

Quintana, Amparo

From: Ramirez, Douglas
Sent: Friday, July 8, 2022 4:15 PM
To: Ricardo Lizano
Cc: Vivian Bonet; jdrujak@location.ventures; Cabrera, Suramy; Loar, Antoine; Quintana, Amparo
Subject: RE: 122 Menores Ave NOV

Good afternoon Mr. Lizano,

It was a pleasure meeting you and your team the other day to discuss the issues at this site, and discussing them again yesterday on the phone with you.

I have looked into the Violation you sent me, as well as your correspondence since our last meeting, and considered the information we discussed in my office.

I understand your desire is 2-fold & will address your items herein separately.

1. You expressed a desire to quickly resolve the NOV issues prior to your closing date later this month.
2. You wanted to know if a construction fence could be used around the entire combined area to resolve a number of issues simultaneously.

Regarding the first item above, the idea of providing a temporary solution would not suffice to resolve the Violation. In order to satisfy a violation under the minimum housing code, the solution must be permanent and code compliant. The current plywood or a proposed plexiglass solution are both variations of a temporary fix where a permanent fix is what is required. The only way to resolve this sort of violation is to pull the necessary permits and carry out the proper repairs. I can assist you in regards to saving you time when you apply for the permits and will do what I can to assist in that regard or with resolving code enforcement items when you have complied.

Regarding the second item above, you will not be able to receive a permit to place a construction fence for a project where there is no construction permit currently in place. In addition, your correspondence suggests that by installing a construction fence, the code enforcement violation could be resolved. This would not be the case. The idea here is that nobody wants to look at a construction fence for a long period of time, and that construction fences are meant to be installed at the time when construction is taking place, not as a way of securing an empty lot while permits can be pulled, and not as a loophole to close out Code Enforcement Cases. We would certainly be happy to process a construction fence permit around all 3 sites when the plans are ready. This can be revisited when you have a permit and are ready to begin construction. If you do have a permit to begin work, please let me know as that would make a big difference.

As I mentioned above, I am happy to assist when you are ready to pull your permits. Please let me know and I will work with you and your team to facilitate the permits needed and resolutions to code enforcement items.

If you have any additional questions, I am here to assist. Thank you and have a nice day.

Douglas A. Ramirez, MS, PE

Assistant Building Director

City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134
(305)476-7239 direct dial



From: Ricardo Lizano <RLizano@winmarconstruction.com>
Sent: Thursday, July 7, 2022 2:40 PM
To: Ramirez, Douglas <dramirez@coralgables.com>
Cc: Vivian Bonet <vbonet@location.ventures>; jdrujak@location.ventures
Subject: 122 Menores Ave NOV

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

Good afternoon Douglas, attached the NOV. Please confirm that you can download it and see it.
Thank you
Best Regards

Ricardo Lizano
Senior Project Manager
C (561) 405-1719
rlizano@winmarconstruction.com

