

Quintana, Amparo

From: Quintana, Amparo
Sent: Wednesday, September 21, 2022 2:22 PM
To: Cortes-Ruiz, Luis J; Lopez, Manuel
Subject: RE: Resident Gables Grand Plaza - 363 Aragon Ave. City Code Violations
Attachments: 353 aragon permit.pdf

Good afternoon Mr. Cortes,

I am the Code Enforcement Officer that inspected the property yesterday along with our Building Official Manuel Lopez. I will answer your questions below in yellow and in order.

Thank you.



Amparo Quintana
Code Enforcement Officer
Gables Development Services
475 Biltmore Way
Coral Gables, FL 33134
305 569 1838 Direct line 305 460 5266
Office

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



From: Cortes-Ruiz, Luis J <ljc107@law.miami.edu>
Sent: Tuesday, September 20, 2022 11:31 AM
To: Quintana, Amparo <aquintana@coralgables.com>; Lopez, Manuel <mlopez@coralgables.com>
Subject: Resident Gables Grand Plaza - 363 Aragon Ave. City Code Violations

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Dear all,

I hope this email finds you well and in good health.

I am writing to request more information on Gables Grand Plaza.

It has come to my attention that the building has breached the city code in multiple occasions, including the way management is handling short-term rentals - with Dharma - and the pool area that is not fenced and the way that it has been filled with water.

Code Enforcement cited this property for the following.

Cracks throughout the property. Railings on the 4th floor are not secure per Building Official Manuel Lopez.

My comments: Pool cracks are being addressed under permit number BLDB-22-01-0296. I have also attached the permit for your records.

A per day citation has not been issued for the railings as they were checked yesterday by the Building Official and they are no longer unsecure, but a after the fact permit does need to be issued so the City can make sure they were repaired correctly.

The short term rental is not in violation. The previous complainant was advised that as per our city attorney this is allowed and not a violation. Please let me know if you would like the Attorneys information and I can provide for you.

The previous complainant advised us that the pool fence was down but upon arrival and inspections yesterday the temporary gate around the pool was up.

Additionally, I would like to officially make a complaint and request information to decide if this also constitutes a violation of the code.

The parking garage door, which is located on the 3rd floor on 363 Aragon Ave., has been broken and open since day 1 when I moved into this building. We were victims of theft, our bicycles were stolen from the parking area, and we had asked and complained to the building about fixing this door because we fear for our safety, that anyone can easily go up to residential floors and commit more crimes. The Building Official did mention this to the office yesterday during our meeting. I will defer to Mr. Lopez to advise further on this item.

Please let me know if it is possible to schedule a conversation with you and discuss this matter further. Anytime you would like to discuss the property is a good time for me. I know Mr. Lopez is very busy but we can try to all meet.

I look forward to hearing from you.

Kind regards,
Luis

Luis Cortes

J.D. Candidate

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