:prios@corecs.us)>

**Sent:** Friday, December 3, 2021 3:27 PM

**To:** [mlopez@coralgables.com](mailto:mlopez@coralgables.com)

**Cc:** Victor Rodriguez <[victor@rplantsinc.com](mailto:victor@rplantsinc.com)>; Kathy Rodriguez <[Kathy@rplantsinc.com](mailto:Kathy@rplantsinc.com)>; Pablo Rios <[prios@corecs.us](mailto:prios@corecs.us)>;

[Dcrespo@floridastandardroofing.com](mailto:Dcrespo@floridastandardroofing.com)

**Subject:** 1135 San Pedro Avenue, Coral Gables, FL - Request for Red Tag Removal

Good afternoon Mr. Lopez,

My Name is Pablo Rios, CGC with Core Construction Systems, Inc. We are the registered General Contractor for the above referenced project. The Property Owner (Mr. Victor Rodriguez), whom is copied on this email, and I had the opportunity to speak with Ms. Quintana earlier today regarding the concern for the red tag placed on our property yesterday due to a neighbor complaint. It is important to note that the Owner and I have been fully compliant with the City of Coral Gables Building Department Rules and Regulations since the inception of the project and will continue through its completion. A roofing permit was pulled to repair the pre-existing roof, and during the course of the installation, we found that the trusses were defective and needed to submit a permit revision for approval. The approval process for the permit revision by the City of Coral Gables has been delayed beyond our control. Attached please refer to the plan review status updates as of 12/2/21 - \* Plans are in Structural review at this time; \* Building & Public Works approved reviews. We apparently received a red tag (without penalty or fines) from Ms. Quintana yesterday resulting from a neighbor complaint for the front porch and stairs that were removed. Please be advised that this measure was taken strictly for life safety purposes since the access/egress of the home was through the porch and stairs which were severely rotted through and unsafe for use as a walkway.

We are making arrangements for next week to install a temporary construction fence with privacy screen along the front of the property for further safety from the right of way and as to not disturb the surrounding neighbors during the construction process.

Due to the circumstances, can you please advise if the review process for the exterior scope and the temporary fence permit can be expedited so that we may proceed to restore the property to adequate conditions that the community can be satisfied with.

We would greatly appreciate your attention and response to this matter.

Please feel free to contact me on my cell phone 305-431-6054 with any questions or concerns you may have.

Thank you,  
Pablo A. Rios  
Core Construction Systems, Inc.  
(305) 431-6054 (Ph)





9:16

Quintana, Amparo



**Quintana, Amparo** 9:01

to dcrespo@floridastandard

Good morning Mr. Crespo,

Our office has received a new  
pictures, advising that the roc

Pablo Rios  
(305) 431-6054

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.

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