

## Schwartz, Lynn

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**From:** Darna, Elisa  
**Sent:** Wednesday, November 8, 2023 12:33 PM  
**To:** Schwartz, Lynn; rmendezpe@aol.com  
**Cc:** 'Mirta Mendez'; 'michael mendez'  
**Subject:** Your Permit ZONR-22-09-0746 Needs Corrections/ 3020 Le Jeune

Good morning, all,

Please find below the below pending comments.

Zoning corrections-ZONING COMMENT # 2-08/16/2023. 1. COMMENTS NOT ADDRESSED. NEED TO SUBMIT A SITE PLAN WITH DIMENSIONS OF PROPOSED WORK, SECTION DETAILS AND REQUIREMENTS PREVIOUSLY REQUESTED. ZONING REVIEWER: ELISA. DARNA. EDARNA@CORALGABLES.COM PH:305-476-7238.

0 Zoning Correction Zoning Correction No Zoning corrections ZONING COMMENT # 1 1. PROVIDE A SITE PLAN SEPARATE FROM SURVEY WITH PROPOSED WORK. 2. ON THE SITE PLAN PROVIDE PROPERTY LINE DIMENSIONS, SETBACKS AND LOT SIZE. 3. INDICATE GARAGE LOCATION. 4. DRIVEWAYS SHALL LEAD TO THE GARAGE. CLARIFY SEE SECTION 2-102 MULTIFAMILY 1 DUPLEX (MF 1) 5. INDICATE PROPOSED DRIVEWAY WIDTH. PROPOSED DRIVEWAY AND CURBCUTS WIDTH AS DETERMINED BY BOA/CITY ARCHITECT UP TO A MAXIMUM OF EIGHTEEN (18') FEET. SEE SECTION 2-102 MULTIFAMILY 1 DUPLEX (MF 1) 6. PROVIDE A MINIMUM OF THREE (3) FEET FROM SIDE PROPERTY LINE TO DRIVEWAY'S EDGE. 7. PROVIDE THE TRIANGLE OF VISIBILITY FOR THE DRIVEWAY. SEE SECTION 10-106 VISIBILITY TRIANGLES. 8. PROVIDE NOTATION INDICATING THAT THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF 2 ½ AND 8 FEET. SEE SECTION 10-106 VISIBILITY TRIANGLES. 9. PROVIDE MINIMUM OPENLANDSCAPE CALCULATIONS OF FORTY (40%) PERCENT FOR THE BUILDING SITE. AS PER SECTION 6-105 LANDSCAPING. 10. CONDITIONS OF APPROVAL: 1. NO TREE WILL BE REMOVED OR RELOCATED UNDER THIS PERMIT. IF A TREE HAS TO BE REMOVED OR RELOCATED, A SEPARATE PERMIT WILL BE REQUIRED.) 2. Tree root protection fencing must be installed around trees in the city swale and inside the private property to protect their root systems and trunks prior to construction and left in place through final inspection of work. Fencing must be located a distance of 1' from trunk for each 1" of tree trunk radius, or 6' minimum distance for trees or 3' minimum distance for palms. See details available for download on the city website in SERVICES>PUBLIC WORKS> LANDSCAPE SERVICES files. 3. Note that the swale is the Responsibility of the owner to excavate, de-compact, regrade to a concave profile to retain water runoff, then replant with sod or other non-woody groundcovers that will be maintained by the owner less than 24" height at the end of construction. Refer to the swale planting guidelines also on the city website in SERVICES>PUBLIC WORKS>LANDSCAPE SERVICES files. ZONING REVIEWER: ELISA DARNA. EDARNA@CORAL GABLES.COM. PH: 305-476-7238.

Regards,

Elisa. Darna.  
Zoning Reviewer.  
City of Coral Gables.  
427 Biltmore Way.  
PH: 305-476-7238.  
edarna@coralgables.com.

-----Original Message-----

From: Schwartz, Lynn <lschwartz@coralgables.com>  
Sent: Wednesday, November 8, 2023 9:49 AM

To: rmendezpe@aol.com  
Cc: Darna, Elisa <edarna@coralgables.com>; 'Mirta Mendez' <mirtacm@aol.com>; 'michael mendez' <mrmenendez30@mac.com>  
Subject: RE: Your Permit ZONR-22-09-0746 Needs Corrections/ 3020 Le Jeune

Good Morning Mr. Mendez,

I have scheduled this address for the next weeks board hearing.  
Please advise of your progress? I did not find anything in the system since this communication below?

Lynn N Schwartz  
City of Coral Gables Code Enforcement  
305-460-5273  
LSCHWARTZ@CORALGABLES.COM

-----Original Message-----

From: rmendezpe@aol.com <rmendezpe@aol.com>  
Sent: Thursday, July 13, 2023 1:04 PM  
To: Schwartz, Lynn <lschwartz@coralgables.com>  
Cc: Hernandez, Anelyn <ahernandez2@coralgables.com>; Darna, Elisa <edarna@coralgables.com>; 'Mirta Mendez' <mirtacm@aol.com>; 'michael mendez' <mrmenendez30@mac.com>  
Subject: RE: Your Permit ZONR-22-09-0746 Needs Corrections

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

Good afternoon,

As stated in my earlier email below, we just returned from vacation and found the attached Summons to Appear for next week. Unfortunately I am having a medical procedure next Tuesday at Mt. Sinai Hospital that will not allow me to attend on the proposed hearing date. Please reschedule for the following 2 weeks at the earliest.

As of today's date we have still not received a copy of the comments that were supposed to be forwarded to us after June 22 as noted below. It is extremely frustrating that a simple after the fact permit for performing maintenance on an existing driveway cannot be simply issued for a driveway that was constructed more than 65 years ago (1958). The existing driveway edges had rotted away and was creating a hazard for the tenants that required immediate corrective action. Requiring multi Department review to issue an after the fact permit for the driveway has no sense at all when the existing driveway is grandfathered and exempt from any new requirements. We have been diligently trying to close this issue since September of last year!

Please send me a copy of the comments as I cannot access them online in the system. Please also confirm receipt and advise of the rescheduling of the hearing. Thank you.

Best,

Richard Mendez, PE, LEED AP, CGC  
Infrastructure & Development Consultant  
rmendezpe@aol.com  
Mobile (305) 987-5566

Fax (305) 667-9356

-----Original Message-----

From: Schwartz, Lynn <lschwartz@coralgables.com>

Sent: Thursday, June 22, 2023 2:07 PM

To: rmendezpe <rmendezpe@aol.com>

Cc: Hernandez, Analyn <ahernandez2@coralgables.com>; Darna, Elisa <edarna@coralgables.com>; Mirta Mendez <mirtacm@aol.com>

Subject: RE: Your Permit ZONR-22-09-0746 Needs Corrections

Good afternoon,

The comments are in the system. I have copied the supervisor in permitting for her assistance.

Thank you,

Lynn N Schwartz

City of Coral Gables Code Enforcement

305-460-5273

LSCHWARTZ@CORALGABLES.COM

-----Original Message-----

From: rmendezpe <rmendezpe@aol.com>

Sent: Thursday, June 22, 2023 2:05 PM

To: Schwartz, Lynn <lschwartz@coralgables.com>

Cc: Hernandez, Analyn <ahernandez2@coralgables.com>; Darna, Elisa <edarna@coralgables.com>; Mirta Mendez <mirtacm@aol.com>

Subject: Re: Your Permit ZONR-22-09-0746 Needs Corrections

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

Good afternoon,

I received your voicemail. I am currently out of the country till July 10 but please send me the comments you refer to in your message so that I can address them and finalize this matter. I don't understand why the online permitting system does not send me a notification regarding the comments. Please confirm receipt.

Thank you,

Richard Mendez

Sent from my iPhone

> On Apr 28, 2023, at 11:40 AM, Schwartz, Lynn <lschwartz@coralgables.com> wrote:

>

> Good Morning,

>  
> I have requested from the zoning reviewer to advise of the pending requirements.  
> I have also copied her here.  
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>  
> Lynn N Schwartz  
> City of Coral Gables Code Enforcement  
> 305-460-5273  
> LSCHWARTZ@CORALGABLES.COM  
>  
>  
>  
> -----Original Message-----  
> From: rmendezpe@aol.com <rmendezpe@aol.com>  
> Sent: Friday, April 28, 2023 10:50 AM  
> To: Schwartz, Lynn <lschwartz@coralgables.com>; Hernandez, Analyn  
> <ahernandez2@coralgables.com>  
> Cc: 'Mirta Mendez' <mirtacm@aol.com>  
> Subject: RE: Your Permit ZONR-22-09-0746 Needs Corrections  
>  
> CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.  
>  
> Good morning,  
>  
> Could you please reply to my request in the email below. Please send us the comments so we can close this now. Thank you.  
>  
> Best,  
>  
> Richard Mendez, PE, LEED AP, CGC  
> Infrastructure & Development Consultant rmendezpe@aol.com Mobile (305)  
> 987-5566 Fax (305) 667-9356  
>  
>  
>  
> -----Original Message-----  
> From: rmendezpe@aol.com <rmendezpe@aol.com>  
> Sent: Thursday, April 13, 2023 11:23 AM  
> To: 'Schwartz, Lynn' <lschwartz@coralgables.com>; 'Hernandez, Analyn'  
> <ahernandez2@coralgables.com>  
> Subject: FW: Your Permit ZONR-22-09-0746 Needs Corrections  
>  
> Good morning,  
>  
> When I enter the link to view the permit it only shows that it is denied but there is no reference to the comments as to why it was denied nor what corrections are required. Could you please send me a pdf of the comments and revisions that are being requested or a direct link to view it. Thank you for your continued help.  
>  
> Best,  
> Richard Mendez, PE, LEED AP, CGC  
> Infrastructure & Development Consultant rmendezpe@aol.com Mobile (305)

> 987-5566 Fax (305) 667-9356

>

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> -----Original Message-----

> From: svc.CSSSMTP@tylerhost.net <svc.CSSSMTP@tylerhost.net>

> Sent: Thursday, March 30, 2023 4:02 PM

> To: rmendezpe@aol.com

> Subject: Your Permit ZONR-22-09-0746 Needs Corrections

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> \*\*\*\*\*

> Please do not reply to this message. It was sent from an unmonitored email address that cannot accept incoming e-mail.

> \*\*\*\*\*

>

> Greetings,

>

> Permit Number: ZONR-22-09-0746

> Address: [none]

> Description: Reseal/repair existing driveway. This is an After the Fact permit.

>

> Has been rejected and requires corrections. To view and respond to

> comments made or obtain additional information, visit

> [https://urldefense.com/v3/\\_\\_https://coralgablesfl-energovpub.tylerhost](https://urldefense.com/v3/__https://coralgablesfl-energovpub.tylerhost)

> .net/apps/SelfService\_\_;!!lhOVvL9eZPMo!HBXa2ARbwiwLAANG\_u2EydcS1fEQkiq

> GB6Stgz\_0TGhSgvPHG3LoF25vZ8jVq129OuH-DBQ9sxsMdpTCE4q3\$

>

> Per the Florida Building Code, Section 105.3.2, "An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued." Therefore, if corrections are not submitted within 180 days, the permit application will be considered abandoned and the documents discarded. If you wish to pursue the work after the 180 days, you will be required to submit new plans, application and go through the approval process in it's entirety, including paying all upfront fees, complying with any new codes, etc.

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> 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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