

Martinez, Rose

From: Gomez, Joe
Sent: Friday, May 29, 2026 10:04 AM
To: Martinez, Rose; Ramirez, Douglas
Cc: Chung, Andrew; Delgado, Martha; Lopez, Juan; Ceballos, Gustavo
Subject: RE: 931 Roderigo - Code History

Rosie/Doug/Andy thank you for the update. I plan on attending CEB in June, and I want to be clear that the Administration's position is that we do not recommend any other extensions or fee waivers. That will be up to the Board. We need to send a strong message that we will no longer tolerate or condone this type of serial violations of the Code.

Joe



Joe L. Gómez, PE, TTCP, F.FES

Deputy City Manager

City Manager's Office

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From: Martinez, Rose <rmartinez@coralgables.com>
Sent: Friday, May 29, 2026 9:16 AM
To: Ramirez, Douglas <dramirez@coralgables.com>; Gomez, Joe <jgomez@coralgables.com>
Cc: Chung, Andrew <achung@coralgables.com>; Delgado, Martha <mdelgado@coralgables.com>; Lopez, Juan <jlopez3@coralgables.com>
Subject: RE: 931 Roderigo - Code History

Douglas,

Be advised that the property owner Jacqueline **DURAND**, contacted me on Tuesday morning, the day I was submitting the case for REQUEST TO LIEN.

As a result of our conversation, Ms. Durand is now asking for a status update with Code Board in June, as she wants to explain to the CEB on why she has been delayed and have the fees waived and the LIEN placed on hold.

Property has several permits:

- [BLDR-25-11-8417](#) – New Build Out – DENIED – reviews last week.
- [TMPR-26-02-0632](#) – Temp Fence – ISSUED
- [BLDR-25-11-8403](#) – Demolition – DENIED
 - o Last update on this permit was **JAN 08, 2026**.

Since she is asking for a Status update with CEB and appealed the NOI, I cannot proceed with the LIEN REQUEST.

During our conversation, I explained that since there have been no updates on the demolition permit, the Notice of Intent to Lien was issued as a result of the CEB Order, which expired in November.

I asked her to get the TEMP fence up, and get the house demolished and then she can continue with the Build up at her own pace, and hence, she requested a status update with CEB. This case will be scheduled for the JUNE Code Board Hearing.

Hope this clarifies,

Rosie

From: Ramirez, Douglas <dramirez@coralgables.com>
Sent: Friday, May 29, 2026 8:33 AM
To: Gomez, Joe <jgomez@coralgables.com>; Martinez, Rose <rmartinez@coralgables.com>
Cc: Chung, Andrew <achung@coralgables.com>
Subject: 931 Roderigo - Code History

Joe,

Per your request, please see attached code history.

To summarize, the property was originally cited for the form-fitting tarp in November of 2022, then again in March of 2023, then again in September of 2023.

The latest case was sent to code board in July of last year, where they were given until November 12th to repair the roof and remove the tarp. They did not comply, and \$150/day began to run since then, which has now exceeded about \$27,000. We posted the NOI 2 weeks ago.

My guess is that they have no intention of completing the roof. They have received BOA approval for a new home at this location, and the permits are currently denied, but they had reviews as recently as last week.

Please let me know if we can further assist.

Rose, please file the lien, if they haven't appealed the NOI.

Thank you both.



Douglas A. Ramirez, MS, PE, FRSE, CBO

Acting Director

Development Services

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