

Delgado, Martha

From: Kattou, Michael
Sent: Wednesday, September 26, 2018 2:27 PM
To: Delgado, Martha
Subject: Fwd: 2516 Alhambra Cir- Artificial Turf Installed w/o Permits | City of CG to Issue Fine
Attachments: 20180926_141448_resized.jpg; 20180926_141502_resized.jpg; 20180926_141527_resized.jpg; 20180926_141545_resized.jpg

Importance: High

The photos are attached from today.

Michael Kattou
Code Enforcement Field Supervisor
Development Services Department
City of Coral Gables
427 Biltmore Way Suite #100
Coral Gables, FL 33134
Ph: 305-460-5268
Fax: 305-460-5348

----- Original message -----

From: "Kattou, Michael"
Date: 9/26/18 2:24 PM (GMT-05:00)
To: "Delgado, Martha"
Subject: Fwd: 2516 Alhambra Cir- Artificial Turf Installed w/o Permits | City of CG to Issue Fine

Martha,

Please read below. Double fee and fine for installing artificial turf. Cite for WWP as well. See photos attached and email the parties below what we are doing. They will have to remove the turf. When I took my photos on Thursday they weren't finished and I told them not to complete it but as you can see they did it anyways.

Thank you,

Michael Kattou
Code Enforcement Field Supervisor
Development Services Department
City of Coral Gables
427 Biltmore Way Suite #100
Coral Gables, FL 33134
Ph: 305-460-5268
Fax: 305-460-5348

----- Original message -----

From: Edward De Valle

Date: 9/25/18 4:04 PM (GMT-05:00)

To: Rainier Sebastian Leon

Cc: Jay Pollak , "Kattou, Michael" , Mathew De Valle

Subject: Re: 2516 Alhambra Cir- Artificial Turf Installed w/o Permits | City of CG to Issue Fine

Hello,

I got the survey and Armando is getting this over to Jay ASAP.

Thank you

Edward Ramos De Valle II

Senior Partner

LINKS Business Consulting & Marketing

<https://www.linkedin.com/in/edwarddevalle/>

On Sep 24, 2018, at 3:51 PM, Rainier Sebastian Leon <rleon@resf.com> wrote:

Looping in Michael Kattou, the CGC inspector referenced below. We just spoke and I thought to streamline dialog on this with all parties.

Michael- Thank you very much for giving us the days to get this resolved without any fines. I've explained to Jay (tenant for 2516 Alhambra Cir, CG) what you just advised re: issuing a double-fine tomorrow with running violation (per diem) until turf removed. He advised his contractor advised this would be approved for temporary use as the plan was to remove it and restore the grass when he vacates in January.

Jay- Please forward the contractor's info ASAP. Michael advised Marta Delgado is the one who cited the property, and, as the house is designated historical, the Board notified the City of CG to cite the property, Michael reiterated this would not be approved by the City under current guidelines for this property. You're more than welcome to apply for it, but, in the interim, the turf would need to be removed and grass restored until said approval is in hand.

Contact info below; Jay, I'd advise your contractor call Michael ASAP ahead of tomorrow to avoid having to pay a double fine unnecessarily. The inspector would know more about this than your contractor so I'd advise to take heed to Michael's warning and grace period to restore the grass. Please keep us in the loop. Thank you!

- Michael- 305.733.0328
- Jay- 305.215.0242

Best regards,

Rainier Sebastian Leon, P.A.

Top Producer | EB5 Consultant

RESF Commercial | Luxury Real Estate

Direct: +1305.970.6682

rleon@resf.com

<http://www.linkedin.com/in/rainierleon>

From: Jay Pollak <jp32@mac.com>

Sent: Monday, September 24, 2018 3:23 PM

To: Rainier Sebastian Leon <rleon@resf.com>

Cc: Edward De Valle <edv@linkswg.com>; Mathew De Valle <Mathew@simplydominican.com>

Subject: Re: 2515 Alhambra Cir- Artificial Turf Installed w/o Permits | City of CG to Issue Fine

No worries. Will do! Is there a a current survey for the property Rainier?

On Sep 24, 2018, at 3:08 PM, Rainier Sebastian Leon <rleon@resf.com> wrote:

Jay (sorry, not sure why I addressed you as John on initial email)-
Please call the inspector directly to get sorted to avoid a fine as he advised he was going tomorrow to ensure the turf was removed. He called me last week when was called to the house by the City of CG Historical Board for the violation. He told the installers to cease and desist. He was very clear- artificial turf is not allowed by the City of CG nor the Historical Board (as the house is designated historic), under any circumstances. He was cool and gave a few days to return and just confirm removal thereby avoiding the need for a fine. His number is below. Please update us once you do. Thanks!

Best regards,
Rainier Sebastian Leon, P.A.
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Direct: +1305.970.6682
rleon@resf.com
<http://www.linkedin.com/in/rainierleon>

From: Jay Pollak <jp32@mac.com>
Sent: Monday, September 24, 2018 3:04 PM
To: Rainier Sebastian Leon <rleon@resf.com>
Cc: Edward De Valle <edv@linkswg.com>; Mathew De Valle <Mathew@simplydominican.com>
Subject: Re: 2515 Alhambra Cir- Artificial Turf Installed w/o Permits | City of CG to Issue Fine

Rainier,
We had a contractor friend who does a lot of work within the city and spoke with them and all I have to do is provide a survey and all will be taken care of. This conversation happened today. There is currently no fine, which I would take care of if there was or if there is one issued, however we are working to have it signed off on. Additionally, before we leave the property in the future, I will have the turf removed and sod placed back down if the owners wish for me to do so with no expense to them of course. I will keep the owners up to date as to us getting sign off from the city. Thank you.
Jay

On Sep 24, 2018, at 2:46 PM, Rainier Sebastian Leon <rleon@resf.com> wrote:

Good day all!
The Coral Gables inspector who contacted me last week regarding the work done is going back tomorrow to inspect. If not removed, he will have to issue a fine. He says that turf would not be approved by the City nor the Historical Board under any circumstance so it needs to be removed according to him.
John- Hope all is well! I was told you installed the turf but had someone at the City to facilitate? Please advise as the inspector will be there tomorrow. His number is 305.733.0328 in case you want to contact him directly,
Please advise. Thanks!
Best regards,
Rainier Sebastian Leon, P.A.
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