

From: Team M.E.D. <permits@medexpeditors.com>
Subject: BLDB-23-12-2209 - Request to open portal to submit Corrections - 02-22-24
To: Bernal, Minett <mbernal1@coralgables.com>
Sent: February 22, 2024 3:35 PM (UTC-05:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Could we please ask for your assistance in opening the portal to submit correction for process # BLDB-23-12-2209? Please advise on this.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: Certificate of Use - LBT - 4218 Ponce De Leon Blvd # 300 - Status Update - 03-15-24
To: Castro, Jeanette <jcastro@coralgables.com>
Cc: Thomas, Felicia <fthomas@coralgables.com>; Arguinzoni, Kathy <karguinzoni@coralgables.com>
Sent: March 20, 2024 2:33 PM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

The cost for goods on display would be about 166k if that helps the below.

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
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MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Date: Monday, March 18, 2024 at 3:40 PM
To: Castro, Jeanette <jcastro@coralgables.com>
Cc: Thomas, Felicia <fthomas@coralgables.com>, Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: Re: Certificate of Use - LBT - 4218 Ponce De Leon Blvd # 300 - Status Update - 03-15-24

Good afternoon,

It is a showroom only, and the product is not for sale. Everything is placed as an order and sent from the warehouse to the customer's home.

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
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55 Merrick Way #214
Coral Gables, Florida 33134

From: Castro, Jeanette <jcastro@coralgables.com>
Date: Friday, March 15, 2024 at 3:12 PM
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Thomas, Felicia <fthomas@coralgables.com>, Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: RE: Certificate of Use - LBT - 4218 Ponce De Leon Blvd # 300 - Status Update - 03-15-24

Good afternoon Mr. Felix,

Actually, as this is a Retail/Merchant business, we would need to know the total cost value of the merchandise.

Thank you,

Jeanette Castro

Senior Revenue Inspector

Local Business Tax

- Finance Dept -

(305) 460-5296

jcastro@coralgables.com

CoralGables.com



CORAL GABLES
THE CITY BEAUTIFUL

Celebrating 90 years of a dream realized.

Effective 2/20/2024, the Collection Department will be temporarily relocated to 338 Minorca Avenue, Coral Gables, FL 33134.

We will not be operating from City Hall until further notice.

Please call 305-569-1847 if you have any questions or concerns. Thank you.

From: Castro, Jeanette

Sent: Friday, March 15, 2024 10:47 AM

To: Team M.E.D. <permits@medexpeditors.com>

Cc: Thomas, Felicia <fthomas@coralgables.com>; Arguinzoni, Kathy <karguinzoni@coralgables.com>

Subject: RE: Certificate of Use - LBT - 4218 Ponce De Leon Blvd # 300 - Status Update - 03-15-24

Good morning Mr. Felix,

Thank you for your application. This is a confirmation that we received it.

Please give us up to a few days to process your application. If we have any other questions, we will reach out to you or email back an invoice.

Thank you,

Jeanette Castro

Senior Revenue Inspector

Local Business Tax

- Finance Dept -

(305) 460-5296

jcastro@coralgables.com

CoralGables.com



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Effective 2/20/2024, the Collection Department will be temporarily relocated to 338 Minorca Avenue, Coral Gables, FL 33134.

We will not be operating from City Hall until further notice.
Please call 305-569-1847 if you have any questions or concerns. Thank you.

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Friday, March 15, 2024 9:50 AM
To: Castro, Jeanette <jcastro@coralgables.com>
Cc: Thomas, Felicia <fthomas@coralgables.com>; Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: Re: Certificate of Use - LBT - 4218 Ponce De Leon Blvd # 300 - Status Update - 03-15-24

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning,

Please see attached the LBT application for this location.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
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MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Date: Wednesday, March 13, 2024 at 12:17 PM
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Castro, Jeanette <jcastro@coralgables.com>, Thomas, Felicia <fthomas@coralgables.com>
Subject: RE: Certificate of Use - LBT

Hi Felix,

**Please see attachment above for the Certificate of Use.
Please print for your records.**

**The ladies copied above can assist you with the Local Business Tax.
Please see attachment above for the LBT application.**

Have a great day! ☐

Kind regards,

Katherine Arguinzoni
Certificate of Use
KArguinzoni@Coralgables.com
(305) 460-5269

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Tuesday, March 5, 2024 4:33 PM
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: CU Application for Visual Comfort - 4218 Ponce De Leon Blvd # 300 - DERM Approved CU - 03-05-24

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Please see attached the DERM approved CU for Visual Comfort for your review.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
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From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: Permit extension for BL-20-06-6087 - permit expires 04/11/2024
To: Hernandez, Analyn <ahernandez2@coralgables.com>
Sent: April 10, 2024 3:33 PM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Thank you!

Best regards,

Madeline Perez



Madeline Perez
Executive Office Director
M.E.D. Expeditors
(786) 431-1299 | (786) 383-8505
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Hernandez, Analyn <ahernandez2@coralgables.com>
Date: Wednesday, April 10, 2024 at 3:05 PM
To: Team M.E.D. <permits@medexpeditors.com>
Subject: RE: Permit extension for BL-20-06-6087 - permit expires 04/11/2024

Good afternoon,

Process no. PEXT-24-04-0706 has been created and will be processed as soon as possible.

Sincerely,

Analyn Hernandez

Permit Clerk Supervisor
City of Coral Gables
427 Biltmore Way,
Coral Gables, Florida 33134
Main Phone: (305) 460-5383
Cell : (305) 619-5302



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Wednesday, April 10, 2024 1:53 PM
To: Hernandez, Analyn <ahernandez2@coralgables.com>
Subject: Re: Permit extension for BL-20-06-6087 - permit expires 04/11/2024

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

My apologies, please see attached.

Best regards,

Madeline Perez



Madeline Perez
Executive Office Director
M.E.D. Expeditors
(786) 431-1299 | (786) 383-8505
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Hernandez, Analyn <ahernandez2@coralgables.com>
Date: Wednesday, April 10, 2024 at 1:42 PM
To: Team M.E.D. <permits@medexpeditors.com>
Subject: RE: Permit extension for BL-20-06-6087 - permit expires 04/11/2024

No attachment in this email.

Sincerely,
Analyn Hernandez
Permit Clerk Supervisor
City of Coral Gables
427 Biltmore Way,
Coral Gables, Florida 33134
Main Phone: (305) 460-5383
Cell : (305) 619-5302



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Wednesday, April 10, 2024 12:46 PM
To: DevelopmentServices <DevelopmentServices@coralgables.com>
Cc: Hernandez, Analyn <ahernandez2@coralgables.com>
Subject: Permit extension for BL-20-06-6087 - permit expires 04/11/2024

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Please see the attached letter and permit app to extend permit # BL-20-06-6087 / 2800 Ponce De Leon Blvd. Please note the permit expires 04/11/2024.

Best regards,

Madeline Perez



Madeline Perez
Executive Office Director
M.E.D. Expeditors
(786) 431-1299 | (786) 383-8505
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

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From: Team M.E.D. <permits@medexpeditors.com>
Subject: 1051 SAN PEDRO - BLDR-22-06-1738
To: Del Valle, Ann <adelvalle@coralgables.com>
Sent: April 18, 2024 2:30 PM (UTC-04:00)
Attached: Permit Form_30-01-2023_11-10-42[25].pdf

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

We wanted to know if we could please refund the bond for 1051 SAN PEDRO - BLDR-22-06-1738

Best regards,





City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

Permit

Permit NO.: **BLDR-22-06-1738**

Permit Type: **FBC Residential**

Work Classification: **Seawalls/Bulkheads/Docks/Decks**

Permit Status: **Issued**

Issue Date: 01/30/2023 **Expiration: 07/31/2023**

Location Address	Parcel Number	Building Code Version
1051 SAN PEDRO AVE, Coral Gables, FL 33156-6341	0351180060670	FBC 2020

Owner Name	JOSE IGNACIO ARGUELLES JR, ALEXANDRA PARDO
-------------------	---

Contacts

Melissa C Castro, MED EXPEDITORS Applicant 2525 Ponce de Leon BLVD #300 300, CORAL GABLES, FL 33134 (786) 384-2353 MEDEXPEDITORS@GMAIL.COM	TRIDENT ENVIRONMENTAL Applicant 1850 SW 8th Street 313, Miami, FL 33135 bibi@tridentenv.com
Jason Klein, Contour Marine Contractor 1015 Adams Street, Hollywood, FL 33121 (954) 274-9275 contourmarine22jklein@gmail.com	juan jose quevedo, atlantic miami boatlifts Qualifier 9250 SW 41 ST, miami, FL 33165 juanjosequevedo9992@gmail.com

Description: SEAWALL REINFORCEMENT, NEW TIMBER DOCK, AND NEW 40K ELEVATOR BOATLIFT	Valuation: \$32,000.00
	Total Sq Feet: 0.00

Fees	Amount	Payments	Amt Paid
Code Compliance Fee	\$19.20	Total Fees	\$1,446.94
Residential Upfront Fee	\$200.00	Credi Card	\$1,161.50
Bond Fee	\$500.00	Credi Card	\$285.44
Board of Architect Fee	\$85.44	Amount Due:	\$0.00
FBC Residential Permit Fee	\$440.00		
Lien Law	\$5.00		
BCAIB	\$9.60		
Dept of Business and Professional Regulation	\$6.40		
Document preservation fee (\$1.45 per page)	\$107.30		
Ordinance 2006-27 Filing Fee (\$1 per page)	\$74.00		
Total:	\$1,446.94		

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. (F.S. 713.135)

THE NOTICE OF COMMENCEMENT MUST BE DISPLAYED AT THE JOB SITE.

NOTICE: In addition to the requirements of this permit there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. Please be advised that in accordance with City Ordinance No. 2765, it is the responsibility of the property owner to repair all broken sidewalks. Compliance must be obtained prior to final Public Works approval.



City of Coral Gables
 405 Biltmore Way
 Coral Gables, FL 33134

Permit

Permit NO.: **BLDR-22-06-1738**

Permit Type: **FBC Residential**

Work Classification: **Seawalls/Bulkheads/Docks/Decks**

Permit Status: **Issued**

Issue Date: 01/30/2023 **Expiration: 07/31/2023**

**A CERTIFICATE OF OCCUPANCY OR COMPLETION MUST BE SECURED
 BEFORE THIS BUILDING CAN BE USED FOR ANY PURPOSE.**

January 30, 2023

 Issued By: Charles Arguinzoni

 Date

Required Inspections:

Inspection Type	Inspector Initials	Date
Public Works - Final DERM letter/ Inspection		
Public Works - Frame		
Public Works - Pre-Pour Sea Wall Cap		
Public Works - Storm water and Sedimentation		
Public Works - Tie Back		
Building - Foundation/Monolithic Slab		
Concrete Slab on Grade		
Final Public Works		
Final Zoning		
Final Building		

From: Team M.E.D. <permits@medexpeditors.com>
Subject: BLDB-23-11-2186 - No Blue Beam Session
To: Hernandez, Analyn <ahernandez2@coralgables.com>
Sent: April 8, 2024 8:00 AM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Please see the below where the comment from Fire shows: No Blue Beam Session. Please advise on how we may proceed as the rest of the cycle is completed.

Fire • Disapproved • Nance - Fire Robert • Completed : 03/26/2024

NO BLUEBEAM SESSION

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
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Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Subject: BLDR-23-08-4182 - inquiry on workflow 02-20-24
To: Ramos, Sebastian <sramos2@coralgables.com>
Sent: February 20, 2024 11:51 AM (UTC-05:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Sir,

We have uploaded corrections for process #

BLDR-23-08-4182 could we kindly ask for your assistance in starting the workflow for this project. Corrections were uploaded early last week. Please advise.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
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55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Subject: REVR-24-02-1864 - 1818 Granada - Review Inquiry
To: Darna, Elisa <edarna@coralgables.com>
Sent: March 8, 2024 9:46 AM (UTC-05:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mrs. Darna,

We are reaching out on behalf of the owner to kindly request your assistance regarding the pending review for #REVR-24-02-1864. Your insight into when this review might be completed would be greatly appreciated, as the owner is unable to use his driveway and is facing daily financial losses due to the delay.

Any information you can provide to assist us with this would be greatly appreciated.

Thank you in advance,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
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MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Subject: 358 SAN LORENZO AVE #1057
To: Arguinzoni, Kathy <karginzoni@coralgables.com>
Sent: March 29, 2024 2:20 PM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Mrs. Arguinzoni,

Could you please assist us in obtaining the previous CU for space #1057 at 358 San Lorenzo for the comment below?

Remarks: **DERM CORE - M2024011103**

Code	Description
------	-------------

0214	Remarks -MUST SUBMIT LAST CERTIFICATE OF USE FOR UNIT #1057.
------	---

If you have any questions regarding these review comments, please contact Marta Hidalgo via telephone at (786) 315-2840 or by email at marta.hidalgo@miamidade.gov.

Best regards,



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
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MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: REVR-24-02-1864 - 1818 Granada - Review Inquiry
To: Darna, Elisa <edarna@coralgables.com>
Sent: March 11, 2024 1:33 PM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mrs. Darna,

We wanted to reach out again on behalf of the owner to kindly request your assistance regarding the pending review for #REVR-24-02-1864. The owner is facing multiple hardships due to the delay, including being unable to use his driveway and suffering daily financial losses. We would appreciate it very much if this could be reviewed, as this is the last review of the cycle.

Any information you can provide to assist us with this would be greatly appreciated.

Thank you in advance,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
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55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Date: Friday, March 8, 2024 at 9:45 AM
To: Darna, Elisa <edarna@coralgables.com>
Subject: REVR-24-02-1864 - 1818 Granada - Review Inquiry

Good morning Mrs. Darna,

We are reaching out on behalf of the owner to kindly request your assistance regarding the pending review for #REVR-24-02-1864. Your insight into when this review might be completed would be greatly appreciated, as the owner is unable to use his driveway and is facing daily financial losses due to the delay.

Any information you can provide to assist us with this would be greatly appreciated.

Thank you in advance,

Veronika Cueto



Veronika Cueto

Events & Marketing Specialist | Jr. Permit Update Specialist

M.E.D. Expeditors

Permits | Licenses | Code Violations

(786) 431-1299 | 1 (833) MED-PERMITS

MEDEXPEDITORS.COM

55 Merrick Way #214

Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: 358 San Lorenzo Ave, Space #2137 - BLDB-24-01-2261
To: Rodriguez, Steven <srodriguez@coralgables.com>
Sent: April 9, 2024 1:05 PM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

We wanted to follow up on the meeting request below as our client is not in the state and would like to clarify some comments on the plan. Please let us know what date and time works best for you.

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
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MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Date: Friday, April 5, 2024 at 4:45 PM
To: Rodriguez, Steven <srodriguez@coralgables.com>
Subject: Re: 358 San Lorenzo Ave, Space #2137 - BLDB-24-01-2261

Good afternoon,

The design professional is not in state. They would like a phone or Zoom meeting. Please send us your availability.

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Rodriguez, Steven <srodriguez@coralgables.com>
Date: Monday, April 1, 2024 at 2:11 PM
To: Team M.E.D. <permits@medexpeditors.com>
Subject: RE: 358 San Lorenzo Ave, Space #2137 - BLDB-24-01-2261

Come in and see us with the plans at the:
Development Services Building
427 Biltmore Way, 1st floor, Coral Gables, FL. 33134
During walk-in hours: Monday through Friday between 7:30 am and 9:30 am.

Regards,
Steven Rodriguez
City of Coral Gables / Zoning Division
T: 305-476-7216



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Monday, April 1, 2024 1:49 PM
To: Rodriguez, Steven <srodriguez@coralgables.com>
Subject: 358 San Lorenzo Ave, Space #2137 - BLDB-24-01-2261

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Mr. Rodriguez,

On behalf of the design professional, could we please request a meeting at your earliest convenience for BLDB-24-01-2261 regarding the comment below?

Zoning • Disapproved • Rodriguez - Zoning Steven • Completed : 03/29/2024

Mandatory for the zoning division plan re-review(s) provide a written response sheet to all zoning comments. Note, plans will not be re-reviewed if the response sheet is not provided. In addition, avoid generic responses such as "SEE PLANS" or "SEE CALCULATIONS". Provide a response to each zoning comment, include the page number and how the correction has been addressed. The response sheet(s) will only be accepted as a digital file uploaded to the City Portal per review cycle.

PAGE A10.31, EXTERIOR USE OF PLYWOOD AND WOOD TRIM ARE NOT ALLOWED. ARTICLE 5, SECTION 5-301.

REVIEW BY: STEVEN RODRIGUEZ / ZONING REVIEWER EMAIL: srodriguez@coralgables.com T: 305-476-7216 CITY
WEB SITE: WWW.CORALGABLES.COM

Best regards,



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From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: Certificate of Use - LBT - 4218 Ponce De Leon Blvd # 300 - Status Update - 03-15-24
To: Castro, Jeanette <jcastro@coralgables.com>
Cc: Thomas, Felicia <fthomas@coralgables.com>; Arguinzoni, Kathy <karguinzoni@coralgables.com>
Sent: March 18, 2024 3:41 PM (UTC-04:00)

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Good afternoon,

It is a showroom only, and the product is not for sale. Everything is placed as an order and sent from the warehouse to the customer's home.

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
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From: Castro, Jeanette <jcastro@coralgables.com>
Date: Friday, March 15, 2024 at 3:12 PM
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Thomas, Felicia <fthomas@coralgables.com>, Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: RE: Certificate of Use - LBT - 4218 Ponce De Leon Blvd # 300 - Status Update - 03-15-24

Good afternoon Mr. Felix,

Actually, as this is a Retail/Merchant business, we would need to know the total cost value of the merchandise.

Thank you,

Jeanette Castro

Senior Revenue Inspector

Local Business Tax

- Finance Dept -

(305) 460-5296

jcastro@coralgables.com

CoralGables.com



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THE CITY BEAUTIFUL

Celebrating 90 years of a dream realized.

Effective 2/20/2024, the Collection Department will be temporarily relocated to 338 Minorca Avenue, Coral Gables, FL 33134. We will not be operating from City Hall until further notice. Please call 305-569-1847 if you have any questions or concerns. Thank you.

From: Castro, Jeanette
Sent: Friday, March 15, 2024 10:47 AM
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Thomas, Felicia <fthomas@coralgables.com>; Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: RE: Certificate of Use - LBT - 4218 Ponce De Leon Blvd # 300 - Status Update - 03-15-24

Good morning Mr. Felix,

Thank you for your application. This is a confirmation that we received it.

Please give us up to a few days to process your application. If we have any other questions, we will reach out to you or email back an invoice.

Thank you,

Jeanette Castro

Senior Revenue Inspector
Local Business Tax
- Finance Dept -
(305) 460-5296
jcastro@coralgables.com
CoralGables.com



Celebrating 90 years of a dream realized.

Effective 2/20/2024, the Collection Department will be temporarily relocated to 338 Minorca Avenue, Coral Gables, FL 33134. We will not be operating from City Hall until further notice. Please call 305-569-1847 if you have any questions or concerns. Thank you.

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Friday, March 15, 2024 9:50 AM
To: Castro, Jeanette <jcastro@coralgables.com>
Cc: Thomas, Felicia <fthomas@coralgables.com>; Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: Re: Certificate of Use - LBT - 4218 Ponce De Leon Blvd # 300 - Status Update - 03-15-24

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning,

Please see attached the LBT application for this location.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Date: Wednesday, March 13, 2024 at 12:17 PM
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Castro, Jeanette <jcastro@coralgables.com>, Thomas, Felicia <ftthomas@coralgables.com>
Subject: RE: Certificate of Use - LBT

Hi Felix,

**Please see attachment above for the Certificate of Use.
Please print for your records.**

**The ladies copied above can assist you with the Local Business Tax.
Please see attachment above for the LBT application.**

Have a great day! ☐

Kind regards,

Katherine Arguinzoni
Certificate of Use
KArguinzoni@Coralgables.com
(305) 460-5269

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Tuesday, March 5, 2024 4:33 PM
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: CU Application for Visual Comfort - 4218 Ponce De Leon Blvd # 300 - DERM Approved CU - 03-05-24

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Please see attached the DERM approved CU for Visual Comfort for your review.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
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Coral Gables, Florida 33134

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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From: Team M.E.D. <permits@medexpeditors.com>
Subject: Please cancel Process # TMPR-24-03-0333 - Created in error - 03-07-24
To: Arguinzoni, Charles <carguinzoni@coralgables.com>
Sent: March 7, 2024 4:35 PM (UTC-05:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Sir,

Could we please ask for your assistance in cancelling this process # [TMPR-24-03-0333](#) for it was created in error. This plan is for commercial not residential. The correct process was submitted under process # [TMPC-24-03-0182](#).

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
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MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Subject: 358 San Lorenzo Ave Space #2137
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Sent: April 10, 2024 1:49 PM (UTC-04:00)
Attached: CU_20240405_113722_2649195.PDF

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Please see the attached for 358 San Lorenzo Ave Space #2137. Let me know if anything else is needed from our end.

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134



MIAMI-DADE COUNTY
APPROVAL OF MUNICIPAL APPLICATION
FOR CERTIFICATE OF USE OR BUSINESS LICENSE

FOLIO: 0341200670041

CERT NO: MU24001289

ZONING DISTRICT:

DATE OF ISSUANCE: April 05,2024

MUNICIPAL APPLICATION NO: 253500

PROCESS NO: MU24001289

THIS APPROVAL MUST BE POSTED ON PREMISES

CORP NAME / DBA: COLE HAAN COMPANY STORE LLC. DBA COLE HAAN

BUSINESS ADDRESS: 358 SAN LORENZO AVE UNIT #2137

BUSINESS USE: OTHER COMMERCIAL (MISCELLANEOUS)

USE SPECIFICS: RETAIL

LEGAL DESCRIPTION: MERRICK PLAT PB 168-022 T-21692 LOT 4 BLK 1 BLDG IMPROVEMENTS OWNED BY TENANT PER LEASE AGREEMENT BETWEEN CITY OF CORAL GABLES AND MERRICK PARK LLC LAND AU 03-4120-067-0040

-----CONDITIONS-----

- (DECU) DRY USE ONLY
- (RER) THIS MIAMI-DADE APPROVAL OF A MUNICIPAL CERTIFICATE OF USE IS VALID FOR AN UNLIMITED TIME OR AS INDICATED BELOW PROVIDED THERE ARE NO CHANGES TO THE USE, BUSINESS NAME OR OWNERSHIP; OR EXPANSIONS, ALTERATIONS OR ADDITIONS TO THE APPROVED USE. ALL CHANGES LISTED ABOVE WILL REQUIRE ISSUANCE OF A NEW CERTIFICATE OF USE.
- (RER) THIS MIAMI-DADE APPROVAL OF A MUNICIPAL CERTIFICATE OF USE DOES NOT RELIEVE THE APPLICANT FROM COMPLIANCE WITH ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
- (RER) YOU ARE ALSO REQUIRED TO ALLOW MIAMI-DADE COUNTY INSPECTORS ACCESS AT ANY REASONABLE TIME TO CONDUCT AN INSPECTION.

From: Team M.E.D. <permits@medexpeditors.com>
Subject: BTR Invoice 253402 RE: Certificate of Use - LBT-Sansa Bakery LLC - 72 Miracle Mile - Customer #252232 - 03-01-24 _ Requested License information to issue this BTR
To: Castro, Jeanette <jcastro@coralgables.com>
Cc: Thomas, Felicia <fthomas@coralgables.com>; Arguinzoni, Kathy <karguinzoni@coralgables.com>
Sent: March 1, 2024 12:14 PM (UTC-05:00)
Attached: 359660 CLIENT PLAN[35].pdf, 359660 CLIENT PACKET[46].pdf

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Ms. Jeanette,

Please see attached the approved License information requested to be able to issue the BTR for this business. Please advise if additional information is needed to completed this process.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Castro, Jeanette <jcastro@coralgables.com>
Date: Thursday, January 25, 2024 at 11:30 AM
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Thomas, Felicia <fthomas@coralgables.com>, Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: BTR Invoice 253402 RE: Certificate of Use - LBT-Sansa Bakery LLC - 72 Miracle Mile - Customer #252232 - 01-24-24

Good morning Mr. Felix,

That is great to hear.

Thank you for sending and filling out the City of **Coral Gables** Local Business Tax Application. Please see attached for the LBT invoice.

To pay online, please see the steps below. Included also are visual instructions to pay online.

www.CoralGables.com

SERVICE - tab > PAY A BILL > Pay a bill -> Business Licenses & Certificate of Use – box > Click at [make payment] box > Enter the activity and customer numbers

As a Reminder, **your BTR is still Pending for approval due to the required Dept of Agriculture # needed**, so your Business Tax Receipt will not yet be sent until so. Please let us know once it has been Approved and provide us the license # so we may print and mail out your BTR license.

If you have any questions, please do not hesitate to contact.

Best regards,

Jeanette Castro

Senior Revenue Inspector

Local Business Tax

- Finance Dept -

405 Biltmore Way

Coral Gables, FL 33134

(305) 460-5296

jcastro@coralgables.com

CoralGables.com



CORAL GABLES
THE CITY BEAUTIFUL

Celebrating 90 years of a dream realized.

From: Team M.E.D. <permits@medexpeditors.com>

Sent: Thursday, January 25, 2024 11:09 AM

To: Castro, Jeanette <jcastro@coralgables.com>

Cc: Thomas, Felicia <fthomas@coralgables.com>; Arguinzoni, Kathy <karguinzoni@coralgables.com>

Subject: Re: Certificate of Use - LBT-Sansa Bakery LLC - 72 Miracle Mile - Customer #252232 - 01-24-24

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Hello Jeanette,

The value of inventory stock carried is \$4,000. Please advise if you need any additional information. We will be glad to pay the invoice for this process when ready and are aware that you cannot active it until the DBPR License # is provided.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Castro, Jeanette <jcastro@coralgables.com>
Date: Wednesday, January 24, 2024 at 5:42 PM
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Thomas, Felicia <ftthomas@coralgables.com>, Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: RE: Certificate of Use - LBT-Sansa Bakery LLC - 72 Miracle Mile - Customer #252232 - 01-24-24

I apologize; for a bakery classification, we would need the inventory value of the stock carried.

Restaurants are classified by seats.

Thank you,

Jeanette Castro
Senior Revenue Inspector
Local Business Tax
- Finance Dept -
405 Biltmore Way
Coral Gables, FL 33134
(305) 460-5296
jcastro@coralgables.com
CoralGables.com



CORAL GABLES
THE CITY BEAUTIFUL

Celebrating 90 years of a dream realized.

From: Castro, Jeanette
Sent: Wednesday, January 24, 2024 5:39 PM
To: 'Team M.E.D.' <permits@medexpeditors.com>
Cc: Thomas, Felicia <ftthomas@coralgables.com>; Arguinzoni, Kathy <karguinzoni@coralgables.com>

Subject: RE: Certificate of Use - LBT-Sansa Bakery LLC - 72 Miracle Mile - Customer #252232 - 01-24-24

Hi Mr. Felix,

Yes, we will keep it in Pending status, until we can get the license #.

I can go ahead and create an invoice and email it to you for payment, but I will only be able to Activate and issue the BTR until then.

Thank you,

Jeanette Castro
Senior Revenue Inspector
Local Business Tax
- Finance Dept -
405 Biltmore Way
Coral Gables, FL 33134
(305) 460-5296
jcastro@coralgables.com
CoralGables.com



CORAL GABLES
THE CITY BEAUTIFUL
Celebrating 90 years of a dream realized.

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Wednesday, January 24, 2024 5:05 PM
To: Castro, Jeanette <jcastro@coralgables.com>
Cc: Thomas, Felicia <ftthomas@coralgables.com>; Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: Re: Certificate of Use - LBT-Sansa Bakery LLC - 72 Miracle Mile - Customer #252232 - 01-24-24

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Currently, the DBPR Application is being processed with the State and has not been issued yet. Please advise how this will affect the process?

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
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(786) 431-1299 | 1 (833) MED-PERMITTS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Castro, Jeanette <jcastro@coralgables.com>
Date: Wednesday, January 24, 2024 at 4:50 PM
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Thomas, Felicia <ftthomas@coralgables.com>, Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: RE: Certificate of Use - LBT-Sansa Bakery LLC - 72 Miracle Mile - Customer #252232 - 01-24-24

Good morning Mr. Felix,

What is the DBPR license #/Dept of Agriculture license # for the bakery restaurant?

Please provide supporting documentation.

Thank you,

Jeanette Castro
Senior Revenue Inspector
Local Business Tax
- Finance Dept -
405 Biltmore Way
Coral Gables, FL 33134
(305) 460-5296
jcastro@coralgables.com
CoralGables.com



CORAL GABLES
THE CITY BEAUTIFUL

Celebrating 90 years of a dream realized.

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Wednesday, January 24, 2024 4:03 PM
To: Castro, Jeanette <jcastro@coralgables.com>
Cc: Thomas, Felicia <fthomas@coralgables.com>; Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: Re: Certificate of Use - LBT-Sansa Bakery LLC - 72 Miracle Mile - Customer #252232 - 01-24-24

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Ms. Jeanette,

Please see that the principal address has been corrected the reflect the correct address. Please advise if you need any additional information.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

[Previous On List](#) [Next On List](#) [Return to List](#)

No Events **No Name History**

Detail by Entity Name
Florida Limited Liability Company
SANSА BAKERY LLC

Filing Information

Document Number	L21000310007
FEI/EIN Number	87-1876792
Date Filed	07/07/2021
Effective Date	07/07/2021
State	FL
Status	ACTIVE

Principal Address
72 Miracle Mile
Coral Gables, FL 33134

Changed: 01/22/2024

Mailing Address
9611SW 77AVE
107
MIAMI, FL 33156

Registered Agent Name & Address
SANZ, JULIAN, SR
9611SW 77AVE
107
MIAMI, FL 33156

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Castro, Jeanette <jcastro@coralgables.com>

Date: Monday, January 22, 2024 at 9:52 AM

To: Team M.E.D. <permits@medexpeditors.com>

Cc: Thomas, Felicia <ftthomas@coralgables.com>, Arguinzoni, Kathy <karguinzoni@coralgables.com>

Subject: RE: Certificate of Use - LBT-Sansa Bakery LLC - 72 Miracle Mile - Customer #252232 - 01-22-24

Good morning Mr. Felix,

Thank you for your application. This is a confirmation that we received it.

I am currently doing your invoice, and we require the FEI-EIN # as this is the owner/business. I was able to locate it, however, he needs to change the Principal Address of the business. Please see the below image.

Also, I do not see a DBPR/Food license number which is required. Please forward me supporting documentation as I can not locate it even via name.

[Previous On List](#) [Next On List](#) [Return to List](#)

Sansa

No Events No Name History

Detail by Entity Name

Florida Limited Liability Company
SANSА BAKERY LLC

Filing Information

Document Number	L21000310007
FEI/EIN Number	87-1876792
Date Filed	07/07/2021
Effective Date	07/07/2021
State	FL
Status	ACTIVE

Principal Address

9611SW 77AVE
107
MIAMI, FL 33156

Mailing Address

9611SW 77AVE
107
MIAMI, FL 33156

Registered Agent Name & Address

SANZ, JULIAN, SR
9611SW 77AVE
107
MIAMI, FL 33156

Thank you,

Jeanette Castro
Senior Revenue Inspector
Local Business Tax
- Finance Dept -
405 Biltmore Way
Coral Gables, FL 33134
(305) 460-5296
jcastro@coralgables.com
CoralGables.com



CORAL GABLES
THE CITY BEAUTIFUL

Celebrating 90 years of a dream realized.

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Monday, January 22, 2024 9:07 AM
To: Castro, Jeanette <jcastro@coralgables.com>
Cc: Thomas, Felicia <ftthomas@coralgables.com>; Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: Re: Certificate of Use - LBT-Sansa Bakery LLC - 72 Miracle Mile - Customer #252232 - 01-22-24

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning,

Please see that LBTR application as per request. Please advise if any additional information is needed to process this.

Thank you in advance for your time and consideration,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERIMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Date: Friday, January 19, 2024 at 10:43 AM
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Castro, Jeanette <jcastro@coralgables.com>, Thomas, Felicia <ftthomas@coralgables.com>
Subject: RE: Certificate of Use - LBT

Hi Felix,

**Please see attachment above for the Certificate of Use.
Please print for your records.**

**The ladies copied above can assist you with the Local Business Tax.
Please see attachment above for the LBT application.**

Have a great day! ☐

Kind regards,

Katherine Arguinzoni
Certificate of Use
KArguinzoni@Coralgables.com
(305) 460-5269

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Friday, January 19, 2024 10:28 AM
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Cc: Tejera, Erick <etejera@coralgables.com>
Subject: Re: 01-17-24 - Certificate of Use - Payment - Sansa Bakery LLC - 72 Miracle Mile - Customer #252232

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Kathy,

Please note that the below fees have been paid. Please advise on the next steps please.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Date: Thursday, January 18, 2024 at 8:20 AM
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Tejera, Erick <etejera@coralgables.com>
Subject: RE: 01-17-24 - Certificate of Use - Payment - Sansa Bakery LLC - 72 Miracle Mile - Customer #252232

Hi Felix,

Please follow these steps to pay the (114.19) Certificate of Use processing fee.

Hold Ctrl & Click Link to pay: [Licensing \(coralgables.com\)](https://licensing.coralgables.com)

[\[edenweb.coralgables.com\]](http://edenweb.coralgables.com)

Do NOT register or Log-in

Click Make Payment & Enter these numbers:

**Activity number: 00288575 &
Customer number: 252232**

**Follow the prompts to enter your credit card information. (CAPS)
I will complete the process after payment is received & the CU application is signed by Erick Tejera.**

Kind regards,

**Katherine Arguinzoni
Certificate of Use
KArguinzoni@Coralgables.com
(305) 460-5269**

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Wednesday, January 17, 2024 3:48 PM
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Cc: Tejera, Erick <etejera@coralgables.com>
Subject: 01-17-24 - Certificate of Use - DERM - Sansa Bakery LLC - 72 Miracle Mile - Customer #252232

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Please see the attached CU approved by MDC to move forward with this process. Please advise if there is any additional information needed to proceed.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Arguinizoni, Kathy <karginizoni@coralgables.com>

Date: Thursday, August 17, 2023 at 2:33 PM

To: Team M.E.D. <permits@medexpeditors.com>

Cc: Tejera, Erick <etejera@coralgables.com>

Subject: RE: Certificate of Use - DERM - Sansa Bakery LLC - 72 Miracle Mile - Customer #252232

Hi Madeline,

Happy Thursday! ☐

All applications require Miami Dade County, DERM approval prior to Coral Gables approval.

The payment for the Certificate of Use application (\$114.19) comes after the DERM approval.

Miami Dade (786) 315-2800 or (305) 372-6899 for any questions.

Please see attachment above to upload file with Miami Dade County, DERM for review.

**Here is the web link: <https://wwwx.miamidade.gov/Apps/RER/EPSPortal>
- Also, make sure you are using Google Chrome and the documents must be in .PDF format to upload them.**

Your link from the web page should be the last one on the page under the title "Submit for Review and Approval a Municipal Certificate of Use". Click "Municipal CU" button to start the process. On that new page click "New Certificate of Use application".

"STOP" = (IF DERM requires an allocation letter - continue below)...

DERM requires an "allocation letter," you can find the form at:

<https://www.miamidade.gov/permits/library/sewer-allocation.pdf>

Please complete section 1a, 1b and 1c. and submit to the City (Public Works: pwdepartment@coralgables.com) to complete section 2 which you can then submit to DERM to complete your application process with them.

Email me back their one-page certificate approval for us to process your CU.

Kind regards,

Katherine Arguinzoni
Certificate of Use
KArguinzoni@Coralgables.com
(305) 460-5269

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Thursday, August 17, 2023 1:12 PM
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: SANSA BAKERY CU

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Kathy,

Happy Thursday! Please find attached the CU apps for Sansa Bakery.

Best regards,



Madeline Perez
Executive Office Director
M.E.D. Expeditors
(786) 431-1299 | (786) 383-8505
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

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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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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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.

FOOD SERVICE PLAN REVIEW

Reviewer M. Harris Date 3/1/2024

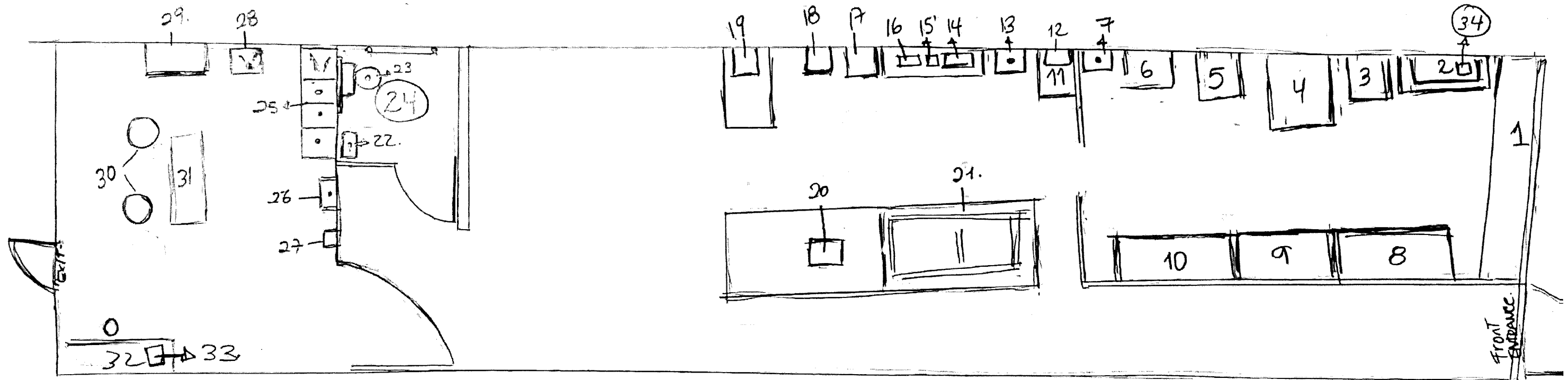
Plans are in compliance subject to:

- 1) Compliance with applicable state and local codes.
- 2) Compliance with all provisos on specification worksheet.

See Comments on Specification Sheet

File# 359660

Sansa Bakery



- 1-Work Table
- 2-Work Table
- 3-Proofing
- 4-Electric Oven
- 5-Pan Rack
- 6-Dough Mixer
- 7-Hand Sink
- 8-Under Counter Refrigerator
- 9-Under Counter Refrigerator
- 10-Dough Sheeter

- 11-Dish Washer
- 12-Orange Juice
- 13-Hand Sink
- 14-Coffee machine
- 15-Grinder
- 16-Convection Oven
- 17-Drink Display
- 18-Ice Cream Display
- 19-Cold display
- 20-P.O.S.

- 21-Display
- 22-Hand sink Restroom
- 23-Toilet
- 24-Handicap Unisex Restroom
- 25-3 compartment sink
- 26-Hand sink
- 27-Water Heater
- 28-Mop Sink
- 29-Freezer
- 30-Grease Trap
- 31-Work Table
- 32-Work Table
- 33-Slicer
- 34-Induction Range

MARCH 1, 2024

ARE YOU READY FOR YOUR INSPECTION?
EMAIL: DHR.DISTRICT1@MYFLORIDALICENSE.COM *With your file number*
File # 359660

SANSA BAKERY LLC
72 MIRACLE MILE
CORAL GABLES, FL 33134

Re: Division of Hotels and Restaurants Plan Review
License Type: 2010 PERMANENT FOOD SERVICE
Application No. 1611305
D116

Log No. HQ-24-5493

Dear Plan Review Applicant:

Congratulations on your decision to operate a restaurant in Florida! I have approved the public food service establishment plans for SANSA BAKERY, 72 MIRACLE MILE, CORAL GABLES, FL 33134, as of 03/01/2024, **with the following condition(s):**

- 1) If hand washing violations are observed additional hand wash sink(s) may be required.**
- 2) Plans provided must accurately reflect all food service equipment and its location in the establishment. failure to provide accurate plans could result in delay at the time of the licensing inspection.**
- 3) Floors, walls, cove base, and ceiling finishes in all food preparation, food storage, and ware washing areas must be smooth, non-porous, and easily cleanable.**
- 4) Proper and effective protection of all displayed foods to be verified by inspector.**
- 5) Adequate sneeze-guard/barrier must be provided on the customer self-service line to prevent customer cross contamination of the displayed food products.**

The provisos listed above are required to pass your opening inspection. Please include the file number and log number listed above on any documents submitted. If you decide to change the menu, equipment or operation, please notify us immediately.

Your plan approval is valid for one year from the date of this letter, so you must license the proposed establishment before then. If your plan approval expires after a year, you may have to complete the plan review process again. If you are no longer in charge of this project, please forward this letter to the correct person or company.

When the construction is complete, please email DHR.DISTRICT1@MYFLORIDALICENSE.COM to request contact from an inspector to schedule an opening inspection. ***Be ready to provide the file number located at the top of this letter.*** Please allow 1-2 days for the inspector to contact you to schedule the inspection.

For establishments that obtain potable water from a well system, a current well inspection report must be available for review at the licensing inspection.

If this establishment's sewage disposal system is a septic system, the system must comply with the local authority operating requirements. A septic system permit must be available for review at the licensing inspection.

If you have any questions, please call our Customer Contact Center at 850.487.1395 Monday through Friday.

Good luck with your enterprise!

Sincerely,



Montrail Harris, Plan Reviewer
Montrail.Harris@myfloridalicense.com



Division of Hotels and Restaurants

www.MyFloridaLicense.com/DBPR/hotels-restaurants/

LOG NUMBER		
HQ	24	5493
FILE NUMBER		
359660		

PLAN REVIEW SPECIFICATION WORKSHEET

Establishment must meet all standards of Chapter 509, Part I, Florida Statutes, and Chapter 61C-1&4, Florida Administrative Code

1	Establishment Name: SANSA BAKERY
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2	Review Type	Current License Number: PENDING APPROVAL
<input checked="" type="checkbox"/> New/Conversion <input type="checkbox"/> Remodel <input type="checkbox"/> Closed at least one year <input type="checkbox"/> Change Owner with Remodel		Previous License Number and/or Name (if applicable):
		Previous Licensing Agency: <input type="checkbox"/> Department of Agriculture and Consumer Services <input type="checkbox"/> Department of Health <input type="checkbox"/> Division of Hotels & Restaurants

WORKSHEET CODE KEY: **S** = Satisfactory **NA** = Not applicable
U = Unsatisfactory – a plan cannot be approved with an item marked in this manner
C = Caution – item is operationally based or cannot be determined by review and will be verified during onsite inspection

3	Construction Finishes
----------	------------------------------

	Floor	Wall	Cove Base	Ceiling
Food Preparation	TILE	GLASS/CERAMIC TILE	RUBBER	PTD DRYWALL
Food Storage	TILE	PTD DRYWALL	RUBBER	PTD DRYWALL
Dishwash Area	TILE	PTD DRYWALL	FRP	WASHABLE TILE
Bathrooms	TILE	PTD DRYWALL	RUBBER	WASHABLE TILE
Dry Storage	TILE	PTD DRYWALL	RUBBER	WASHABLE TILE
Bar	N/A	N/A	N/A	N/A

Note: Finishes in areas of moisture must be smooth, nonabsorbent and easily cleanable; Studs, joists or rafters may not be exposed in areas of moisture; Curved and sealed cove bases are required at floor/wall junctures.

Sinks and Warewashing	
------------------------------	--

4	S	Manual washing, rinsing and sanitizing facilities provided: <input checked="" type="checkbox"/> 3-compartment sink <input type="checkbox"/> 4-compartment sink Location(s): <input checked="" type="checkbox"/> Kitchen <input type="checkbox"/> Bar <input type="checkbox"/> Dishwash area <input type="checkbox"/> Other
5	NA	Mechanical washing, rinsing and sanitizing facilities provided: <input type="checkbox"/> Dishmachine <input type="checkbox"/> Glasswasher Dishmachine/glasswasher sanitizing method: <input type="checkbox"/> Chemical <input type="checkbox"/> Hot Final Rinse
6	S	Drainboards or shelving/table equivalent provided at each end of dishwashing facilities
7	S	Handwash sink(s) provided/accessible in food prep and food dispensing area(s)
8	S	Handwash sink provided/accessible in dishwashing area(s)
9	Total number of handwash sinks shown 3	
10	Food prep sink(s): <input type="checkbox"/> 1-compartment <input type="checkbox"/> 2-compartment <input type="checkbox"/> 3-compartment	Number shown: 0

Comments:	
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Fire Safety			
11	C	Hood automatic fire suppression shown over cooking equipment (grease laden vapors) PER AHJ	
12	C	Portable extinguisher(s) shown PER AHJ	
13		Public exit access does not go through kitchen / storage rooms / bathrooms / other high hazard areas <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14		Number of exits: Public: _____ Employee: _____	Total: 2
15		Square footage of establishment: 1100	
16		Building fire sprinkler system installed <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Equipment and Storage			
17	NA	Ice machine installed in enclosed area with outer openings protected	
18	C	Displayed / exposed food effectively protected	
19	S	Food preparation area protected from environmental contamination	
20	NA	Running water dipper well installed for bulk ice cream service or equivalent handling	
21	S	Equipment installed for cold holding potentially hazardous (time/temperature control for safety) food	
22	S	Equipment installed for hot holding potentially hazardous (time/temperature control for safety) food	
23	C	Dry storage area designated	
24	C	Maintenance and cleaning equipment storage area designated	
25	C	Employee personal article storage designated	
Plumbing and Bathrooms			
26	C	Plumbing system installed	
27	S	Mop/service sink; can wash - shown	Location(s): DISHWASHING AREA
28	S	Water heating device	Location: DISHWASHING AREA
29		Establishment type: <input type="checkbox"/> Stand alone <input type="checkbox"/> Mall (strip/enclosed) <input type="checkbox"/> Incidental <input type="checkbox"/> Lodging associated <input type="checkbox"/> Theme park/entertainment complex	
30	S	Public bathroom installed	Type/Location Shown: <input checked="" type="checkbox"/> Bathroom for each sex <input type="checkbox"/> Unisex only <input type="checkbox"/> Public bathroom(s) on same level <input type="checkbox"/> Public bathrooms within 300 feet on same level
31	S	Public bathroom(s) accessible to customers without going through food preparation, food storage or warewashing areas	
32	S	Employee bathroom(s) provided	<input checked="" type="checkbox"/> Same as customer bathroom(s) <input type="checkbox"/> Separate from customer bathroom(s)
Water Supply			
33	C	Type of supply: <input type="checkbox"/> Municipal <input type="checkbox"/> Onsite Well <input checked="" type="checkbox"/> Other	Public well permit number: _____
34		Provider name: PER AHJ	
35		Written approval/verification via: <input type="checkbox"/> Copy of bill <input type="checkbox"/> Approval form <input type="checkbox"/> Provider letter <input type="checkbox"/> Permit <input type="checkbox"/> Electronic account document <input type="checkbox"/> Verbal <input type="checkbox"/> Other	
Wastewater Disposal			
36	C	Type of system: <input type="checkbox"/> Municipal <input type="checkbox"/> Septic Tank <input type="checkbox"/> Package Plant <input checked="" type="checkbox"/> Other	
37		Provider name: PER AHJ	
38		Written approval/verification via: <input type="checkbox"/> Copy of bill <input type="checkbox"/> Approval form <input type="checkbox"/> Provider letter <input type="checkbox"/> Permit <input type="checkbox"/> Electronic account document <input type="checkbox"/> Verbal <input type="checkbox"/> Other	
39		Septic tank system	Permit number: _____ <input type="checkbox"/> Restrictions (see provisos)
		Tank size: _____ gallons	Drainfield: _____ square feet
			Grease trap: _____ gallons
40		Seating capacity per plan: <input type="checkbox"/> Inside seating <input type="checkbox"/> Outside seating <input type="checkbox"/> Total: 14 Projected number of seats contingent upon approval from local Authority Having Jurisdiction	

Comments: For establishments that obtain potable water from a well system, a current well inspection report must be available for review at the licensing inspection.

If this establishment's sewage disposal system is a septic system, the system must comply with the local authority operating requirements. A septic system permit must be available for review at the licensing inspection.

Plan Results		
41	<input type="checkbox"/> Plans approved without provisos	43 <input type="checkbox"/> Plans denied (see provisos)
42	<input checked="" type="checkbox"/> Plans approved with provisos (see provisos below)	
<p>Provisos: 1) If hand washing violations are observed additional hand wash sink(s) may be required.</p> <p>2) Plans provided must accurately reflect all food service equipment and its location in the establishment. failure to provide accurate plans could result in delay at the time of the licensing inspection.</p> <p>3) Floors, walls, cove base, and ceiling finishes in all food preparation, food storage, and ware washing areas must be smooth, non-porous, and easily cleanable.</p> <p>4) Proper and effective protection of all displayed foods to be verified by inspector.</p> <p>5) Adequate sneeze-guard/barrier must be provided on the customer self-service line to prevent customer cross contamination of the displayed food products.</p>		

<input type="checkbox"/> Variance approved VW#	Date:	<input type="checkbox"/> Plans approved without provisos
<input type="checkbox"/> Plans approved with noted provisos (see provisos above)		

The following general provisos apply to all public food service establishments. ALL ITEMS WILL BE VERIFIED BY AN INSPECTOR AT THE TIME OF INSPECTION.	
Water / Backflow Prevention	
44	Hot and cold water supplied to all sinks where required (e.g., three-compartment, handwash, mop/service sinks)
45	If allowed by the local Authority Having Jurisdiction, warewashing sinks and machines may have a direct connection
Lighting	
46	Light fixtures shielded / coated / covered where food is stored / prepared / displayed or where single-service items are open / exposed
47	Illumination – 50 foot-candles in food preparation areas; 20 foot-candles in self-service areas, inside reach-in or under-counter refrigerators, handwashing and warewashing areas, equipment and utensil storage, toilet rooms; 10 foot-candles in walk-in refrigerators and freezers, dry food storage areas
Equipment Installation and Operation	
48	Waste container (dumpster), grease receptacle, compactor, recycle bins on nonabsorbent surfaces (pad)
49	Local exhaust ventilation installed over cooking units releasing steam / grease laden vapors / smoke
50	Bathrooms ventilated / provided with windows; doors self-closing; doors / stalls constructed to insure privacy
51	Equipment, mop/service sink/can wash/compactor area properly drained to sanitary sewer; refrigeration waste piping discharges indirectly into floor drain or other approved receptor; Laundry facilities protected
52	Dishmachines have visual detergent and sanitizer delivery system or incorporate visual / audible alarm to signal if detergent and sanitizer are not delivered to the proper cycles
53	All hose fittings protected by backflow device; back siphonage/backflow protection if no air gap/break
54	Doors to exterior self-closing unless emergency exit
Fire Safety Information (Requirements and Compliance by Local fire Authority Having Jurisdiction)	
55	No mesh filters in hood with automatic fire suppression systems installed
56	All gas appliances have a nationally recognized testing laboratory seal such as AGA or UL
57	Class K and other portable fire extinguisher installed as required by NFPA 10 and/or local fire authority
58	Automatic sprinkler and fire alarm systems required for occupancies greater than 300
59	Exit doors open outward for occupancy greater than 49
60	Physical separation or vertical splash guard installed between fryer(s) and open flames of adjacent cooking equipment. Check with local fire authority for installment requirements

Plan Reviewer:	MONTRAIL HARRIS	Date:	3/1/2024
Plans Returned via: <input type="checkbox"/> Mail <input checked="" type="checkbox"/> Email <input type="checkbox"/> Shipping			



FIXED PUBLIC FOOD SERVICE OPENING/LICENSING INSPECTION CHECKLIST

Please read all documents that are returned to you when your plans are approved. The Plan Review Specification Worksheet and the approval letter will list all items that you **must** complete before your establishment is ready for inspection and licensing. **If you make any** changes to the approved plans during the construction permitting process or during the build-out, you must immediately notify the Plan Reviewer. If you have alcohol beverage papers, they can be signed in the local district office once your plans are approved.

Immediately after we received your plans, you were sent a letter advising you to mail your completed Application for Public Food Service License and correct license fee to Tallahassee. If you have not already done so, please attach a copy of the plan approval letter and send in your license application and fee at this time. Your application for license and license fee **must** be processed before an inspection can be scheduled.

When construction is complete and your establishment has received all approvals for a Certificate of Occupancy from the local municipality (if applicable), you are ready for an inspection. If you have not already been contacted by your inspector, call the Customer Contact Center at 850.487.1395 to request an "Opening Inspection". You will be asked for your name, contact phone number, establishment name and address, and the plan review file number.

Do not call to schedule an opening inspection unless you are absolutely ready. If all required items are complete, your inspection and licensing can proceed more quickly. Have the following at the time of inspection:

- Your copy of the division approved and stamped drawing (blue print) and specification worksheet
- Three-compartment sink installed and working properly. Drainboards provided (or equivalent shelving installed).
- All hot and cold holding units working correctly and provided with thermometers; stem thermometer, properly scaled (0 - 220°F) available to measure food temperature
- Portable and/or hood fire extinguishers provided with a current, valid tag; properly sized/mounted.
- Dumpster/grease barrel located on a nonabsorbent surface; drain plugs installed; tight-fitting lids.
- LP-gas/natural gas tanks properly installed and protected (if applicable); CO₂ and helium tanks secured in place.
- Soap/paper towels/handwashing signs at handwash sinks; hot/cold water provided/functioning at all sinks.
- Consumer Advisory provided (serving raw/undercooked animal foods); oyster warning sign (serving raw shellfish)
- No bare hand contact with ready-to-eat food without an approved Alternative Operating Procedure.
- Backflow devices (vacuum breaker) installed on all threaded faucets; no utility lines installed horizontally on floor.
- Lights installed and functioning; light shields installed; no extension cords used.
- Chemical test kit provided (for manual sanitizing or wiping cloth containers), if applicable
- All floors, walls and ceilings smooth, nonabsorbent and easily cleanable; weather stripping installed (as necessary) around exterior doors; all raw wood sealed
- Exterior/bathroom doors self-closing; covered waste container in women's restroom
- Choking poster/information provided in area visible to employees

DIVISION OF HOTELS AND RESTAURANTS

Safe Restaurant Operations

Important Information About Protecting Your
Customers and Operating Safely and Legally



SAFE RESTAURANT OPERATIONS

The Florida Department of Business and Professional Regulation's Division of Hotels and Restaurants licenses, inspects and regulates public lodging and food service establishments in Florida under Chapter 509, Florida Statutes. The mission of the Division is to protect the health and safety of the public by providing the industry with quality inspections and fair regulation.

The following is important information about protecting your customers and operating safely and legally.



Employee Health

Employee health is one of the most important measures for the prevention of foodborne illness. People who work in food service establishments are required to report certain foodborne illnesses, symptoms of foodborne illness, and exposure to foodborne illness to their employer. Depending upon the illness and/or symptom, the manager may be required to exclude (not allow to work in the food establishment in any capacity) or restrict (limit duties) the employee. In addition, the manager may be required to notify the Department of Health.

The "Big 6" foodborne illnesses all food service employees and managers should be aware of are Salmonella Typhi, Shigella, Shiga-toxin producing E. coli, Hepatitis A, Norovirus, and Nontyphoidal Salmonella.

Food service workers who experience vomiting or diarrhea caused by an infectious condition cannot work while they are ill and may not return to work until they have not had any symptoms for at least 24 hours.

Complete details for employee health requirements can be found in [Chapter 2-2, 2017 FDA Food Code](#).

Food Manager Certification

At least one certified manager is required for every public food service establishment. A certified food manager must be present when 4 or more people are engaged in food activities (storing, handling, preparing or serving food). Each manager has 30 days from date of hire to become properly certified and must recertify every five years. The accredited examination programs are:

- National Restaurant Association Educational Foundation ServSafe®
- National Registry of Food Safety Professionals
- 360training.com (Learn2Serve)
- Above Training/State Food Safety
- The Always Food Safe Company
- 1 AAA Food Manager

Food Service Employee Training

Florida requires training on foodborne disease prevention and professional hygienic practices for all food service employees who are responsible for the storage, preparation, display or service of food. The training must include personal cleanliness



(e.g. hand-washing), types and causes of foodborne illness, identification of time/temperature control for safety foods, techniques to prevent cross contamination, and how to control or eliminate harmful bacteria. Employees must receive training within 60 days of hire and be retrained every three years. The Division-contracted food safety training provider is the Florida Restaurant & Lodging Association (FRLA). Training can also be provided by an approved in-house program or by utilizing an approved third-party program.

Because only division-approved training programs are accepted as meeting the training requirement, all approved training programs are listed on the Division's Web site at: <http://myfloridalicense.com/DBPR/hotels-restaurants/>.

Additional information on both manager certification and food worker training may be found

at: **Health Control**

If necessary, disease-causing organisms can be controlled by time, rather than temperature, in a working supply of time/temperature control for safety (TCS) food. In order to have potentially hazardous food out from under temperature control, a written plan must be available for review by the inspector and specific requirements must be met. For the specific requirements for use of time as a public health control as well as an optional pre-written fill-in-the-blank plan, please visit <http://myfloridalicense.com/DBPR/inspection/>.

Hand Washing - The right way

Keeping hands clean is one of the most important ways to prevent the spread of infection and illness to others. Hand washing is simple and effective if done properly. The basic rules for food service employees are to wash hands before engaging in food

preparation and whenever necessary- especially:

- After touching bare human body parts other than clean hands or clean exposed portions of the arms;
- After using the bathroom;
- After caring for or handling service or aquatic animals;
- After coughing, sneezing, using a handkerchief or disposable tissues, using tobacco, eating or drinking;
- After handling soiled linens, equipment or utensils;
- After handling chemicals, including bottles of cleaner or sanitizer solution;
- During food preparation as often as necessary to remove soil and contamination and to prevent cross contamination when changing tasks;
- When switching between working with raw animal food and ready-to-eat food;
- Before putting on gloves to initiate a task that involves working with food;
- Between changing gloves to work with food; and
- After engaging in other activities that contaminate the hands.

Alternative Operating Procedures

Food employees may not have bare hand contact with ready-to-eat food unless the operator has submitted a written Alternative Operating Procedure (AOP) to their inspector for review and approval. For an optional pre-written fill-in-the-blank AOP and additional information, visit <http://www.myfloridalicense.com/DBPR/hotels-restaurants/forms-publications/>.

Consumer Advisory

Any establishment that offers raw or under-cooked animal foods must provide a consumer advisory. The advisory may be in the form of brochures, menu advisories, table tents, placards or other effective written means.



Common foods offered raw or undercooked which require a consumer advisory include hamburgers, steak, sashimi and eggs. Typical advisory language is a statement such as "Consuming raw or undercooked meats, poultry, seafood or eggs may increase your risk of foodborne illness, especially if you have certain medical conditions."

When raw or undercooked animal foods are used as ingredients in other foods (e.g., sushi, raw eggs in Caesar salad or homemade meringue) it must also be made clear to the consumer that the menu items contain raw or undercooked animal foods.

Complete requirements are included in [Chapter 3-603.11, 2017 FDA Food Code](#).



Oyster Consumer Advisory

Any establishment that offers raw or undercooked oysters must provide a consumer advisory. This advisory may also be in the form of brochures, menu advisories, table tents, placards or other effective written means. However, unlike the general raw animal food consumer advisory, this advisory must be specifically worded per the requirements of Section 61C-4.010(8), Florida Administrative Code. An oyster sign is available in English and Spanish at <http://www.myfloridalicense.com/DBPR/hotels-restaurants/forms-publications/>. If other animal foods are offered raw or undercooked, the notice concerning these foods may be added to the end of the oyster advisory.

Parasite Destruction

Fish (which includes finfish as well as other aquatic animals, such as shrimp, frog, sea urchin, etc.) that is offered raw or undercooked must be frozen under specific time and temperature requirements to destroy naturally occurring parasites prior to service. Cooking fish to a minimum of internal temperature of 145°F kills any parasites present. Common examples of fish that require parasite destruction include wild salmon, squid, octopus, shrimp used for ceviche and mackerel. The freezing time and temperature requirements are:

- Frozen and stored at -4°F or below for 168 hours (7 days) in a freezer; **or**
- Frozen at -31°F or below until solid and stored at -31°F for 15 hours; **or**
- Frozen at -31°F or below until solid and stored at -4°F or below for 24 hours.

For effective destruction of parasites, the time the fish is held at the required temperature must be continuous. Most restaurant freezers are not capable of maintaining a constant temperature for the length of time required. If freezing for parasite destruction is conducted onsite, a continuous electronic temperature monitoring device should be used. Many suppliers offer fish that have undergone parasite destruction and will include a statement about freezing on the delivery invoice. Operators must provide proof that the required freezing has occurred.

Clams, mussels, oysters, scallops, certain species of tuna, aquacultured fish that have been fed parasite free formulated feed, and roe that has been removed from the skein may be served raw or undercooked without freezing. These fish are not prone to parasites. Proof of Aquaculture must be provided if applicable. Complete requirements are included in [Chapter 3-402.11, 2017 FDA Food Code](#).



Division of Hotels and Restaurants

2601 Blair Stone Road

Tallahassee FL 32399-1011

Phone: 850-487-1395

<http://www.MyFloridaLicense.com/dbpr/hr>

DIVISION OF HOTELS AND RESTAURANTS

Food Manager Certification



Florida law requires food managers to complete training and pass a certification exam within 30 days of employment. Private entities provide the training and testing. Food manager certification must be completed through one of the accredited examination programs listed below. Florida law requires all public food service establishments to provide the division with proof of food manager certification upon request, including but not limited to when the division inspects the establishment.

Accredited Examination Providers		
National Restaurant Association Educational Foundation	800.765.2122	www.nraef.org
National Registry of Food Safety Professionals	800.446.0257	www.nrfsp.com
360training.com (Learn2Serve)	888.360.8764	www.360training.com
AboveTraining/StateFoodSafety	801.494.1416	www.statefoodsafety.com
The Always Food Safe Company	844.312.2011	www.alwaysfoodsafes.com
1 AAA Food Manager Training	714.592.4100	www.AAAFoodHandler.com

More information is available on the division website at:
<http://www.myfloridalicense.com/DBPR/hotels-restaurants/food-lodging/food-manager/>

DBPR Form HR 5030-080

2022 February

DIVISION OF HOTELS AND RESTAURANTS

Food Manager Certification



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More information is available on the division website at:
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DBPR Form HR 5030-080

2022 February

DIVISION OF HOTELS AND RESTAURANTS

Food Manager Certification



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Accredited Examination Providers		
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AboveTraining/StateFoodSafety	801.494.1416	www.statefoodsafety.com
The Always Food Safe Company	844.312.2011	www.alwaysfoodsafes.com
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More information is available on the division website at:
<http://www.myfloridalicense.com/DBPR/hotels-restaurants/food-lodging/food-manager/>

DBPR Form HR 5030-080

2022 February

EMPLOYEE HEALTH

EMPLOYEE'S RESPONSIBILITIES

Some illnesses can be easily passed from an ill food worker to a customer through food. These illnesses are called foodborne illnesses. In order to reduce the risk of foodborne illness for customers and co-workers, employees and managers must be held to strict standards regarding their health.

Employees (and applicants offered employment) in a public food service establishment must report the illnesses / symptoms listed in the charts below when they occur along with the date that symptoms began (or date of diagnosis) to the manager or person in charge, so the person in charge can take appropriate steps to preclude the transmission of foodborne illness. In addition, employees must report if they have been exposed to the illnesses within the timeframes specified in the chart below.

This reporting requirement is in compliance with the Americans with Disabilities Act of 1990 (ADA). Under the ADA, the Centers for Disease Control and Prevention (CDC) is required to publish a list of infectious and communicable diseases. The ADA has special rules for food workers who have diseases on the CDC list that can be passed along through food.

REPORT TO THE PERSON IN CHARGE

If having any of the following symptoms

- | | |
|--|--|
| <ul style="list-style-type: none"> ▪ Vomiting ▪ Diarrhea ▪ Jaundice | <ul style="list-style-type: none"> ▪ Sore throat with fever ▪ A lesion containing pus or an infected wound (unless properly covered) |
|--|--|

If diagnosed with one of the following illnesses

- | | |
|--|--|
| <ul style="list-style-type: none"> ▪ Hepatitis A ▪ Shigella ▪ Norovirus | <ul style="list-style-type: none"> ▪ Salmonella Typhi (typhoid fever) ▪ Shiga toxin-producing E. coli ▪ Nontyphoidal Salmonella |
| <ul style="list-style-type: none"> ▪ Had typhoid fever diagnosed within the past 3 months without having received antibiotic therapy | |

If exposed to the following illnesses within the timeframe specified.

- | | |
|--|--|
| <ul style="list-style-type: none"> ▪ Norovirus within the past 48 hours ▪ Hepatitis A within the past 30 days ▪ Shigella within the past 3 days | <ul style="list-style-type: none"> ▪ Shiga toxin-producing E. coli within the past 3 days ▪ Salmonella typhi (typhoid fever) within the past 14 days |
|--|--|

Exposure includes consumed or prepared food implicated in a confirmed foodborne outbreak, attending or working in a location where there is a confirmed foodborne outbreak, living in the same house as a person who attends or works in a location where there is a confirmed foodborne outbreak, living in the same house as a person diagnosed with one of the above mentioned illnesses or consumed food prepared by a person who is ill with one of the above mentioned illnesses

Approximately 48 million people suffer from foodborne illness in the United States each year. Of those ill, 128,000 will be hospitalized and 3,000 will die. Do your part – report illnesses and encourage others to do the same.

The information in this handout is based upon the 2017 Food and Drug Administration Food Code.

SUBJECT: ADOPTION OF 2017 FDA FOOD CODE

Bulletin 2019-02

November 14, 2019

Effective November 1, 2019, the Division of Hotels and Restaurants has adopted the 2017 Food and Drug Administration (FDA) Food Code, which establishes practical, science-based guidance and enforceable provisions for reducing risk factors known to cause or contribute to foodborne illness.

There are some major changes food service operators licensed by the Division should carefully review to ensure they are in compliance. These changes include:

- Additional duties assigned to the person in charge:
 - Ensuring food deliveries made during non-operating hours are from approved sources and stored properly.
 - Ensuring employees are monitoring time/temperature control for safety (TCS) foods during hot and cold holding to ensure proper temperatures are maintained.
 - Informing food employees in a verifiable manner of their responsibility to report information about their health and activities as they relate to foodborne illness.
 - Maintaining and implementing written procedures required by the Food Code.
- Salmonella (nontyphoidal) was added as one of the reportable diagnoses along with guidelines for restrictions, exclusions and reinstatement of affected employees.
- Written procedures will be required for the clean-up of vomiting and diarrheal events.
- Establishments must obtain approval from the division before offering for sale or service mushrooms picked in the wild.
- New guidelines for refilling food containers returned by customers to the establishment:
 - The container must be designed and constructed for reuse.
 - The container must be provided to the consumer by the establishment for the purpose of being returned for reuse.
 - The returned container must be visually inspected by a food employee to ensure it is in good condition.
 - The container must be cleaned and sanitized in the establishment before it is reused.
- Cooking parameter changed from 155°F for 15 seconds to 155°F for **17** seconds for ratites, mechanically tenderized and injected meats; comminuted fish, meat, game animals commercially raised for human consumption and raw eggs that are not broken and prepared in response to a consumer's order.
- Cooking parameter changed from 165°F or above for 15 seconds to 165°F or above for less than 1 second (instantaneous) for poultry, baluts, wild game animals, stuffed fish, stuffed meat, stuffed pasta, stuffed ratites, and stuffing containing fish, meat, poultry, or ratites.
- Whole meat roasts can be cooked in equipment other than an oven.
- Reduced oxygen packaged fish with a label indicating that it is to be kept frozen until time of use must be removed from the reduced oxygen environment prior to thawing under refrigeration or; prior to or immediately after thawing if the thawing is done submerged under cold (70°F or below) running water.
- An irreversible registering temperature indicator must be readily accessible for measuring the utensil surface temperature when using a hot water sanitizing ware washing machine.
- Food contact surfaces exposed to fish must be cleaned before contacting raw meat and poultry.

Additional information on adoption of the Food Code is available on the Division's website at <http://www.myfloridalicense.com/DBPR/hotels-restaurants/>. Operators may also call the Call Center at 850.487.1395 or visit the local District Office. Locate your District Office at <http://www.myfloridalicense.com/DBPR/hotels-restaurants/division-offices/>.

FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

Ron DeSantis, Governor

Division of Hotels and Restaurants

Halsey Beshears, Secretary

From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: 358 San Lorenzo Ave, Space #2137 - BLDB-24-01-2261
To: Rodriguez, Steven <srodriguez@coralgables.com>
Sent: April 10, 2024 10:11 AM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mr. Rodriguez,

Thank you for your response. The contact will be Amy Sjursen at 718-887-1220. Please let me know if you may need anything further.

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Rodriguez, Steven <srodriguez@coralgables.com>
Date: Wednesday, April 10, 2024 at 9:05 AM
To: Team M.E.D. <permits@medexpeditors.com>
Subject: RE: 358 San Lorenzo Ave, Space #2137 - BLDB-24-01-2261

Dear Veronika,
Good Morning.

Please provide me with the name and phone number of the Architect of Record and I will reach out to them.

Pending Zoning Comment:

1. PAGE A10.31, EXTERIOR USE OF PLYWOOD AND WOOD TRIM ARE NOT ALLOWED. ARTICLE 5, SECTION 5-301.

Regards,
Steven Rodriguez
City of Coral Gables / Zoning Division
T: 305-476-7216



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Tuesday, April 9, 2024 1:05 PM
To: Rodriguez, Steven <srodriguez@coralgables.com>
Subject: Re: 358 San Lorenzo Ave, Space #2137 - BLDB-24-01-2261

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

We wanted to follow up on the meeting request below as our client is not in the state and would like to clarify some comments on the plan. Please let us know what date and time works best for you.

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Date: Friday, April 5, 2024 at 4:45 PM
To: Rodriguez, Steven <srodriguez@coralgables.com>
Subject: Re: 358 San Lorenzo Ave, Space #2137 - BLDB-24-01-2261

Good afternoon,

The design professional is not in state. They would like a phone or Zoom meeting. Please send us your availability.

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Rodriguez, Steven <srodriguez@coralgables.com>
Date: Monday, April 1, 2024 at 2:11 PM
To: Team M.E.D. <permits@medexpeditors.com>
Subject: RE: 358 San Lorenzo Ave, Space #2137 - BLDB-24-01-2261

Come in and see us with the plans at the:
Development Services Building
427 Biltmore Way, 1st floor, Coral Gables, FL. 33134
During walk-in hours: Monday through Friday between 7:30 am and 9:30 am.

Regards,
Steven Rodriguez
City of Coral Gables / Zoning Division
T: 305-476-7216



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Monday, April 1, 2024 1:49 PM
To: Rodriguez, Steven <srodriguez@coralgables.com>
Subject: 358 San Lorenzo Ave, Space #2137 - BLDB-24-01-2261

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Mr. Rodriguez,

On behalf of the design professional, could we please request a meeting at your earliest convenience for BLDB-24-01-2261 regarding the comment below?

[Zoning • Disapproved • Rodriguez - Zoning Steven • Completed : 03/29/2024](#)
Mandatory for the zoning division plan re-review(s) provide a written response sheet to all zoning comments. Note,

plans will not be re-reviewed if the response sheet is not provided. In addition, avoid generic responses such as “SEE PLANS” or “SEE CALCULATIONS”. Provide a response to each zoning comment, include the page number and how the correction has been addressed. The response sheet(s) will only be accepted as a digital file uploaded to the City Portal per review cycle.

PAGE A10.31, EXTERIOR USE OF PLYWOOD AND WOOD TRIM ARE NOT ALLOWED. ARTICLE 5, SECTION 5-301.

REVIEW BY: STEVEN RODRIGUEZ / ZONING REVIEWER EMAIL: srodriguez@coralgables.com T: 305-476-7216 CITY
WEB SITE: WWW.CORALGABLES.COM

Best regards,



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.

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.

From: Team M.E.D. <permits@medexpeditors.com>
Subject: ME-18-10-3219 - Permit Extension Request - 02-14-24
To: Kennedy, Maria <mkennedy@coralgables.com>
Sent: February 14, 2024 1:50 PM (UTC-05:00)
Attached: Ownership Renewal Ltr March 2024.pdf, Permit App Renewal March 2024 smoke control dampers.pdf

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Ms. Kennedy,

Could we kindly ask for your assistance in creating a permit extension to process an extension request for permit #ME-18-10-3219. Please advise if any additional information is needed.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMIT
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134





February 13, 2024

RE: Extension Permit # ME-18-10-3219

To whom it may concern,

Please accept this letter as a request for extension to Permit ME-18-10-3219. This permit involves damper/actuator repairs to the existing life safety system.

Although we are complete with the mechanical portion of this permit, some items related to the fire alarm system and emergency generator have risen and we are currently working closely with the fire department and our engineers to find a solution.

Once this is complete, we will be able to close-out the fire portion of this permit.

Sincerely,

Alicia Gilman

CFO

MDR 150 Alhambra, LLC



04



CITY OF CORAL GABLES
DEVELOPMENT SERVICE DEPARTMENT
Permit Application

Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Tel: 305-460-5245
Website: www.coralgables.com
Email: building@coralgables.com

ALL OF THE FOLLOWING MUST BE COMPLETED BY APPLICANT ACCORDING TO FS 713.135

Date:
Permit Change:
Change of Contractor
Permit Extension
Permit Renewal
Permit Revision
Permit Supplement
Permit Type:
Building
Electrical
Mechanical
Plumbing
Misc.
App.
Date:
Master Permit #: ME-18-10-3219
Sub Permit #:
Project Information:
Commercial:
Residential:
Linear Feet:
Square Feet:
Cost of Work:

DESCRIPTION OF WORK (PRINT):
REPLACE AND REPAIR SMOKE CONTROL DAMPERS

Job Address:
150 ALHAMBRA CIRCLE CORAL GABLES, FL
Folio #:
Lot:
Block:
Subdivision:
Plat book:
Page:

PROPERTY OWNER:
Name: MDR 150 ALHAMBRA LLC
Address: 1200 BRICKELL AVE STE PH2010
City/State/Zip: MIAMI, FL 33131
Telephone No.:
Email:

CONTRACTOR COMPANY NAME:
Qualifier Name: JAMES M. PASCUCCI
Address: 1559 SW 21 AVE
City/State/Zip: FT. LAUDERDALE, FL. 33312
License No.: CAC023473 Telephone No.: 954-923-1654
Email:

ARCHITECT:
Name:
Address:

ENGINEER:
Name:
Address:

BONDING:
Name:
Address:

MORTGAGE LENDER:
Name:
Address:

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES BOILERS, HEATERS TANKS, AND AIR CONDITIONERS, etc. AFFIDAVIT OF OWNER/LESSEE/AUTHORIZED AGENT: Under penalties of perjury and the City of Coral Gables False Claims and Presentations Ordinance, City Code Chapter 39, I certify that I am the owner or that I have the owner's full consent and authorization to sign this application to obtain a permit to perform the above-mentioned work; that all the foregoing information is accurate; and that all work will be done in compliance with all applicable laws regulating construction and zoning. WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT. The Historical Resources & Cultural Arts Department's approval is required prior to the issuance of a demolition permit. The Qualifier cannot sign below as Owner/Lessee/Authorized Agent.

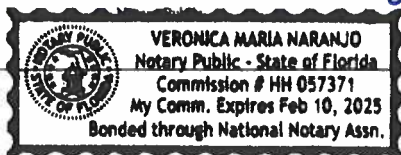
Signature of Owner/Lessee/Authorized Agent: Alicia Gilman Signature of Qualifier: James M. Pascucci

Owner/Lessee/Authorized Agent Name (Print): ALICIA GILMAN

Qualifier Name (Print): JAMES M. PASCUCCI

STATE OF FLORIDA)
ss
COUNTY OF MIAMI-DADE)
Sworn to or affirmed and subscribed before me this 14th day of Feb. in the year 2021 by Alicia Gilman who has taken an oath and personally known to me or has produced as identification.
My Commission Expires: Veronica Naranjo

STATE OF FLORIDA)
ss
COUNTY OF MIAMI-DADE)
Sworn to or affirmed and subscribed before me this ___ day of ___ in the year 20___ by ___ who has taken an oath and is personally known to me or has produced ___ as identification.
My Commission Expires:
Notary Public



From: Team M.E.D. <permits@medexpeditors.com>
Subject: CU Application for Visual Comfort - 4218 Ponce De Leon Blvd # 300 - DERM Approved CU - 03-05-24
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Sent: March 5, 2024 4:33 PM (UTC-05:00)
Attached: CU_20240305_142747_2648311.PDF

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Please see attached the DERM approved CU for Visual Comfort for your review.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134



MIAMI-DADE COUNTY
APPROVAL OF MUNICIPAL APPLICATION
FOR CERTIFICATE OF USE OR BUSINESS LICENSE

FOLIO: 0341200171400

CERT NO: MU24001242

ZONING DISTRICT: MX2

DATE OF ISSUANCE: March 05,2024

MUNICIPAL APPLICATION NO: 253309

PROCESS NO: MU24001242

THIS APPROVAL MUST BE POSTED ON PREMISES

CORP NAME / DBA: CIRCA LIGHTING LLC, DBA: VISUAL COMFORT

BUSINESS ADDRESS: 4216 PONCE DE LEON BLVD UNIT #300

BUSINESS USE: RETAIL SALES - STORE

USE SPECIFICS: - RETAIL OF LUXURY LIGHTING

LEGAL DESCRIPTION: CORAL GABLES INDUSTRIAL SEC PB 28-22 LOTS 8 TO 11 INC BLK 6 LOT SIZE 110.000 X 100 OR 19228-4232 0800 4

-----CONDITIONS-----

- (DECU) DRY USE ONLY
- (RER) THIS MIAMI-DADE APPROVAL OF A MUNICIPAL CERTIFICATE OF USE IS VALID FOR AN UNLIMITED TIME OR AS INDICATED BELOW PROVIDED THERE ARE NO CHANGES TO THE USE, BUSINESS NAME OR OWNERSHIP; OR EXPANSIONS, ALTERATIONS OR ADDITIONS TO THE APPROVED USE. ALL CHANGES LISTED ABOVE WILL REQUIRE ISSUANCE OF A NEW CERTIFICATE OF USE.
- (RER) THIS MIAMI-DADE APPROVAL OF A MUNICIPAL CERTIFICATE OF USE DOES NOT RELIEVE THE APPLICANT FROM COMPLIANCE WITH ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
- (RER) YOU ARE ALSO REQUIRED TO ALLOW MIAMI-DADE COUNTY INSPECTORS ACCESS AT ANY REASONABLE TIME TO CONDUCT AN INSPECTION.

From: Team M.E.D. <permits@medexpeditors.com>
Subject: 241 Sevilla CU
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Sent: April 11, 2024 3:45 PM (UTC-04:00)
Attached: CORAL GABLES CU APP.pdf, CU_20240411_144215_2615201.PDF

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

I hope all is well, please see the attached to complete the CU process. Thank you.

Best regards,

Madeline Perez



Madeline Perez
Executive Office Director
M.E.D. Expeditors
(786) 431-1299 | (786) 383-8505
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

Development Services/Concurrency Office
305-460-5269
www.coralgables.com

WM ✓
**City of Coral Gables
Certificate of Use**



E.T. Review 12/5/23

Activity # _____

Certificate of Use # _____

Cost # 253133

TO BE COMPLETED BY APPLICANT

Business Contact Name: Peter Thompson

Email Address: PThompson@freshdelmonte.com Cell #: 305.520.8078

Business Name: Del Monte Dining, LLC

DBA Name: FRSHST Cafe

Business Address: 241 Sevilla Ave Unit/Suite #: —

Zip Code: 33134 Square Footage of Unit/Suite: 1200

Check here if you would like the Certificate of Use to be mailed to you.

Mailing address if different from above: _____

Prior Tenant: Existing office CU # of Prior Tenant: 10079

Nature of Business (description of type of business proposed, type of merchandise carried, or nature of services rendered):

cafe - NO ALCOHOL - w/ (32) indoor seats

Permit Number (if there was renovation, expansion, establishment of use, or new construction): BL-19-07-5040

Signature of applicant verifies the above information is true and correct and subject to the City's False Claim Ord. (Chapter 39 City Code). I understand the conditions under which my Certificate of Use (CU) is being approved and accept that no changes or refunds can be made once issued. I am authorized to sign for the business and understand that any misrepresentation of information on this application may result in the revocation of the CU and/or possible enforcement action being initiated against the business and/or its authorized representatives.

Please note, there will be a \$114.19 fee payable to the "City of Coral Gables" via our Online services to process the application after you have received your Miami Dade County Approval.

Date: 11/29/2023 Print Name: Peter Thompson Signature: Peter Thompson

FELIX AGAPAY
permits@medexpeditors.com

TO BE COMPLETED BY DEPARTMENT STAFF ONLY

Folio #: 03 4117 005 4260 Lot: _____

Block: _____ Sect.: _____

Proposed Use: RESTAURANT CAFE Prior Use: EXISTING OFFICE Existing Zoning: C

Restrictions: CAFE - GROUND FLOOR w/ (32) indoor seats
- NO ALCOHOL

Required parking provided _____ Year built: _____

Approved Denied Signature:  Date: 12/11/23

Notes: BL-19-07-5040 / M2019018495

COUNTY DEPARTMENT OF ENVIRONMENTAL REGULATIONS MANAGEMENT (DERM) REVIEW BELOW



MIAMI-DADE COUNTY
APPROVAL OF MUNICIPAL APPLICATION
FOR CERTIFICATE OF USE OR BUSINESS LICENSE

FOLIO: 0341170054260	CERT NO: MU23011364
ZONING DISTRICT: MX3	DATE OF ISSUANCE: April 11,2024
MUNICIPAL APPLICATION NO: 10079	PROCESS NO: MU23011364

THIS APPROVAL MUST BE POSTED ON PREMISES

CORP NAME / DBA: DEL MONTE DINING LLC, DBA: FRSHST CAFE
 BUSINESS ADDRESS: 241 SEVILLA AVE
 BUSINESS USE: RESTAURANT
 USE SPECIFICS: - CAFE / COFFEE SHOP
 LEGAL DESCRIPTION: CORAL GABLES CRAFTS SEC PB 10-40 LOTS 35 THRU 42 BLK 15 LOT SIZE
 200.000 X 100 OR 19439-0713 1200 1

-----**CONDITIONS**-----

- (DGCU) MUST COMPLY WITH GDO
- (GSCU) MUST COMPLY WITH GDO-06308/MGRU/16/40/60/CF
 DEL MONTE DINING, LLC. 241 SEVILLA AVE, (33154)
 * CU-FOG APPROVAL GRANTED TO USE AS CAFE/COFFEE SHOP W. 32 SEATS.
 FCD APPROVED UNDER M2019018495: {[FLOW CONTROL + SS AA-S + 2 X ENDURA CANPLAS
 3935A04 (35GPM, 214 LB) + G5 IMA + DOUBLE T], I/D - A/G ON BASEMENT LEVEL}
 ** PUMP-OUT FREQUENCY = EVERY / 90 DAYS. MU-CU-APP#-10079.
 DERM FINAL INSTALLATION INSPECTION ON 6/08/20. [A | GARCIA, J.F. | 12/16/2023]
- (DECU) MUST COMPLY WITH GDO#6308 PERMIT CONDITIONS
- (RER) THIS MIAMI-DADE APPROVAL OF A MUNICIPAL CERTIFICATE OF USE IS VALID FOR AN
 UNLIMITED TIME OR AS INDICATED BELOW PROVIDED THERE ARE NO CHANGES TO THE
 USE, BUSINESS NAME OR OWNERSHIP; OR EXPANSIONS, ALTERATIONS OR ADDITIONS TO
 THE APPROVED USE. ALL CHANGES LISTED ABOVE WILL REQUIRE ISSUANCE OF A NEW
 CERTIFICATE OF USE.
- (RER) THIS MIAMI-DADE APPROVAL OF A MUNICIPAL CERTIFICATE OF USE DOES NOT RELIEVE
 THE APPLICANT FROM COMPLIANCE WITH ANY FEDERAL, STATE, OR LOCAL
 REGULATIONS.
- (RER) YOU ARE ALSO REQUIRED TO ALLOW MIAMI-DADE COUNTY INSPECTORS ACCESS AT ANY
 REASONABLE TIME TO CONDUCT AN INSPECTION.

From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: Permit # BL-21-07-7359 - CO Request - 03-07-24
To: Arguinzoni, Charles <carguinzoni@coralgables.com>
Sent: March 7, 2024 4:17 PM (UTC-05:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Sir,

Please could you advise on what is needed to complete a Request for CO on this Permit# BL-21-07-7359.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Date: Wednesday, January 10, 2024 at 5:31 PM
To: Arguinzoni, Charles <carguinzoni@coralgables.com>
Subject: Permit # BL-21-07-7359 - TCO Request - 01-10-24

Good morning Sir,

Please see the attached TCO Request for Permit # BL-21-07-7359. Please advise on this.

Best regards,

Felix Agapay



Felix Agapay

Sr. Update and Permit Specialist

M.E.D. Expeditors

Permits | Licenses | Code Violations

(786) 431-1299 | 1 (833) MED-PERMITTS

MEDEXpeditors.com

55 Merrick Way #214

Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: 358 San Lorenzo Ave Space #2137 - BLDB-24-01-2261 - Request for Meeting with Reviewer and Design team
To: Santiago, Eugenio <esantiago@coralgables.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>; Hunt, Isis <ihunt@coralgables.com>
Sent: February 27, 2024 5:17 PM (UTC-05:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mr. Santiago,

On behalf of the design team on process # BLDB-24-01-2261, we would like to request a call with the design team to further discuss the below comment on this process. We would to get some guidance and help to properly address this comment for this work. We have copied the design team for visibility. Please advise on your availability for this meeting at your earliest convenience.

7) A-202: as per City of Coral Gables Zoning Code, all exterior wall surfaces must be concrete masonry or reinforced concrete.

Thank you in advance for your time and consideration,



From: Team M.E.D. <permits@medexpeditors.com>
Subject: BLDR-23-08-4182
To: Maria, Daniela <dmaria@coralgables.com>
Sent: April 3, 2024 5:16 PM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Daniella,

Could you please help us understand who should complete the landscape legend? Should it be a landscape architect or the engineer/architect on record for this plan? Your response would be greatly appreciated, as the owner is eager to finalize this plan.

Thank you in advance,



From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: 930 Lugo - Meeting Follow-up
To: Redila, Arceli <aredila@coralgables.com>
Cc: Tejera, Erick <etejera@coralgables.com>; Pierson Tedeschi <pierson@intelligentcons.com>
Sent: February 14, 2024 10:49 AM (UTC-05:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mrs. Redila,

Please look at the plans below, as per our discussion last week. Please advise when we can hear your response regarding this matter, as it has taken time and money from the owner and design team. Please note that we want to understand how 862 obtained the permit and constructed the work, as we would like to proceed with this. Please advise.

Best regards,



From: Pierson Tedeschi <pierson@intelligentcons.com>
Date: Friday, February 9, 2024 at 11:09 AM
To: Redila, Arceli <aredila@coralgables.com>
Cc: Team M.E.D. <permits@medexpeditors.com>, Tejera, Erick <etejera@coralgables.com>
Subject: Re: 930 Lugo - Meeting Follow-up

Hi Arceli,

Thank you for your time on the phone.

As discussed, please find here, the link to the microfilms for 862 Lugo Ave:

862 Lugo ave

<https://portal.laserfiche.com/Portal/Browse.aspx?id=2001219&repo=r-0e28d9ac>

The Original Permit Number for 862 is: BL-20-03-6540

The current master permit number, due to change of contractor, is BL-22-06-8882

Thank you kind,

Pierson

Pierson D. Tedeschi *Director of Business Development*



(305) 444-9102 Ext.3 **Office**
(305) 904-1771 **Mobile**
(305) 444-9141 **Fax**

www.intelligentcons.com

2665 S. Bayshore Drive, Ste 410, Miami, FL 33133

On Fri, Feb 9, 2024 at 10:41 AM Redila, Arceli <aredila@coralgables.com> wrote:

Good morning.

Based on the proposed revision, comments 10, 13, 17, and 19 are good but #6 remains.

COMMENTS TO REVIEW:

Zoning: Plumbing: Disapproved – Tejera – Zoning Erick – Completed: 12/27/2023

6. As per section 2-101, #8, b, the portion of a single-family residence located above the garage in the coastal flood hazard district may in no case be more than one (1) story in height vs. the three-story proposed.

10. As per section 2-101, #4, d, only uncovered steps and walkways may be located within the setback. As per section 5-311 a walkway will be limited to a width of five (5) feet, proposed landing in the front setback will not be allowed.

13. Parking section 10-102, #4, will require a one-car garage and carport to have a minimum depth/length of twenty-two (22) feet vs. the 19'-8" proposed.

17. As per section 5-403, walls will not be allowed to exceed a height of four (4) feet in the required setbacks. This includes the wall height in the rear thirty-five (35) foot waterway setback. Proposed pool and pool deck will need to be lowered to comply with this section.

19. Proposed glass railing must be approved by the Board of Architects (section 5-103).

Thank you.

Arceli Redila, MPA, LEED AP

Zoning Administrator

Planning & Zoning Division

Development Services

City of Coral Gables

Direct (305) 460-5212

aredila@coralgables.com

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.

From: Team M.E.D. <permits@medexpeditors.com>

Sent: Friday, February 9, 2024 10:37 AM

To: Redila, Arceli <aredila@coralgables.com>

Cc: Tejera, Erick <etejera@coralgables.com>; Pierson Tedeschi <pierson@intelligentcons.com>

Subject: Re: 930 Lugo - Meeting Follow-up

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mrs. Redila,

We would greatly appreciate it if you could please provide either an estimated timeline for the completion of the research or a meeting time with you. As we've mentioned, our client desperately needs a response to this matter to move forward with the plans and the permit for this project.

Thank you in advance for your time and consideration,



Veronika Cueto

Events & Marketing Specialist | Jr. Permit Update Specialist

M.E.D. Expeditors

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MEDEXPEDITORS.COM

55 Merrick Way #214

Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>

Date: Wednesday, February 7, 2024 at 11:26 AM

To: Redila, Arceli <aredila@coralgables.com>

Cc: Tejera, Erick <etejera@coralgables.com>; Pierson Tedeschi <pierson@intelligentcons.com>

Subject: Re: 930 Lugo - Meeting Follow-up

Good morning Arceli,

Thank you for your response. Could you please provide an estimated timeline for the completion of the research? Will the client scheduling a meeting with you facilitate this process? Your timely advice on this matter would be greatly appreciated.

Best regards,

Veronica Cueto



Veronica Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Redila, Arceli <aredila@coralgables.com>
Date: Wednesday, February 7, 2024 at 11:14 AM
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Tejera, Erick <etejera@coralgables.com>
Subject: RE: 930 Lugo - Meeting Follow-up

Good morning.

My apologies for the delay, we are still working on this. Since the applicant is stating there are houses currently under construction that are not in compliance, we have to do our research.

Thank you.
Arceli

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Wednesday, February 7, 2024 10:27 AM
To: Redila, Arceli <aredila@coralgables.com>
Subject: Re: 930 Lugo - Meeting Follow-up

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mrs. Redila,

On behalf of the owner and design professionals, As previously stated, our client desperately needs a response to this matter. We are pending your response to move forward with the plans and the permit for this project. Please advise or let us know your office hours so that we may schedule a meeting time.

Thank you in advance for your time and consideration,

Veronica Cueto



Veronica Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
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55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Date: Tuesday, February 6, 2024 at 12:27 PM
To: Redila, Arceli <aredila@coralgables.com>
Subject: 930 Lugo - Meeting Follow-up

Good afternoon Mrs. Redila,

This is to follow up on the email below. Our client is in desperate need of a response to this matter. Please advise or let us know your office hours so that he may come in and speak to you at a scheduled time.

Thank you in advance for your time and consideration,

Veronica Cueto



Veronica Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
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55 Merrick Way #214
Coral Gables, Florida 33134

From: Pierson Tedeschi <pierson@intelligentcons.com>

Hi Erick,

Thank you for your time yesterday morning and for forwarding the notes from our meeting last week. I wanted to take this opportunity to include the updated zoning presentation for your review as well as the review of Arceli and Juan.

Kindly,
Pierson Tedeschi

Pierson D. Tedeschi *Director of Business Development*



(305) 444-9102 Ext.3 **Office**
(305) 904-1771 **Mobile**
(305) 444-9141 **Fax**

www.intelligentcons.com

2665 S. Bayshore Drive, Ste 410, Miami, FL 33133

On Tue, Jan 30, 2024 at 9:23 AM Tejera, Erick <etejera@coralgables.com> wrote:

Good morning Arceli,

I would like a few minutes of your time to discuss this project.

Erick R Tejera
Zoning Reviewer Lead
427 Biltmore Way,
Coral Gables, Fl. 33134
305-460-5254

DID YOU KNOW? : Did you know you can check your permit status, pay permit fees, and request inspections online? Click the link below and follow the directions prompted on the website:

<https://edenweb.coralgables.com/Default.asp?Build=PM.pmPermit.SearchForm&utask=normalview>

From: Pierson Tedeschi <pierson@intelligentcons.com>

Sent: Tuesday, January 23, 2024 6:18 PM

To: Tejera, Erick <etejera@coralgables.com>; Eduardo Shamosh <eduardo@shamoshstudio.com>; Marvin Estrada <marvin@se-architecture.com>

Subject: 930 Lugo 7:30am Meeting Follow-up

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Hi Mr. Tejera,

Thank you again for your time this morning, meeting with myself, Marvina and Eduardo to discuss some of the zoning comments for 930 Lugo Ave (PAFF-23-10-0289)

Attached I have the comments that we discussed and what we discussed.

As well, I have requested the micro-films for the following homes, for the following reasons:

1110 San Pedro Ave: Flat Roof

870 San Pedro Ave: Flat Roof

800 Lugo Ave: Height

862 Lugo: 2 Stories Above Garage in Flood Zone

If you would like any pictures, I can happily provide them.

As well, you will find the link below contains a copy of the BOAR, Stamped and approved set. Sorry for using a link but the file is about 300mb.

[930 Lugo Ave - BOAR Set - Stamped.pdf](#)

Thank you kindly,
Pierson

Pierson D. Tedeschi *Director of Business Development*



(305) 444-9102 Ext.3 **Office**
(305) 904-1771 **Mobile**
(305) 444-9141 **Fax**

www.Intelligentcons.com

[2665 S. Bayshore Drive, Ste 410, Miami, FL 33133](#)

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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.

From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: EARLY START REQUEST FOR BLDB-23-11-2186 / M2024004830 358 SAN LORENZO AVE #2211 VICTORIA SECRET
To: Lopez, Manuel <mlopez@coralgables.com>
Sent: March 21, 2024 1:51 PM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Mr. Lopez,

We are following up on the email below, as our client is eager to begin as they are experiencing daily financial losses. Please advise at your earliest convenience.

Best regards,

Madeline Perez



Madeline Perez
Executive Office Director
M.E.D. Expeditors
(786) 431-1299 | (786) 383-8505
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Date: Wednesday, March 20, 2024 at 1:53 PM
To: Lopez, Manuel <mlopez@coralgables.com>
Subject: EARLY START REQUEST FOR BLDB-23-11-2186 / M2024004830 358 SAN LORENZO AVE #2211 VICTORIA SECRET

Good afternoon Mr. Lopez,

On behalf of the design team and the contractor we are requesting an early start for the Victoria Secret project BLDB-23-11-2186, please note that DERM is completely approved under M2024004830 / 2024028559. I thank you in advance for your help, please advise at your earliest convenience.

Best regards,

Madeline Perez



Madeline Perez

Executive Office Director

M.E.D. Expeditors

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55 Merrick Way #214

Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: BLDR-23-08-4182
To: Maria, Daniela <dmaria@coralgables.com>
Sent: April 4, 2024 9:41 AM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning,

We wanted to follow up on this as the owner wants to further understand who will need to complete the legend:

Could you please help us understand who should complete the landscape legend? Should it be a landscape architect or the engineer/architect on record for this plan? Your response would be greatly appreciated, as the owner is eager to finalize this plan.

Thank you in advance,



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
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55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Date: Wednesday, April 3, 2024 at 5:15 PM
To: dmaria@coralgables.com <dmaria@coralgables.com>
Subject: BLDR-23-08-4182

Good afternoon Daniella,

Could you please help us understand who should complete the landscape legend? Should it be a landscape architect or the engineer/architect on record for this plan? Your response would be greatly appreciated, as the owner is eager to finalize this plan.

Thank you in advance,



From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: BLDB-23-11-2186 - Inquiry on review comments - 02-20-24
To: Perez, Rudy G. <rperez2@coralgables.com>
Sent: February 23, 2024 4:43 PM (UTC-05:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Thank you for your time and consideration on this process.

We will make sure to upload the Narratives as soon as the review cycle is completed.

Best regards,



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
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MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Perez, Rudy G. <rperez2@coralgables.com>
Date: Friday, February 23, 2024 at 2:26 PM
To: Team M.E.D. <permits@medexpeditors.com>
Subject: RE: BLDB-23-11-2186 - Inquiry on review comments - 02-20-24

Good afternoon;

These plans were reviewed prior to the submittal of the narrative found in this email. Once corrections are uploaded under a new session, the commentary shall be addressed accordingly and verified for compliance along with uploaded narratives. A cursory review for corrections shall not be addressed at this time.

Regards;

Rudy Perez





CHIEF PLUMBING OFFICIAL
DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FLORIDA 33134
(305) 460-5259
Rperez2@coralgables.com

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Tuesday, February 20, 2024 12:17 PM
To: Perez, Rudy G. <rperez2@coralgables.com>
Subject: BLDB-23-11-2186 - Inquiry on review comments - 02-20-24

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mr. Perez,

After reviewing your comments we would like to inquire with you if you are able to see the Narratives provided for your review. Could you please advise if this information is available to you to review?

 Additional Files Fire Narrative Response_v1.pdf Version: 1 Status: Under Review	 Additional Files LL Approval Letter_Unit #2211_v1.pdf Version: 1 Status: Corrections Added	 Additional Files MEPNarrative Response_v1.pdf Version: 1 Status: Under Review	 Additional Files Plumbing Narrative Response_v1.pdf Version: 1 Status: Under Review

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
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Coral Gables, Florida 33134

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From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: 358 San Lorenzo Ave, Space #2137 - BLDB-24-01-2261
To: Rodriguez, Steven <srodriguez@coralgables.com>
Sent: April 5, 2024 4:46 PM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

The design professional is not in state. They would like a phone or Zoom meeting. Please send us your availability.

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
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55 Merrick Way #214
Coral Gables, Florida 33134

From: Rodriguez, Steven <srodriguez@coralgables.com>
Date: Monday, April 1, 2024 at 2:11 PM
To: Team M.E.D. <permits@medexpeditors.com>
Subject: RE: 358 San Lorenzo Ave, Space #2137 - BLDB-24-01-2261

Come in and see us with the plans at the:
Development Services Building
427 Biltmore Way, 1st floor, Coral Gables, FL. 33134
During walk-in hours: Monday through Friday between 7:30 am and 9:30 am.

Regards,
Steven Rodriguez
City of Coral Gables / Zoning Division
T: 305-476-7216



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Monday, April 1, 2024 1:49 PM

To: Rodriguez, Steven <srodriguez@coralgables.com>
Subject: 358 San Lorenzo Ave, Space #2137 - BLDB-24-01-2261

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Mr. Rodriguez,

On behalf of the design professional, could we please request a meeting at your earliest convenience for BLDB-24-01-2261 regarding the comment below?

Zoning • Disapproved • Rodriguez - Zoning Steven • Completed : 03/29/2024

Mandatory for the zoning division plan re-review(s) provide a written response sheet to all zoning comments. Note, plans will not be re-reviewed if the response sheet is not provided. In addition, avoid generic responses such as "SEE PLANS" or "SEE CALCULATIONS". Provide a response to each zoning comment, include the page number and how the correction has been addressed. The response sheet(s) will only be accepted as a digital file uploaded to the City Portal per review cycle.

PAGE A10.31, EXTERIOR USE OF PLYWOOD AND WOOD TRIM ARE NOT ALLOWED. ARTICLE 5, SECTION 5-301.

REVIEW BY: STEVEN RODRIGUEZ / ZONING REVIEWER EMAIL: srodriguez@coralgables.com T: 305-476-7216 CITY
WEB SITE: WWW.CORALGABLES.COM

Best regards,



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.

From: Lopez, Manuel </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=049CE03389BF4F8599ADB6A6490F958A-LOPEZ, MANU>
Subject: RE: EARLY START REQUEST FOR BLDB-23-11-2186 / M2024004830 358 SAN LORENZO AVE #2211 VICTORIA SECRET - 03-25-24
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Loar, Antoine <aloar@coralgables.com>; Sheppard, Terri <tsheppard@coralgables.com>
Sent: March 25, 2024 10:06 AM (UTC-04:00)

You can start interior work only up to the first inspection.

Thank you,

*Manuel Z. Lopez P.E.
Building Official
Development Services Department
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134
Office: (305) 460-5242*

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Monday, March 25, 2024 9:48 AM
To: Lopez, Manuel <mlopez@coralgables.com>
Subject: EARLY START REQUEST FOR BLDB-23-11-2186 / M2024004830 358 SAN LORENZO AVE #2211 VICTORIA SECRET - 03-25-24

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mr. Lopez,

Could we on behalf of the tenant who has already acquired DERM approval please see attached the permit card for that approval. We would like to kindly ask for your assistance in request an early start for permit #BLDB-23-11-2186. Could you advise on this please for our landlord is pending this approval to allow us to begin work up to the first inspection. Please advise for it would be a great help to avoid any delays in opening this location. Please advise if you need any additional information to process with this request.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
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MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>

Date: Friday, March 22, 2024 at 9:49 AM

To: Lopez, Manuel <mlopez@coralgables.com>

Subject: Re: EARLY START REQUEST FOR BLDB-23-11-2186 / M2024004830 358 SAN LORENZO AVE #2211 VICTORIA SECRET

Good morning Mr. Lopez,

Happy Friday!

Following up on the emails below, please advise at your earliest convenience.

Best regards,

Madeline Perez



Madeline Perez

Executive Office Director

M.E.D. Expeditors

(786) 431-1299 | (786) 383-8505

MEExpeditors.com

55 Merrick Way #214

Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>

Date: Thursday, March 21, 2024 at 1:50 PM

To: Lopez, Manuel <mlopez@coralgables.com>

Subject: Re: EARLY START REQUEST FOR BLDB-23-11-2186 / M2024004830 358 SAN LORENZO AVE #2211 VICTORIA SECRET

Good afternoon Mr. Lopez,

We are following up on the email below, as our client is eager to begin as they are experiencing daily financial losses. Please advise at your earliest convenience.

Best regards,

Madeline Perez



Madeline Perez

Executive Office Director

M.E.D. Expeditors

(786) 431-1299 | (786) 383-8505

MEExpeditors.com

55 Merrick Way #214

Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>

Date: Wednesday, March 20, 2024 at 1:53 PM

To: Lopez, Manuel <mlopez@coralgables.com>

Subject: EARLY START REQUEST FOR BLDB-23-11-2186 / M2024004830 358 SAN LORENZO AVE #2211 VICTORIA SECRET

Good afternoon Mr. Lopez,

On behalf of the design team and the contractor we are requesting an early start for the Victoria Secret project BLDB-23-11-2186, please note that DERM is completely approved under M2024004830 / 2024028559. I thank you in advance for your help, please advise at your earliest convenience.

Best regards,

Madeline Perez



Madeline Perez

Executive Office Director

M.E.D. Expeditors

(786) 431-1299 | (786) 383-8505

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Coral Gables, Florida 33134

From: Hernandez, Analyn </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=A36902A7D9FA424EB5DD256A2A57E4E-HERNADEZ.>
Subject: RE: BLDB-23-11-2186 - No Blue Beam Session
To: Team M.E.D. <permits@medexpeditors.com>; Nance, Robert <rnance@coralgables.com>
Sent: April 8, 2024 10:43 AM (UTC-04:00)

Good morning,

I was able to create the blue beam session.

Bob- please let me know if you are missing any plans in the blue beam session.

BLDB-23-11-2186 (350 SAN LORENZO AVE Unit:2211) Coral Gables, FL 33146-0000 Analyn Hernandez updated this case at 10:30 AM on 4/8/2024 REFRESH

NEW PERMIT

- Summary
- Details
- Location
- Additional Info
- Workflow**
- Linked Records
- Holds
- Contacts (2)
- Fees (10)
- Bonds
- Activities
- Files (218)
- Print Documents
- Conditions
- Tasks

Change of Contractor
1 actions remaining

Permit Extension
1 actions remaining

Permit Revision
1 actions remaining

Review
Last Updated: 04/08/2024 by Hernandez, Analyn
2 actions remaining

Sub Permits
4 actions remaining

Inspections
5 actions remaining

Final Inspections

Review

Priority Order: 10 Sort Order: 10

Application Completeness Check • 1 of 1 Reviews Completed

Submittal Status	Due Date	Start Date
Approved/Accepted	12/01/2023	12/01/2023

FBC - Building Interior Alteration/Other

Building	Isia Mojcar-Hunt	Approved	03/15/2024	03/29/2024	04/01/2024
No comments yet...					
Electrical	MTCI - Plan Review	Approved	03/15/2024	03/29/2024	03/20/2024
No comments yet...					
Fire	Robert Nance - Fire	Disapproved	03/15/2024	04/04/2024	03/26/2024
NO BLUEBEAM SESSION					
Art in Public Places	Catherine Cathers	Completed	03/15/2024	03/29/2024	03/15/2024

Sincerely,

Analyn Hernandez

Permit Clerk Supervisor

City of Coral Gables
427 Biltmore Way,
Coral Gables, Florida 33134
Main Phone: (305) 460-5383
Cell : (305) 619-5302



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Monday, April 8, 2024 8:00 AM
To: Hernandez, Analyn <ahernandez2@coralgables.com>
Subject: BLDB-23-11-2186 - No Blue Beam Session

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Please see the below where the comment from Fire shows: **No Blue Beam Session**. Please advise on how we may proceed as the rest of the cycle is completed.

Fire • Disapproved • Nance - Fire Robert • Completed : 03/26/2024

NO BLUEBEAM SESSION

Best regards,



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
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55 Merrick Way #214
Coral Gables, Florida 33134

From: Delgado, Lidia <ldelgado2@coralgables.com>
Subject: FW: ME-18-10-3219 - Permit Extension Request - 02-14-24
To: permits@medexpeditors.com
Cc: Kennedy, Maria <mkennedy@coralgables.com>
Sent: February 15, 2024 12:28 PM (UTC-05:00)
Attached: Ownership Renewal Ltr March 2024.pdf, Permit App Renewal March 2024 smoke control dampers.pdf

Good morning,

The extension has been created, you can now submit the documents under: PEXT-24-02-0534 (150 ALHAMBRA CIR Coral Gables, FL 33134-4527).

Best Regards,

Lidia Delgado
Permit Clerk
Development Services Department
City of Coral Gables
427 Biltmore Way,
Coral Gables, FL 33134



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Wednesday, February 14, 2024 1:50 PM
To: Kennedy, Maria <mkennedy@coralgables.com>
Subject: ME-18-10-3219 - Permit Extension Request - 02-14-24

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Ms. Kennedy,

Could we kindly ask for your assistance in creating a permit extension to process an extension request for permit #ME-18-10-3219. Please advise if any additional information is needed.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
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(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134





February 13, 2024

RE: Extension Permit # ME-18-10-3219

To whom it may concern,

Please accept this letter as a request for extension to Permit ME-18-10-3219. This permit involves damper/actuator repairs to the existing life safety system.

Although we are complete with the mechanical portion of this permit, some items related to the fire alarm system and emergency generator have risen and we are currently working closely with the fire department and our engineers to find a solution.

Once this is complete, we will be able to close-out the fire portion of this permit.

Sincerely,

Alicia Gilman

CFO

MDR 150 Alhambra, LLC



04



CITY OF CORAL GABLES
DEVELOPMENT SERVICE DEPARTMENT
Permit Application

Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Tel: 305-460-5245
Website: www.coralgables.com
Email: building@coralgables.com

ALL OF THE FOLLOWING MUST BE COMPLETED BY APPLICANT ACCORDING TO FS 713.135

Date:
Permit Change:
Change of Contractor
Permit Extension
Permit Renewal
Permit Revision
Permit Supplement
Permit Type:
Building
Electrical
Mechanical
Plumbing
Misc.
App.
Date:
Master Permit #: ME-18-10-3219
Sub Permit #:
Project Information:
Commercial:
Residential:
Linear Feet:
Square Feet:
Cost of Work:

DESCRIPTION OF WORK (PRINT):
REPLACE AND REPAIR SMOKE CONTROL DAMPERS

Job Address:
150 ALHAMBRA CIRCLE CORAL GABLES, FL
Folio #:
Lot:
Block:
Subdivision:
Plat book:
Page:

PROPERTY OWNER:
Name: MDR 150 ALHAMBRA LLC
Address: 1200 BRICKELL AVE STE PH2010
City/State/Zip: MIAMI, FL 33131
Telephone No.:
Email:

CONTRACTOR COMPANY NAME:
Qualifier Name: JAMES M. PASCUCCI
Address: 1559 SW 21 AVE
City/State/Zip: FT. LAUDERDALE, FL. 33312
License No.: CAC023473 Telephone No.: 954-923-1654
Email:

ARCHITECT:
Name:
Address:

ENGINEER:
Name:
Address:

BONDING:
Name:
Address:

MORTGAGE LENDER:
Name:
Address:

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES BOILERS, HEATERS TANKS, AND AIR CONDITIONERS, etc. AFFIDAVIT OF OWNER/LESSEE/AUTHORIZED AGENT: Under penalties of perjury and the City of Coral Gables False Claims and Presentations Ordinance, City Code Chapter 39, I certify that I am the owner or that I have the owner's full consent and authorization to sign this application to obtain a permit to perform the above-mentioned work; that all the foregoing information is accurate; and that all work will be done in compliance with all applicable laws regulating construction and zoning. WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT. The Historical Resources & Cultural Arts Department's approval is required prior to the issuance of a demolition permit. The Qualifier cannot sign below as Owner/Lessee/Authorized Agent.

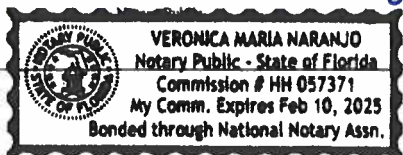
Signature of Owner/Lessee/Authorized Agent: Alicia Gilman Signature of Qualifier: James M. Pascucci

Owner/Lessee/Authorized Agent Name (Print): ALICIA GILMAN

Qualifier Name (Print): JAMES M. PASCUCCI

STATE OF FLORIDA)
ss
COUNTY OF MIAMI-DADE)
Sworn to or affirmed and subscribed before me this 14th day of Feb. 2021 by Alicia Gilman who has taken an oath and personally known to me or has produced as identification.
My Commission Expires: Veronica Naranjo

STATE OF FLORIDA)
ss
COUNTY OF MIAMI-DADE)
Sworn to or affirmed and subscribed before me this ___ day of ___ in the year 20___ by ___ who has taken an oath and is personally known to me or has produced ___ as identification.
My Commission Expires:
Notary Public



From: Kennedy, Maria </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=18E6A92C57D2442B9B8E934D2DBFE244-KENNEDY, MA>
Subject: ME-18-10-3219
To: Team M.E.D. <permits@medexpeditors.com>
Sent: March 1, 2024 10:01 AM (UTC-05:00)
Attached: MECHANICAL PERMIT CARD.pdf

AS PER YOUR REQUEST ATTACHED FINE THE PERMIT CARD

Thank you,

Mari Kennedy
Permit Clerk Supervisor
Development Services Department
City of Coral Gables
427 Biltmore Way,
Coral Gables, FL 33134
305.569-1822





DISPLAY THIS CARD ON FRONT OF JOB
NO INSPECTION WILL BE MADE UNLESS PERMIT CARD IS
DISPLAYED AND APPROVED PLANS ARE READILY AVAILABLE.

DO NOT REMOVE THIS CARD BEFORE COMPLETION

City of Coral Gables
BUILDING PERMIT

PERMIT #: ME-18-10-3219 **DATE:** 25-Jan-2019

CONTRACTOR: AIRSTRON INC **CUSTOMER #:** 003086

QUALIFIER: JAMES M PASCUCCI **TELEPHONE #:** (305) 940-2962

STATE/COUNTY LICENSE #: CAC023473

PURPOSE: REPLACE FIRE DAMPERS AND CONVERT CHILLER WATER VALVES ACTUATORS
FROM PNEUMATIC TO ELECTRIC \$73,655- ---EXTENSION PEXT-24-02-0534 02/21/2024.

PROPERTY OWNER'S NAME: MDR SB 150 ALHAMBRA LLC

LEGAL DESCRIPTION: CORAL GABLES SEC L PB 8-85 LOTS 6 THRU 17 & NWLY 1/2 LOT 18 BLK
29 LOT SIZE 33300 SQ FT OR 15807-3663/19007-3850 0293 6 COC
22858-2724 11 2004 6

SITE ADDRESS: 150 ALHAMBRA CIR **FOLIO #:** 03-4108-007-2380

**WARNING TO OWNER: YOUR FAILURE TO RECORD A
NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING
TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU
INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER
OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF
COMMENCEMENT.**

THE NOTICE OF COMMENCEMENT MUST BE DISPLAYED AT THE JOB SITE.

NOTICE: In addition to the requirements of this permit there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. Please be advised that in accordance with City Ordinance No. 2765, it is the responsibility of the property owner to repair all broken sidewalks. Compliance must be obtained prior to final Public Works approval.

A CERTIFICATE OF OCCUPANCY OR COMPLETION MUST BE SECURED
BEFORE THIS BUILDING CAN BE USED FOR ANY PURPOSE.

SCHEDULE AN INSPECTION VIA EMAIL: inspections@coralgables.com

SCHEDULE AN INSPECTION VIA THE WEB: WWW.CORALGABLES.COM

DEVELOPMENT SERVICES & FIRE INSPECTIONS: 305-460-5245 **PUBLIC WORKS:** 305-460-5025/26

From: Hernandez, Analyn </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=A36902A7D9FA424EB55DD256A2A57E4E-HERNANDEZ,>
Subject: RE: BL-20-06-6087 - 2800 Ponce
To: Team M.E.D. <permits@medexpeditors.com>
Sent: April 10, 2024 7:16 AM (UTC-04:00)

Yes, it is the same process.

Sincerely,

Analyn Hernandez

Permit Clerk Supervisor

City of Coral Gables

427 Biltmore Way,

Coral Gables, Florida 33134

Main Phone: (305) 460-5383

Cell : (305) 619-5302



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Tuesday, April 9, 2024 4:12 PM
To: Hernandez, Analyn <ahernandez2@coralgables.com>
Subject: Re: BL-20-06-6087 - 2800 Ponce

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

This would be for a permit extension since the permit is currently active. Would it be the same procedure?

Best regards,



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Hernandez, Analyn <ahernandez2@coralgables.com>
Date: Tuesday, April 9, 2024 at 4:09 PM
To: Team M.E.D. <permits@medexpeditors.com>
Subject: RE: BL-20-06-6087 - 2800 Ponce

Good afternoon,

To renew a permit in Eden/Legacy (permits starting with two letters), please email the following documents to developmentservices@coralgables.com.

- Permit application signed by owner & contractor.
- Explanation letter stating reason for delay and estimated time frame of completion.

To renew a permit in EnerGov (new system), you will need to apply for the permit renewal under sub-records in the master permit. The same documents mentioned above will be required.

Sincerely,

Analyn Hernandez

Permit Clerk Supervisor

City of Coral Gables

427 Biltmore Way,

Coral Gables, Florida 33134

Main Phone: (305) 460-5383

Cell : (305) 619-5302



From: Team M.E.D. <permits@medexpeditors.com>

Sent: Tuesday, April 9, 2024 3:45 PM

To: Hernandez, Analyn <ahernandez2@coralgables.com>

Subject: BL-20-06-6087 - 2800 Ponce

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Could you please advise on the procedure for the extension of BL-20-06-6087, as it is a permit from the old system? Thank you in advance.

Best regards,

Veronika Cueto



Veronika Cueto

Events & Marketing Specialist | Jr. Permit Update Specialist

M.E.D. Expeditors

Permits | Licenses | Code Violations

(786) 431-1299 | 1 (833) MED-PERMITTS

MEExpeditors.com

55 Merrick Way #214

Coral Gables, Florida 33134

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.

From: Lopez, Manuel <mlopez@coralgables.com>
Subject: RE: R358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Follow up
To: Lundgren, Matt <matt.lundgren@thelawrencegroup.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Team M.E.D. <permits@medexpeditors.com>
Cc: Hunt, Isis <ihunt@coralgables.com>; Casey Candelaria <casey.candelaria@vuori.com>; Rafol, Christie <christie.rafol@thelawrencegroup.com>; Santiago, Eugenio <esantiago@coralgables.com>; Guth, Paul <pguth@coralgables.com>
Sent: March 19, 2024 8:19 AM (UTC-04:00)

The details are acceptable.

Thank you,

*Manuel Z. Lopez P.E.
Building Official
Development Services Department
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134
Office: (305) 460-5242*

From: Lundgren, Matt <matt.lundgren@thelawrencegroup.com>
Sent: Monday, March 18, 2024 2:06 PM
To: Sarah Crutchfield <sarah.crutchfield@vuori.com>; Lopez, Manuel <mlopez@coralgables.com>; Team M.E.D. <permits@medexpeditors.com>
Cc: Hunt, Isis <ihunt@coralgables.com>; Casey Candelaria <casey.candelaria@vuori.com>; Rafol, Christie <christie.rafol@thelawrencegroup.com>; Santiago, Eugenio <esantiago@coralgables.com>
Subject: RE: R358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Follow up

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Hi Manuel,

The comment we're requesting clarification on is number 7:

1. A-202: AS PER CITY OF CORAL GABLES ZONING CODE, ALL EXTERIOR WALL SURFACES MUST BE CONCRETE MASONRY OR REINFORCED CONCRETE.

Most of our exterior wall system is new aluminum and glass storefront system with new structural steel (HSS sections) designed to support that. Our Structural engineer is submitting the requested calculations for that with out pending resubmission.

However we are also building some new sections of more typical exterior wall construction with the clients proposed finish (plaster) around and above the new glass storefront system. In these cases the exterior wall surfaces are to be constructed with aluminum tubular sections with 3/16" aluminum sheets/paneling to be used as structural sheathing. All intermediate aluminum tubes supporting a continuous aluminum panel are to be spaced at 16" O.C. (max) with connection of aluminum panel to the aluminum tube to be 14# SMS at 4" O.C. All end tubes and intermediate tubes supporting spliced panels are to be spaced at 12" O.C. (max) from adjacent tube with connection of aluminum panel to tube to be #14 SMS at 2" O.C. Detail 1 on A202 details this typical wall section and build up, and detail 7 on A202 shows it in more detail. We've hatched the aluminum in light grey for clarity.

Based on the design, there is approximately 2' of this plaster finish over aluminum tube and sheathing above the glass storefront. If this section in particular were required to be CMU/masonry wall construction, the steel tubes supporting the glass storefront system would have to change fairly significantly to accommodate the weight and size of the CMU.

So all elements of the new storefront are either the structural steel with aluminum and glass storefront system, or the aluminum tube and continuous aluminum sheathing.

Let us know if that helps clarify, and happy to set up a call to further discuss if needed.

Thanks in advance,

Matt Lundgren

Architect, AIA, LEED AP
Associate Principal



Celebrating 40 years!

From: Sarah Crutchfield <sarah.crutchfield@vuori.com>

Sent: Monday, March 18, 2024 12:27 PM

To: Lopez, Manuel <mlopez@coralgables.com>; Team M.E.D. <permits@medexpeditors.com>

Cc: Hunt, Isis <ihunt@coralgables.com>; Casey Candelaria <casey.candelaria@vuori.com>; Lundgren, Matt <matt.lundgren@thelawrencegroup.com>; Rafol, Christie <christie.rafol@thelawrencegroup.com>; Santiago, Eugenio <esantiago@coralgables.com>

Subject: Re: R358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Follow up

Christie / Matt will you please send over the requested details?

Sarah Crutchfield

Senior Manager - Design

C: 301-922-8937

E: sarah.crutchfield@vuori.com
vuoriclothing.com#therisetheshine



--

From: Lopez, Manuel <mlopez@coralgables.com>

Date: Monday, March 18, 2024 at 4:06 AM

To: Team M.E.D. <permits@medexpeditors.com>

Cc: Hunt, Isis <ihunt@coralgables.com>, Sarah Crutchfield <sarah.crutchfield@vuori.com>, Casey Candelaria <casey.candelaria@vuori.com>, Lundgren, Matt <matt.lundgren@thelawrencegroup.com>, Rafol, Christie <christie.rafol@thelawrencegroup.com>, Santiago, Eugenio <esantiago@coralgables.com>

Subject: RE: R358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Follow up

Caution: External Sender

Are there any details? This needs to be more clear.

Thank you,

*Manuel Z. Lopez P.E.
Building Official
Development Services Department
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134
Office: (305) 460-5242*

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Friday, March 15, 2024 1:28 PM
To: Lopez, Manuel <mlopez@coralgables.com>
Cc: Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Casey Candelaria <casey.candelaria@vuori.com>; Lundgren, Matt <matt.lundgren@thelawrencegroup.com>; Rafol, Christie <christie.rafol@thelawrencegroup.com>; Santiago, Eugenio <esantiago@coralgables.com>
Subject: R358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Follow up

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Mr. Lopez,

We are following up on the below email to confirm the use of;

I believe only steel or impact glass can be filling the space between the tubes.
Again, discuss it with Mr. Manny Lopez, PE, BO who is copied here.

Could you please advise for we are pending this information to complete the correction request for submittal and review. Please advise on this.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Santiago, Eugenio <esantiago@coralgables.com>
Date: Wednesday, March 6, 2024 at 9:35 AM
To: Rafol, Christie <christie.rafol@thelawrencegroup.com>, Team M.E.D. <permits@medexpeditors.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>, Hunt, Isis <ihunt@coralgables.com>, Sarah Crutchfield <sarah.crutchfield@vuori.com>, Casey Candelaria <casey.candelaria@vuori.com>, Lundgren, Matt <matt.lundgren@thelawrencegroup.com>

Subject: RE: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team

Manny, is this ok with us?
If it is, please let them know
Eugenio M. Santiago, PE, CBO
Structural Engineer
City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134
(305)476-7296 direct dial



From: Rafol, Christie <christie.rafol@thelawrencegroup.com>
Sent: Wednesday, March 6, 2024 7:21 AM
To: Santiago, Eugenio <esantiago@coralgables.com>; Team M.E.D. <permits@medexpeditors.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>; Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Casey Candelaria <casey.candelaria@vuori.com>; Lundgren, Matt <matt.lundgren@thelawrencegroup.com>
Subject: RE: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mr. Santiago, Mr. Lopez,

We have 3/16" aluminum sheets/paneling to be used as structural sheathing on top of our aluminum tubular sections. In discussion with the landlord and their current Design Criteria, this has been previously approved by the City of Coral Gables and Miami-Dade county to be used as an alternative to the masonry that the structural comment we had in question was referring to. Where we do not have the steel tubular framing, we will have storefront.

As mentioned previously, we will include this in our formal response letter with our re-submission.

Please let us know if there are any other concerns.

Thank you,

Christie Rafol
Design Professional



Celebrating 40 years!

From: Santiago, Eugenio <esantiago@coralgables.com>
Sent: Thursday, February 29, 2024 9:22 AM
To: Rafol, Christie <christie.rafol@thelawrencegroup.com>; Team M.E.D. <permits@medexpeditors.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>; Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Casey Candelaria <casey.candelaria@vuori.com>; Lundgren, Matt <matt.lundgren@thelawrencegroup.com>
Subject: RE: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team

Mr. Rafol,
I believe only steel or impact glass can be filling the space between the tubes.
Again, discuss it with Mr. Manny Lopez, PE, BO who is copied here.
Best regards,

Eugenio M. Santiago, PE, CBO
Structural Engineer
City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134
(305)476-7296 direct dial



From: Rafol, Christie <christie.rafol@thelawrencegroup.com>
Sent: Thursday, February 29, 2024 8:58 AM
To: Santiago, Eugenio <esantiago@coralgables.com>; Team M.E.D. <permits@medexpeditors.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>; Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Casey Candelaria <casey.candelaria@vuori.com>; Lundgren, Matt <matt.lundgren@thelawrencegroup.com>
Subject: RE: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Thank you for your response to our question, Mr. Santiago.

We have steel tube framing as the construction of our exterior walls so we will be in compliance with what is required. We will submit a written narrative in response to all the structural comments we received in totality and will include this information in our response, as well.

We appreciate you taking the time to clarify.

All the best,

Christie Rafol
Design Professional



Celebrating 40 years!

From: Santiago, Eugenio <esantiago@coralgables.com>
Sent: Wednesday, February 28, 2024 9:17 AM
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>; Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Rafol, Christie <christie.rafol@thelawrencegroup.com>; Casey Candelaria <casey.candelaria@vuori.com>
Subject: RE: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team

Mr. Agapay,
Another option is steel or storefront.
Again, the final decider on this matter is our Building Official, Mr. Manny Lopez'
Perhaps you can arrange a meeting with him to discuss further.

Best regards,
Eugenio M. Santiago, PE, CBO
Structural Engineer
City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134
(305)476-7296 direct dial



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Tuesday, February 27, 2024 5:16 PM
To: Santiago, Eugenio <esantiago@coralgables.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>; Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Rafol, Christie <christie.rafol@thelawrencegroup.com>; Casey Candelaria <casey.candelaria@vuori.com>
Subject: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mr. Santiago,

On behalf of the design team on process # **BLDB-24-01-2291**, we would like to request a call with the design team to further discuss the below comment on this process. We would to get some guidance and help to properly address this comment for this work. We have copied the design team for visibility. Please advise on your availability for this meeting at your earliest convenience.

7) A-202: as per City of Coral Gables Zoning Code, all exterior wall surfaces must be concrete masonry or reinforced concrete.

Thank you in advance for your time and consideration,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

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From: Hernandez, Analyn </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=A36902A7D9FA424EB55DD256A2A57E4E-HERNANDEZ,>
Subject: RE: Permit extension for BL-20-06-6087 - permit expires 04/11/2024
To: Team M.E.D. <permits@medexpeditors.com>
Sent: April 10, 2024 3:05 PM (UTC-04:00)

Good afternoon,

Process no. PEXT-24-04-0706 has been created and will be processed as soon as possible.

Sincerely,

Analyn Hernandez

Permit Clerk Supervisor
City of Coral Gables
427 Biltmore Way,
Coral Gables, Florida 33134
Main Phone: (305) 460-5383
Cell : (305) 619-5302



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Wednesday, April 10, 2024 1:53 PM
To: Hernandez, Analyn <ahernandez2@coralgables.com>
Subject: Re: Permit extension for BL-20-06-6087 - permit expires 04/11/2024

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

My apologies, please see attached.

Best regards,

Madeline Perez



Madeline Perez
Executive Office Director
M.E.D. Expeditors
(786) 431-1299 | (786) 383-8505
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Hernandez, Analyn <ahernandez2@coralgables.com>
Date: Wednesday, April 10, 2024 at 1:42 PM
To: Team M.E.D. <permits@medexpeditors.com>
Subject: RE: Permit extension for BL-20-06-6087 - permit expires 04/11/2024

No attachment in this email.

Sincerely,

Analyn Hernandez

Permit Clerk Supervisor

City of Coral Gables

427 Biltmore Way,

Coral Gables, Florida 33134

Main Phone: (305) 460-5383

Cell : (305) 619-5302



From: Team M.E.D. <permits@medexpeditors.com>

Sent: Wednesday, April 10, 2024 12:46 PM

To: DevelopmentServices <DevelopmentServices@coralgables.com>

Cc: Hernandez, Analyn <ahernandez2@coralgables.com>

Subject: Permit extension for BL-20-06-6087 - permit expires 04/11/2024

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Please see the attached letter and permit app to extend permit # BL-20-06-6087 / 2800 Ponce De Leon Blvd. Please note the permit expires 04/11/2024.

Best regards,

A handwritten signature in black ink that reads "Madeline Perez".



Madeline Perez

Executive Office Director

M.E.D. Expeditors

(786) 431-1299 | (786) 383-8505

MEDEXpeditors.com

55 Merrick Way #214

Coral Gables, Florida 33134

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From: Maria, Daniela </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=361395324a0a48ff8046333102ec6e18-Maria, Dani>
Subject: Re: BLDR-23-08-4182
To: Ben Milgram <Ben@hellochapter.com>
Cc: Andres Garcia <Andres.Garcia@hellochapter.com>; Team M.E.D. <permits@medexpeditors.com>
Sent: April 3, 2024 7:54 AM (UTC-04:00)

Good morning,

The comments call for zoning landscape legend which is to be filled out.

Best,

Daniela Maria

Landscape Plan Reviewer and Inspector

Development Services Department

City of Coral Gables

427 Biltmore Way,

Coral Gables, FL 33134

305-569-1857



From: Ben Milgram <Ben@hellochapter.com>
Sent: Tuesday, April 2, 2024 7:00 PM
To: Maria, Daniela <dmaria@coralgables.com>
Cc: Andres Garcia <Andres.Garcia@hellochapter.com>; Team M.E.D. <permits@medexpeditors.com>
Subject: Re: BLDR-23-08-4182

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Hello Daniela,

I hope this email finds you well.

We uploaded a tree survey which includes all the existing landscaping, we are not making any modifications to the landscaping.

I hope this will remove your comment in regards to this permit.

Thanks,

Ben Milgram
Chapter Miami President



e. ben@hellochapter.com

w. www.hellochapter.com

p. 305-707-8792

a. 252 NW 29th St, 9th Floor, Miami, FL 33127



From: Ben Milgram <Ben@hellochapter.com>
Sent: Wednesday, March 20, 2024 3:04 PM
To: Maria, Daniela <dmaria@coralgables.com>
Cc: Andres Garcia <Andres.Garcia@hellochapter.com>; Team M.E.D. <permits@medexpeditors.com>
Subject: Re: BLDR-23-08-4182

Hello Daniela,

I hope you're well.

Just wanted to follow up on the below email.

Thanks,



Ben Milgram
Chapter Miami President

e. ben@hellochapter.com
w. www.hellochapter.com
p. 305-707-8792
a. 252 NW 29th St, 9th Floor, Miami, FL 33127



From: Ben Milgram
Sent: Monday, March 18, 2024 5:35 PM
To: Maria, Daniela <dmaria@coralgables.com>
Cc: Andres Garcia <Andres.Garcia@hellochapter.com>
Subject: BLDR-23-08-4182

Hello Daniela,

I hope this email finds you well.

In regard to your comment - we are not making any modifications to the landscaping, it's all existing to remain. Why do we need to provide a landscape set?

We have a tree survey which shows the existing conditions (see attached), will that be sufficient?

Your assistance is much appreciated.

Thanks,



Ben Milgram
Chapter Miami President

e. ben@hellochapter.com
w. www.hellochapter.com
p. 305-707-8792
a. 252 NW 29th St, 9th Floor, Miami, FL 33127



From: Yhuit, Wilma </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=CF707DAAAECE446FABDA27A0F46AA3DF-YHUIT, WILM>
Subject: RE: Microfilm
To: Team M.E.D. <permits@medexpeditors.com>
Sent: April 15, 2024 12:49 PM (UTC-04:00)

Good afternoon,

We are no longer receiving records requests through this email; you must process a Public Records request by visiting the City's Public Records requests page. This allows for improve tracking of your request.

Thank you,

Wilma Yhuit

Development Services Department
Plans Coordinator Assistant "Records"
427 Biltmore Way
Coral Gables, Florida 33134
Office: 305-460-5262



You have requested copies of records pursuant to Chapter 119 of the Florida Statutes that may be protected by federal copyright law. A violation of federal copyright law could result in the owner of the copyright seeking money damages or an injunction against your copying and use of these materials. The Attorney General of Florida has issued opinions indicating that a local government receiving request for copyrighted materials should inform the requestor of the federal copyright law and potential consequences related to its violation. The Attorney General has further advised, however, that the local government should still allow copying of the materials by the requestor under Chapter 119 (AGO Opinion 97-84). Accordingly, if you decide to proceed with copying of these copyrighted materials, please note the following (1) you are liable for any and all potential copyright violations and (2) you agree to hold harmless the City of Coral Gables from any cause of action that might arise as a result of these documents being provided to you.

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Monday, April 15, 2024 12:48 PM
To: Yhuit, Wilma <wyhuit@coralgables.com>
Subject: Microfilm

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Wilma,

It has been a while, I hope all is well! Our client requested a copy of the plans below, please advise on what we will need to obtain this. Thank you!

- BLDB-22-04-0630 / 3011 PONCE DE LEON PH1**
- BLDB-22-04-0631 / 3011 PONCE DE LEON PH 2 (13TH FLOOR)**
- BLDB-22-04-0660 / 3011 PONCE DE LEON 12th FLOOR COMMON CORRIDORS**
- BLDB-22-04-0661 / 3011 PONCE DE LEON #SUITE 1410**
- BLDB-22-04-0662 / 3011 PONCE DE LEON #SUITE 1420**
- BLDB-22-04-0663 / 3011 PONCE DE LEON #SUITE 1430**

Best regards,



From: Hernandez, Analyn </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=A36902A7D9FA424EB55DD256A2A57E4E-HERNANDEZ,>
Subject: RE: 13636 SW 60 ave
To: Team M.E.D. <permits@medexpeditors.com>
Sent: March 25, 2024 11:35 AM (UTC-04:00)
Attached: PERMIT INFORMATION 1991-2007 - 13636 DEERING BAY.pdf

Good morning,

As per our conversation, please see attached permit information report on the above-mentioned address.

Sincerely,

Analyn Hernandez

Permit Clerk Supervisor

City of Coral Gables

427 Biltmore Way,

Coral Gables, Florida 33134

Main Phone: (305) 460-5383

Cell : (305) 619-5302



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Monday, March 25, 2024 11:33 AM
To: Hernandez, Analyn <ahernandez2@coralgables.com>
Subject: 13636 SW 60 ave

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.



**City of Coral Gables
Development Services Department**

PERMIT INFORMATION 1991-2007

Property Folio Number 50240070130

Property Address 13636 DEERING BAY DR

OPEN CONTROL NUMBER(S)

Control number(s)	Permit Number	Permit Description
--------------------------	----------------------	---------------------------

CLOSED CONTROL NUMBER(S)

Control number(s)	Permit Number	Permit Description
--------------------------	----------------------	---------------------------

103266	100346	SHUTTERS \$11,000.
2083362	2080333	WINDOW & SLIDING DOOR REPAIR \$1,907.
99053109	99090238	Closed by CORALGABLES\jpino on 9/5/2018 3:18:44 PM. ok to close NEW 2ND FLOOR IN OPEN TO BELOW SPACE \$20,000.

From: Arguinzoni, Kathy </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=07B4417A182542A2BE00275A79665D8C-ARGUINZONI,>
Subject: RE: BLDB-23-11-2186 - 358 San Lorenzo Ave #2211 - Victoria Secret - CU Application 02-13-24
To: Team M.E.D. <permits@medexpeditors.com>
Sent: February 14, 2024 11:45 AM (UTC-05:00)
Attached: 240212 CU Application On Line.pdf

Hi Felix,

Please fix the application to show the business location.

I know it's not in OHIO.. 😊 😊 😊

Katherine Arguinzoni
Certificate of Use
KArguinzoni@Coralgables.com
(305) 460-5269

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Tuesday, February 13, 2024 4:35 PM
To: Arguinzoni, Kathy <karginzoni@coralgables.com>
Subject: BLDB-23-11-2186 - 358 San Lorenzo Ave #2211 - Victoria Secret - CU Application 02-13-24

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Ms. Kathy,

Please see attached the CU application for Victoria Secret.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

Development Services/Concurrency Office
305-460-5269
www.coralgables.com

City of Coral Gables Certificate of Use



Activity # _____

Certificate of Use # _____

TO BE COMPLETED BY APPLICANT

Business Contact Name: Bruce Larsen

Email Address: blarsen@victoria.com Cell #: 614-205-7518

Business Name: Victoria's Secret

DBA Name: _____

Business Address: 4 Limited Parkway, Reynoldsburg, OH Unit/Suite #: _____

Zip Code: 43068 Square Footage of Unit/Suite: 5,466

Check here if you would like the Certificate of Use to be mailed to you.

Mailing address if different from above: _____

Prior Tenant: Victoria's Secret CU # of Prior Tenant: Same Tenant

Nature of Business (description of type of business proposed, type of merchandise carried, or nature of services rendered):

Intimate apparel and beauty products

Permit Number (if there was renovation, expansion, establishment of use, or new construction): BLDB-23-11-2186

Signature of applicant verifies the above information is true and correct and subject to the City's False Claim Ord. (Chapter 39 City Code). I understand the conditions under which my Certificate of Use (CU) is being approved and accept that no changes or refunds can be made once issued. I am authorized to sign for the business and understand that any misrepresentation of information on this application may result in the revocation of the CU and/or possible enforcement action being initiated against the business and/or its authorized representatives.

Please note, there will be a \$114.19 fee payable to the "City of Coral Gables" via our Online services to process the application after you have received your Miami Dade County Approval.

Date: 2/12/24 Print Name: Bruce Larsen Signature: [Handwritten Signature]

MUNICIPAL APPLICATION FOR CERTIFICATE OF USE/OCCUPATIONAL LICENSE


**Section 1 & 2 must be completed prior to submittal for review accompanied with the municipal application along with the payment of the initial review fee. Submittal of application may result in further reviews and additional fees incurred.*

DATE

02-13-24**SECTION 1 – BUSINESS INFORMATION (to be completed by Applicant)**

SITE/BUSINESS ADDRESS 350 San Lorenzo Ave, Coral Gables FL 33146		UNIT/SUITE# 2211	PROPERTY TAX FOLIO NUMBER 03-4120-067-0040	
BUSINESS OWNER NAME Corporation (no single owner)		BUSINESS NAME OR DBA Victoria's Secret		
MAILING ADDRESS Four Limited Parkway		CITY Reynoldsburg	STATE OH	ZIP 43068
CORPORATE OFFICER/PARTNER/AUTHORIZED REPRESENTATIVE (NAME & TITLE) Bruce Larsen, VP Store Design/Construction		TELEPHONE NUMBER 614-205-7518	E-MAIL blarsenevictoria.com	
SQUARE FOOTAGE OF UNIT(S): 5,466		PROPOSED USE/TYPE OF BUSINESS Intimate apparel & beauty products		
<i>Please note that a lease agreement may be requested to verify square footage.)</i>		<i>Please note that some business types may require a DERM Operating Permit. To determine if your business requires an operating permit(s), please see page 2 of this application. this application</i>		

Signature of applicant confirms the above information is true and correct. I understand the conditions under which my Certificate of Use (CU) is being approved and accept that no changes or refunds can be made once issued.

PRINT NAME Bruce Larsen	SIGNATURE 
-----------------------------------	---

SECTION 2 – MUNICIPAL INFORMATION (to be completed by Municipal Official or Staff)

MUNICIPAL CERTIFICATE OF USE APPLICATION NUMBER Text	PREVIOUS USE/TYPE OF BUSINESS AT THIS LOCATION	DATE OF LAST APPROVAL
Was a building permit required to establish/expand the current proposed use? <input type="checkbox"/> YES <input type="checkbox"/> NO <i>If Yes, provide the following:</i>		
MUNICIPAL BUILDING PERMIT NUMBER	MIAMI-DADE COUNTY MUNICIPAL BUILDING APPROVAL NUMBER	
MUNICIPAL OFFICIAL PRINT NAME	TITLE	
SIGNATURE	TELEPHONE NUMBER	

TO BE COMPLETED BY DEPARTMENT STAFF ONLY

Folio # : _____ Lot: _____

Block: _____ Sect.: _____

Proposed Use: _____ Prior Use: _____ Existing Zoning: _____

Restrictions: _____

Required parking provided _____ Year built: _____

Approved Denied Signature: _____ Date: _____

Notes: _____

COUNTY DEPARTMENT OF ENVIRONMENTAL REGULATIONS MANAGEMENT (DERM) REVIEW BELOW

From: Del Valle, Ann </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=746352E904864E24902E6EE439B1DA19-DEL VALLE,>
Subject: RE: 1051 SAN PEDRO - BLDR-22-06-1738
To: 'Team M.E.D.' <permits@medexpeditors.com>
Sent: April 19, 2024 1:15 PM (UTC-04:00)

Good afternoon,

Thank you for your email.

The payment was made for the permit fees on 1/30/2023.
Hope this helps.

Best regards,
Ann Caroline Del Valle

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Friday, April 19, 2024 12:56 PM
To: Del Valle, Ann <adelvalle@coralgables.com>
Subject: Re: 1051 SAN PEDRO - BLDR-22-06-1738

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good Afternoon,

The contact information is as follows: Jose Arguelles - 1051 San Pedro Ave Coral Gables, FL 33156 - 305-322-7172

There is no business name, just personal. Could you send me the date that it was paid so I can provide the proof? We will need to try and find it as all we have is the attached.

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Del Valle, Ann <adelvalle@coralgables.com>
Date: Friday, April 19, 2024 at 8:04 AM
To: Team M.E.D. <permits@medexpeditors.com>
Subject: RE: 1051 SAN PEDRO - BLDR-22-06-1738

Good morning,

Thank you for your email.

Please provide proof of payment (scanned pdf file of the receipt will do) and the contact information of who paid this bond so that we can disburse the amount to them. Also, kindly provide their exact

business name/person's name and mailing address.
Should you have any questions, feel free to reach out to me.

Best regards,
Ann Caroline Del Valle

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Thursday, April 18, 2024 2:30 PM
To: Del Valle, Ann <adelvalle@coralgables.com>
Subject: 1051 SAN PEDRO - BLDR-22-06-1738

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

We wanted to know if we could please refund the bond for 1051 SAN PEDRO - BLDR-22-06-1738

Best regards,



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.

From: Del Valle, Ann </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=746352E904864E24902E6EE439B1DA19-DEL VALLE,>
Subject: Development Services - Holiday Gathering
To: Del Valle, Ann <adelvalle@coralgables.com>; City Clerk <CityClerk@coralgables.com>
Cc: Commissioners <Commissioners1@coralgables.com>; Directors <directors@coralgables.com>; DevServInternal <DevServInternal@coralgables.com>; Code Enforcement <CodeEnforcement@coralgables.com>; Hunt, Isis <ihunt@coralgables.com>; Delgado, Martha <mdelgado@coralgables.com>; Selva Castillo, Brayan <bselva@coralgables.com>; Iglesias, Peter <piglesias@coralgables.com>; Throckmorton, Stephanie <sthrockmorton@coralgables.com>; medexpeditors@gmail.com; info@medexpeditors.com; paralegal@anderson-lawfirm.us; Rhonda Anderson <randersonlaw@gmail.com> <randersonlaw@gmail.com>; Trochez, Nora <ntrochez@coralgables.com>; Quintana, Gabriela <gquintana@coralgables.com>; arielfernandezcoralgables@gmail.com; Kirk Menendez <kirkmenendez@hotmail.com> <kirkmenendez@hotmail.com>; Arguinzoni, Kathy <karguinzoni@coralgables.com>; Pernas, Anna <apernas@coralgables.com>; Lopez, Manuel <mlopez@coralgables.com>; Perez, Barbara <bperez@coralgables.com>; Tejera, Erick <etejera@coralgables.com>; Rodriguez, Steven <srodriguez@coralgables.com>; Loar, Antoine <aloar@coralgables.com>; Sheppard, Terri <tsheppard@coralgables.com>; Goizueta, Virginia <vgoizueta@coralgables.com>; Santiago, Lina <lsantiago@coralgables.com>; Kinney, Kevin <KKinney@coralgables.com>; Aguila, Alba <aaguila@coralgables.com>; Ceballos, Gustavo <gceballos@coralgables.com>; Guth, Paul <pguth@coralgables.com>; Gomez, Diana <dgomez@coralgables.com>; Urquia, Billy <burquia@coralgables.com>; Suarez, Cristina <csuarez@coralgables.com>; Anderson, Cristina <canderson@coralgables.com>; Pantin, Martha <mpantin@coralgables.com>; Paulk, Enga <epaulk@coralgables.com>
Sent: December 21, 2023 1:05 PM (UTC-05:00)

Greetings,



Development Services will be having a Holiday Lunch Gathering next **Thursday, 12/21 from 2:30 P.M. – 4:00 P.M in the first-floor conference room.**

Please make sure to bring your appetites and holiday spirit.

Regards,

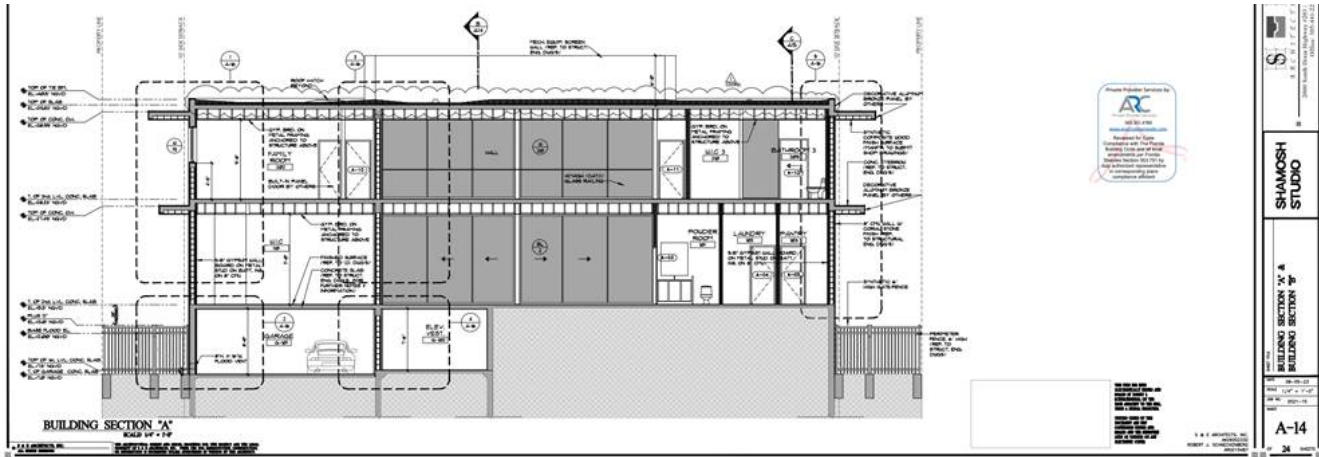
Development Services Department
427 Biltmore Way,
Coral Gables, FL 33134

CORAL
GABLES®
THE CITY BEAUTIFUL

From: Tejera, Erick <etejera@coralgables.com>
Subject: RE: 930 Lugo - Meeting Follow-up
To: Redila, Arceli <aredila@coralgables.com>; Team M.E.D. <permits@medexpeditors.com>
Cc: Pierson Tedeschi <pierson@intelligentcons.com>; Ramirez, Douglas <dramirez@coralgables.com>
Sent: February 15, 2024 9:53 AM (UTC-05:00)

Good morning,

Please be aware that the proposed vestibule will also not be allowed. This will be considered three (3) stories. In addition, please provide more details for the roof structure of the carport, is this s trellis or a flat roof?



Erick R Tejera
Zoning Reviewer Lead
427 Biltmore Way,
Coral Gables, Fl. 33134
305-460-5254

DID YOU KNOW? : Did you know you can check your permit status, pay permit fees, and request inspections online? Click the link below and follow the directions prompted on the website:

<https://edenweb.coralgables.com/Default.asp?Build=PM.pmPermit.SearchForm&utask=normalview>

From: Redila, Arceli <aredila@coralgables.com>
Sent: Wednesday, February 14, 2024 10:56 AM
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Tejera, Erick <etejera@coralgables.com>; Pierson Tedeschi <pierson@intelligentcons.com>; Ramirez, Douglas <dramirez@coralgables.com>
Subject: RE: 930 Lugo - Meeting Follow-up

Good morning.

As discussed, that comment remains per the Zoning Code requirement.

Height. The maximum permitted height shall be as per Section 2-100, Residential Districts Table, and as follows:

- a. *Two (2) stories or twenty-five (25) feet, measured from finished floor to the tie-beam on the top floor. Finished floor may be elevated up to thirty (30) inches above the established grade.*
- b. *Height of residences in flood hazard areas. Two (2) stories or twenty-five (25) feet, measured from the required base flood elevation, plus freeboard, to the tie-beam on the top floor, and shall be reviewed by the Board of Architects. Residence must meet the Federal Emergency Management Agency (FEMA) requirements. That portion of a single-family residence located above the garage in the coastal flood hazard district may in no case be more than one (1) story in height, and may be one (1) story in height, subject to the following conditions and restrictions:*
 - i. *That the elevation of the garage floor shall not be more than six (6) inches above grade.*
 - ii. *That the area of the garage shall not exceed a gross floor area of greater than six-hundred sixty (660) square feet or one-third (1/3) of the ground area of the main building on the premises, whichever is greater, including any service or storage, or access area located within the garage.*

Thank you.

Arceli Redila, MPA, LEED AP
Zoning Administrator
Planning & Zoning Division
Development Services
City of Coral Gables
Direct (305) 460-5212
aredila@coralgables.com

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.

From: Team M.E.D. <permits@medexpeditors.com>

Sent: Wednesday, February 14, 2024 10:49 AM
To: Redila, Arceli <aredila@coralgables.com>
Cc: Tejera, Erick <etejera@coralgables.com>; Pierson Tedeschi <pierson@intelligentcons.com>
Subject: Re: 930 Lugo - Meeting Follow-up

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mrs. Redila,

Please look at the plans below, as per our discussion last week. Please advise when we can hear your response regarding this matter, as it has taken time and money from the owner and design team. Please note that we want to understand how 862 obtained the permit and constructed the work, as we would like to proceed with this. Please advise.

Best regards,



From: Pierson Tedeschi <pierson@intelligentcons.com>
Date: Friday, February 9, 2024 at 11:09 AM
To: Redila, Arceli <aredila@coralgables.com>
Cc: Team M.E.D. <permits@medexpeditors.com>, Tejera, Erick <etejera@coralgables.com>
Subject: Re: 930 Lugo - Meeting Follow-up

Hi Arceli,

Thank you for your time on the phone.
As discussed, please find here, the link to the microfilms for 862 Lugo Ave:
862 Lugo ave
<https://portal.laserfiche.com/Portal/Browse.aspx?id=2001219&repo=r-0e28d9ac>

The Original Permit Number for 862 is: BL-20-03-6540
The current master permit number, due to change of contractor, is BL-22-06-8882

Thank you kind,
Pierson

Pierson D. Tedeschi *Director of Business Development*



(305) 444-9102 Ext.3 **Office**
(305) 904-1771 **Mobile**
(305) 444-9141 **Fax**

www.intelligentcons.com
[2665 S. Bayshore Drive, Ste 410, Miami, FL 33133](https://www.intelligentcons.com)

On Fri, Feb 9, 2024 at 10:41 AM Redila, Arceli <aredila@coralgables.com> wrote:

Good morning.

Based on the proposed revision, comments 10, 13, 17, and 19 are good but #6 remains.

COMMENTS TO REVIEW:

Zoning: Plumbing: Disapproved – Tejera – Zoning Erick – Completed: 12/27/2023

6. As per section 2-101, #8, b, the portion of a single-family residence located above the garage in the coastal flood hazard district may in no case be more than one (1) story in height vs. the three-story proposed.

10. As per section 2-101, #4, d, only uncovered steps and walkways may be located within the setback. As per section 5-311 a walkway will be limited to a width of five (5) feet, proposed landing in the front setback will not be allowed.

13. Parking section 10-102, #4, will require a one-car garage and carport to have a minimum depth/length of twenty-two (22) feet vs. the 19'-8" proposed.

17. As per section 5-403, walls will not be allowed to exceed a height of four (4) feet in the required setbacks. This includes the wall height in the rear thirty-five (35) foot waterway setback. Proposed pool and pool deck will need to be lowered to comply with this section.

19. Proposed glass railing must be approved by the Board of Architects (section 5-103).

Thank you.

Arceli Redila, MPA, LEED AP
Zoning Administrator
Planning & Zoning Division
Development Services
City of Coral Gables
Direct (305) 460-5212
aredila@coralgables.com

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.

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Friday, February 9, 2024 10:37 AM
To: Redila, Arceli <aredila@coralgables.com>
Cc: Tejera, Erick <etejera@coralgables.com>; Pierson Tedeschi <pierson@intelligentcons.com>
Subject: Re: 930 Lugo - Meeting Follow-up

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mrs. Redila,

We would greatly appreciate it if you could please provide either an estimated timeline for the completion of the research or a meeting time with you. As we've mentioned, our client desperately needs a response to this matter to move forward with the plans and the permit for this project.

Thank you in advance for your time and consideration,



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Date: Wednesday, February 7, 2024 at 11:26 AM
To: Redila, Arceli <aredila@coralgables.com>
Cc: Tejera, Erick <etejera@coralgables.com>; Pierson Tedeschi <pierson@intelligentcons.com>
Subject: Re: 930 Lugo - Meeting Follow-up

Good morning Arceli,

Thank you for your response. Could you please provide an estimated timeline for the completion of the research? Will the client scheduling a meeting with you facilitate this process? Your timely advice on this matter would be greatly appreciated.

Best regards,

Veronica Cueto



Veronica Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Redila, Arceli <aredila@coralgables.com>
Date: Wednesday, February 7, 2024 at 11:14 AM
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Tejera, Erick <etejera@coralgables.com>
Subject: RE: 930 Lugo - Meeting Follow-up

Good morning.

My apologies for the delay, we are still working on this. Since the applicant is stating there are houses currently under construction that are not in compliance, we have to do our research.

Thank you.
Arceli

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Wednesday, February 7, 2024 10:27 AM
To: Redila, Arceli <aredila@coralgables.com>
Subject: Re: 930 Lugo - Meeting Follow-up

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mrs. Redila,

On behalf of the owner and design professionals, As previously stated, our client desperately needs a response to this matter. We are pending your response to move forward with the plans and the permit for this project. Please advise or let us know your office hours so that we may schedule a meeting time.

Thank you in advance for your time and consideration,

Veronica Cueto



Veronica Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Date: Tuesday, February 6, 2024 at 12:27 PM
To: Redila, Arceli <aredila@coralgables.com>
Subject: 930 Lugo - Meeting Follow-up

Good afternoon Mrs. Redila,

This is to follow up on the email below. Our client is in desperate need of a response to this matter. Please advise or let us know your office hours so that he may come in and speak to you at a scheduled time.

Thank you in advance for your time and consideration,

Veronica Cueto



Veronica Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
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(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Pierson Tedeschi <pierson@intelligentcons.com>

Hi Erick,

Thank you for your time yesterday morning and for forwarding the notes from our meeting last week. I wanted to take this opportunity to include the updated zoning presentation for your review as well as the review of Arceli and Juan.

Kindly,
Pierson Tedeschi

Pierson D. Tedeschi *Director of Business Development*



(305) 444-9102 Ext.3 Office
(305) 904-1771 Mobile
(305) 444-9141 Fax

www.Intelligentcons.com

2665 S. Bayshore Drive, Ste 410, Miami, FL 33133

On Tue, Jan 30, 2024 at 9:23 AM Tejera, Erick <etejera@coralgables.com> wrote:

Good morning Arceli,

I would like a few minutes of your time to discuss this project.

Erick R Tejera
Zoning Reviewer Lead
427 Biltmore Way,
Coral Gables, Fl. 33134
305-460-5254

DID YOU KNOW? : Did you know you can check your permit status, pay permit fees, and request inspections online? Click the link below and follow the directions prompted on the website:

<https://edenweb.coralgables.com/Default.asp?Build=PMPermit.SearchForm&utask=normalview>

From: Pierson Tedeschi <pierson@intelligentcons.com>

Sent: Tuesday, January 23, 2024 6:18 PM

To: Tejera, Erick <etejera@coralgables.com>; Eduardo Shamosh <eduardo@shamoshstudio.com>; Marvin Estrada <marvin@se-architecture.com>

Subject: 930 Lugo 7:30am Meeting Follow-up

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Hi Mr. Tejera,

Thank you again for your time this morning, meeting with myself, Marvina and Eduardo to discuss some of the zoning comments for 930 Lugo Ave (PAFF-23-10-0289)

Attached I have the comments that we discussed and what we discussed.

As well, I have requested the micro-films for the following homes, for the following reasons:

1110 San Pedro Ave: Flat Roof
870 San Pedro Ave: Flat Roof
800 Lugo Ave: Height
862 Lugo: 2 Stories Above Garage in Flood Zone

If you would like any pictures, I can happily provide them.

As well, you will find the link below contains a copy of the BOAR, Stamped and approved set. Sorry for using a link but the file is about 300mb.

[930 Lugo Ave - BOAR Set - Stamped.pdf](#)

Thank you kindly,
Pierson

Pierson D. Tedeschi *Director of Business Development*



(305) 444-9102 Ext.3 Office
(305) 904-1771 Mobile
(305) 444-9141 Fax

www.Intelligentcons.com

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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.

From: Redila, Arceli <aredila@coralgables.com>
Subject: RE: 930 Lugo - Meeting Follow-up
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Tejera, Erick <etejera@coralgables.com>; Pierson Tedeschi <pierson@intelligentcons.com>; Ramirez, Douglas <dramirez@coralgables.com>
Sent: February 14, 2024 10:56 AM (UTC-05:00)

Good morning.

As discussed, that comment remains per the Zoning Code requirement.

Height. The maximum permitted height shall be as per Section 2-100, Residential Districts Table, and as follows:

- a. *Two (2) stories or twenty-five (25) feet, measured from finished floor to the tie-beam on the top floor. Finished floor may be elevated up to thirty (30) inches above the established grade.*
- b. *Height of residences in flood hazard areas. Two (2) stories or twenty-five (25) feet, measured from the required base flood elevation, plus freeboard, to the tie-beam on the top floor, and shall be reviewed by the Board of Architects. Residence must meet the Federal Emergency Management Agency (FEMA) requirements. That portion of a single-family residence located above the garage in the coastal flood hazard district may in no case be more than one (1) story in height, and may be one (1) story in height, subject to the following conditions and restrictions:*
 - i. *That the elevation of the garage floor shall not be more than six (6) inches above grade.*
 - ii. *That the area of the garage shall not exceed a gross floor area of greater than six-hundred sixty (660) square feet or one-third (1/3) of the ground area of the main building on the premises, whichever is greater, including any service or storage, or access area located within the garage.*

Thank you.

Arceli Redila, MPA, LEED AP

Zoning Administrator

Planning & Zoning Division

Development Services

City of Coral Gables

Direct (305) 460-5212

aredila@coralgables.com

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.

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Wednesday, February 14, 2024 10:49 AM
To: Redila, Arceli <aredila@coralgables.com>
Cc: Tejera, Erick <etejera@coralgables.com>; Pierson Tedeschi <pierson@intelligentcons.com>
Subject: Re: 930 Lugo - Meeting Follow-up

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mrs. Redila,

Please look at the plans below, as per our discussion last week. Please advise when we can hear your response regarding this matter, as it has taken time and money from the owner and design team. Please note that we want to understand how 862 obtained the permit and constructed the work, as we would like to proceed with this. Please advise.

Best regards,



From: Pierson Tedeschi <pierson@intelligentcons.com>
Date: Friday, February 9, 2024 at 11:09 AM
To: Redila, Arceli <aredila@coralgables.com>
Cc: Team M.E.D. <permits@medexpeditors.com>, Tejera, Erick <etejera@coralgables.com>
Subject: Re: 930 Lugo - Meeting Follow-up

Hi Arceli,

Thank you for your time on the phone.

As discussed, please find here, the link to the microfilms for 862 Lugo Ave:

862 Lugo ave

<https://portal.laserfiche.com/Portal/Browse.aspx?id=2001219&repo=r-0e28d9ac>

The Original Permit Number for 862 is: BL-20-03-6540

The current master permit number, due to change of contractor, is BL-22-06-8882

Thank you kind,
Pierson

Pierson D. Tedeschi *Director of Business Development*



(305) 444-9102 Ext.3 **Office**
(305) 904-1771 **Mobile**
(305) 444-9141 **Fax**

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[2665 S. Bayshore Drive, Ste 410, Miami, FL 33133](https://www.google.com/maps/place/2665+S.+Bayshore+Drive,+Ste+410,+Miami,+FL+33133)

On Fri, Feb 9, 2024 at 10:41 AM Redila, Arceli <aredila@coralgables.com> wrote:

Good morning.

Based on the proposed revision, comments 10, 13, 17, and 19 are good but #6 remains.

COMMENTS TO REVIEW:

Zoning: Plumbing: Disapproved – Tejera – Zoning Erick – Completed: 12/27/2023

6. As per section 2-101, #8, b, the portion of a single-family residence located above the garage in the coastal flood hazard district may in no case be more than one (1) story in height vs. the three-story proposed.

10. As per section 2-101, #4, d, only uncovered steps and walkways may be located within the setback. As per section 5-311 a walkway will be limited to a width of five (5) feet, proposed landing in the front setback will not be allowed.

13. Parking section 10-102, #4, will require a one-car garage and carport to have a minimum depth/length of twenty-two (22) feet vs. the 19'-8" proposed.

17. As per section 5-403, walls will not be allowed to exceed a height of four (4) feet in the required setbacks. This includes the wall height in the rear thirty-five (35) foot waterway setback. Proposed pool and pool deck will need to be lowered to comply with this section.

19. Proposed glass railing must be approved by the Board of Architects (section 5-103).

Thank you.

Arceli Redila, MPA, LEED AP
Zoning Administrator
Planning & Zoning Division
Development Services
City of Coral Gables
Direct (305) 460-5212
aredila@coralgables.com

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From: Team M.E.D. <permits@medexpeditors.com>
Sent: Friday, February 9, 2024 10:37 AM
To: Redila, Arceli <aredila@coralgables.com>
Cc: Tejera, Erick <etejera@coralgables.com>; Pierson Tedeschi <pierson@intelligentcons.com>
Subject: Re: 930 Lugo - Meeting Follow-up

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Good morning Mrs. Redila,

We would greatly appreciate it if you could please provide either an estimated timeline for the completion of the research or a meeting time with you. As we've mentioned, our client desperately needs a response to this matter to move forward with the plans and the permit for this project.

Thank you in advance for your time and consideration,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
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(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Date: Wednesday, February 7, 2024 at 11:26 AM
To: Redila, Arceli <aredila@coralgables.com>
Cc: Tejera, Erick <etejera@coralgables.com>, Pierson Tedeschi <pierson@intelligentcons.com>
Subject: Re: 930 Lugo - Meeting Follow-up

Good morning Arceli,

Thank you for your response. Could you please provide an estimated timeline for the completion of the research? Will the client scheduling a meeting with you facilitate this process? Your timely advice on this matter would be greatly appreciated.

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
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MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Redila, Arceli <aredila@coralgables.com>
Date: Wednesday, February 7, 2024 at 11:14 AM
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Tejera, Erick <etejera@coralgables.com>
Subject: RE: 930 Lugo - Meeting Follow-up

Good morning.

My apologies for the delay, we are still working on this. Since the applicant is stating there are houses currently under construction that are not in compliance, we have to do our research.

Thank you.
Arceli

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Wednesday, February 7, 2024 10:27 AM
To: Redila, Arceli <aredila@coralgables.com>
Subject: Re: 930 Lugo - Meeting Follow-up

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Good morning Mrs. Redila,

On behalf of the owner and design professionals, As previously stated, our client desperately needs a response to this matter. We are pending your response to move forward with the plans and the permit for this project. Please advise or let us know your office hours so that we may schedule a meeting time.

Thank you in advance for your time and consideration,

Veronika Cueto



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MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Date: Tuesday, February 6, 2024 at 12:27 PM
To: Redila, Arceli <aredila@coralgables.com>
Subject: 930 Lugo - Meeting Follow-up

Good afternoon Mrs. Redila,

This is to follow up on the email below. Our client is in desperate need of a response to this matter. Please advise or let us know your office hours so that he may come in and speak to you at a scheduled time.

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From: Pierson Tedeschi <pierson@intelligentcons.com>

Hi Erick,

Thank you for your time yesterday morning and for forwarding the notes from our meeting last week. I wanted to take this opportunity to include the updated zoning presentation for your review as well as the review of Arceli and Juan.

Kindly,
Pierson Tedeschi

Pierson D. Tedeschi *Director of Business Development*



(305) 444-9102 Ext.3 **Office**
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www.Intelligentcons.com
[2665 S. Bayshore Drive, Ste 410, Miami, FL 33133](https://www.google.com/maps/place/2665+S.+Bayshore+Drive,+Miami,+FL+33133)

On Tue, Jan 30, 2024 at 9:23 AM Tejera, Erick <etejera@coralgables.com> wrote:

Good morning Arceli,

I would like a few minutes of your time to discuss this project.

Erick R Tejera
Zoning Reviewer Lead
427 Biltmore Way,
Coral Gables, Fl. 33134
305-460-5254

DID YOU KNOW? : Did you know you can check your permit status, pay permit fees, and request inspections online? Click the link below and follow the directions prompted on the website:

<https://edenweb.coralgables.com/Default.asp?Build=PM.pmPermit.SearchForm&utask=normalview>

From: Pierson Tedeschi <pierson@intelligentcons.com>
Sent: Tuesday, January 23, 2024 6:18 PM
To: Tejera, Erick <etejera@coralgables.com>; Eduardo Shamosh <eduardo@shamoshstudio.com>; Marvin Estrada <marvin@se-architecture.com>
Subject: 930 Lugo 7:30am Meeting Follow-up

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Hi Mr. Tejera,

Thank you again for your time this morning, meeting with myself, Marvina and Eduardo to discuss some of the zoning comments for 930 Lugo Ave (PAFF-23-10-0289)

Attached I have the comments that we discussed and what we discussed.

As well, I have requested the micro-films for the following homes, for the following reasons:

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870 San Pedro Ave: Flat Roof

800 Lugo Ave: Height
862 Lugo: 2 Stories Above Garage in Flood Zone

If you would like any pictures, I can happily provide them.

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[930 Lugo Ave - BOAR Set - Stamped.pdf](#)

Thank you kindly,
Pierson

Pierson D. Tedeschi *Director of Business Development*



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(305) 904-1771 **Mobile**
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From: Arguinzoni, Charles </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=98330418451B48B2A10F9900942AE740-ARGUINZONI,>
Subject: RE: CC Request - Permit # BLDB-23-03-1511 - 02-22-24
To: Team M.E.D. <permits@medexpeditors.com>
Sent: February 26, 2024 7:03 AM (UTC-05:00)

Done.

Charles T. Arguinzoni
City of Coral Gables
305-569-1802

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Thursday, February 22, 2024 3:55 PM
To: Arguinzoni, Charles <carguinzoni@coralgables.com>
Subject: FW: CC Request - Permit # BLDB-23-03-1511 - 02-22-24

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Sir Charles,

Could we kindly ask for your assistance in processing CC request for permit # BLDB-23-03-1511.

Please advise if there is any additional information needed.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Arguinzoni, Kathy </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=07B4417A182542A2BE00275A79665D8C-ARGUINZONI,>
Subject: RE: 358 San Lorenzo Ave #2137 - Cole Haan - Customer #253500
To: Team M.E.D. <permits@medexpeditors.com>
Sent: April 15, 2024 7:58 AM (UTC-04:00)

Hi Madeline,

I am still waiting for payment on this...

Please follow these steps to pay the (114.19) Certificate of Use processing fee.

Hold Ctrl & Click Link to pay: [Licensing \(coralgables.com\)](https://licensing.coralgables.com)
[\[edenweb.coralgables.com\]](https://edenweb.coralgables.com)

Do NOT register or Log-in

Click Make Payment & Enter these numbers:

Activity number: 00289709 &
Customer number: 253500

Follow the prompts to enter your credit card information. (CAPS)
I will complete the process after payment is received.

Kind regards,

Katherine Arguinzoni
Certificate of Use
KArguinzoni@Coralgables.com
(305) 460-5269

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Thursday, April 11, 2024 3:45 PM
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: 241 Sevilla CU

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

I hope all is well, please see the attached to complete the CU process. Thank you.

Best regards,

Madeline Perez



Madeline Perez

Executive Office Director

M.E.D. Expeditors

(786) 431-1299 | (786) 383-8505

MEExpeditors.com

55 Merrick Way #214

Coral Gables, Florida 33134

From: Arguinzoni, Kathy </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=07B4417A182542A2BE00275A79665D8C-ARGUINZONI,>
Subject: RE: Certificate of Use - Payment - 241 Sevilla - Customer #253133
To: Team M.E.D. <permits@medexpeditors.com>
Sent: April 12, 2024 9:25 AM (UTC-04:00)

Hi Madeline,

Please follow these steps to pay the (114.19) Certificate of Use processing fee.

Hold Ctrl & Click Link to pay: [Licensing \(coralgables.com\)](https://licensing.coralgables.com)
[\[edenweb.coralgables.com\]](https://edenweb.coralgables.com)

Do NOT register or Log-in

Click Make Payment & Enter these numbers:

Activity number: 00289722 &
Customer number: 253133

Follow the prompts to enter your credit card information. (CAPS)
I will complete the process after payment is received.

Kind regards,

Katherine Arguinzoni
Certificate of Use
KArguinzoni@Coralgables.com
(305) 460-5269

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Thursday, April 11, 2024 3:45 PM
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: 241 Sevilla CU

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

I hope all is well, please see the attached to complete the CU process. Thank you.

Best regards,

Madeline Perez



Madeline Perez

Executive Office Director

M.E.D. Expeditors

(786) 431-1299 | (786) 383-8505

MEExpeditors.com

55 Merrick Way #214

Coral Gables, Florida 33134

From: Perez, Rudy G. </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=1DF0CF85814948819E8424DB476F8D80-PEREZ, RUDY>
Subject: RE: BLDB-23-11-2186 - Inquiry on review comments - 02-20-24
To: Team M.E.D. <permits@medexpeditors.com>
Sent: February 23, 2024 2:26 PM (UTC-05:00)

Good afternoon;

These plans were reviewed prior to the submittal of the narrative found in this email. Once corrections are uploaded under a new session, the commentary shall be addressed accordingly and verified for compliance along with uploaded narratives. A cursory review for corrections shall not be addressed at this time.

Regards;

Rudy Perez





CHIEF PLUMBING OFFICIAL
DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FLORIDA 33134
(305) 460-5259
Rperez2@coralgables.com

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Tuesday, February 20, 2024 12:17 PM
To: Perez, Rudy G. <rperez2@coralgables.com>
Subject: BLDB-23-11-2186 - Inquiry on review comments - 02-20-24

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mr. Perez,

After reviewing your comments we would like to inquiry with you if you are able to see the Narratives provided for your review. Could you please advise if this information is available to you to review?

 Additional Files Fire Narrative Response_v1.pdf Version: 1 Status: Under Review	 Additional Files LL Approval Letter_Unit #2211_v1.pdf Version: 1 Status: Corrections Added	 Additional Files MEPNarrative Response_v1.pdf Version: 1 Status: Under Review	 Additional Files Plumbing Narrative Response_v1.pdf Version: 1 Status: Under Review

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Rodriguez, Steven </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=4A93B2A9029D4DD9A8BE8EDD9A0FAF75-RODRIGUEZ,>
Subject: RE: 358 San Lorenzo Ave, Space #2137 - BLDB-24-01-2261
To: Team M.E.D. <permits@medexpeditors.com>
Sent: April 10, 2024 9:05 AM (UTC-04:00)

Dear Veronika,
Good Morning.

Please provide me with the name and phone number of the Architect of Record and I will reach out to them.

Pending Zoning Comment:

1. PAGE A10.31, EXTERIOR USE OF PLYWOOD AND WOOD TRIM ARE NOT ALLOWED. ARTICLE 5, SECTION 5-301.

Regards,
Steven Rodriguez
City of Coral Gables / Zoning Division
T: 305-476-7216



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Tuesday, April 9, 2024 1:05 PM
To: Rodriguez, Steven <srodriguez@coralgables.com>
Subject: Re: 358 San Lorenzo Ave, Space #2137 - BLDB-24-01-2261

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

We wanted to follow up on the meeting request below as our client is not in the state and would like to clarify some comments on the plan. Please let us know what date and time works best for you.

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Date: Friday, April 5, 2024 at 4:45 PM
To: Rodriguez, Steven <srodriguez@coralgables.com>
Subject: Re: 358 San Lorenzo Ave, Space #2137 - BLDB-24-01-2261

Good afternoon,

The design professional is not in state. They would like a phone or Zoom meeting. Please send us your availability.

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Rodriguez, Steven <srodriguez@coralgables.com>
Date: Monday, April 1, 2024 at 2:11 PM
To: Team M.E.D. <permits@medexpeditors.com>
Subject: RE: 358 San Lorenzo Ave, Space #2137 - BLDB-24-01-2261

Come in and see us with the plans at the:
Development Services Building
427 Biltmore Way, 1st floor, Coral Gables, FL. 33134
During walk-in hours: Monday through Friday between 7:30 am and 9:30 am.

Regards,
Steven Rodriguez
City of Coral Gables / Zoning Division
T: 305-476-7216



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Monday, April 1, 2024 1:49 PM
To: Rodriguez, Steven <srodriguez@coralgables.com>
Subject: 358 San Lorenzo Ave, Space #2137 - BLDB-24-01-2261

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Mr. Rodriguez,

On behalf of the design professional, could we please request a meeting at your earliest convenience for BLDB-24-01-2261 regarding the comment below?

Zoning • Disapproved • Rodriguez - Zoning Steven • Completed : 03/29/2024

Mandatory for the zoning division plan re-review(s) provide a written response sheet to all zoning comments. Note, plans will not be re-reviewed if the response sheet is not provided. In addition, avoid generic responses such as "SEE PLANS" or "SEE CALCULATIONS". Provide a response to each zoning comment, include the page number and how the correction has been addressed. The response sheet(s) will only be accepted as a digital file uploaded to the City Portal per review cycle.

PAGE A10.31, EXTERIOR USE OF PLYWOOD AND WOOD TRIM ARE NOT ALLOWED. ARTICLE 5, SECTION 5-301.

REVIEW BY: STEVEN RODRIGUEZ / ZONING REVIEWER EMAIL: srodriguez@coralgables.com T: 305-476-7216 CITY
WEB SITE: WWW.CORALGABLES.COM

Best regards,



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.

From: Hernandez, Analyn </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=A36902A7D9FA424EB55DD256A2A57E4E-HERNANDEZ,>
Subject: RE: BL-20-06-6087 - 2800 Ponce
To: Team M.E.D. <permits@medexpeditors.com>
Sent: April 9, 2024 4:10 PM (UTC-04:00)
Attached: Permit Application- Development Services.pdf

Good afternoon,

To renew a permit in Eden/Legacy (permits starting with two letters), please email the following documents to developmentservices@coralgables.com.

- Permit application signed by owner & contractor.
- Explanation letter stating reason for delay and estimated time frame of completion.

To renew a permit in EnerGov (new system), you will need to apply for the permit renewal under sub-records in the master permit. The same documents mentioned above will be required.

Sincerely,

Analyn Hernandez

Permit Clerk Supervisor

City of Coral Gables

427 Biltmore Way,

Coral Gables, Florida 33134

Main Phone: (305) 460-5383

Cell : (305) 619-5302



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Tuesday, April 9, 2024 3:45 PM
To: Hernandez, Analyn <ahernandez2@coralgables.com>
Subject: BL-20-06-6087 - 2800 Ponce

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Could you please advise on the procedure for the extension of BL-20-06-6087, as it is a permit from the old system?
Thank you in advance.

Best regards,

Veronika Cueto



Veronika Cueto

Events & Marketing Specialist | Jr. Permit Update Specialist

M.E.D. Expeditors

Permits | Licenses | Code Violations

(786) 431-1299 | 1 (833) MED-PERMITS

MEExpeditors.com

55 Merrick Way #214

Coral Gables, Florida 33134



04



CITY OF CORAL GABLES
DEVELOPMENT SERVICE DEPARTMENT
Permit Application

Development Services Department
427 Biltmore Way, 1st Floor
Coral Gables, Florida, 33134
Tel: 305-460-5245
Website: www.coralgables.com
Email: developmentservices@coralgables.com

ALL OF THE FOLLOWING MUST BE COMPLETED BY APPLICANT ACCORDING TO FS 713.135

Date:

Table with Permit Change options: Change of Contractor, Permit Extension, Permit Renewal, Permit Revision, Permit Supplement.

Table with Permit Type options: Building, Electrical, Mechanical, Plumbing, Misc., App. and Date.

Table with Project Information and Cost of Work: Commercial, Residential, Linear Feet, Square Feet, Cost of Work.

DESCRIPTION OF WORK (PRINT):

Job Address: Folio #, Lot, Block, Subdivision, Plat book, Page.

PROPERTY OWNER: Name, Address, City/State/Zip, Telephone No., Email.

CONTRACTOR COMPANY NAME: Qualifier Name, Address, City/State/Zip, License No., Telephone No., Email.

ARCHITECT: Name, Address.

ENGINEER: Name, Address.

BONDING: Name, Address.

MORTGAGE LENDER: Name, Address.

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES BOILERS, HEATERS TANKS, AND AIR CONDITIONERS, etc. AFFIDAVIT OF OWNER/LESSEE/AUTHORIZED AGENT: Under penalties of perjury and the City of Coral Gables False Claims and Presentations Ordinance, City Code Chapter 39, I certify that I am the owner or that I have the owner's full consent and authorization to sign this application to obtain a permit to perform the above-mentioned work; that all the foregoing information is accurate; and that all work will be done in compliance with all applicable laws regulating construction and zoning. WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT. The Historical Resources & Cultural Arts Department's approval is required prior to the issuance of a demolition permit. The Qualifier cannot sign below as Owner/Lessee/Authorized Agent.

Signature of Owner/Lessee/Authorized Agent:

Signature of Qualifier:

Owner/Lessee/Authorized Agent Name (Print):

Qualifier Name (Print):

Notary Public box for Owner/Lessee/Authorized Agent: STATE OF FLORIDA, COUNTY OF MIAMI-DADE, The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ___ day of ___, 2023, by ___, who [] is personally known to me or [] who has produced ___ as identification. My Commission Expires: ___ Notary Public

Notary Public box for Qualifier: STATE OF FLORIDA, COUNTY OF MIAMI-DADE, The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ___ day of ___, 2023, by ___, who [] is personally known to me or [] who has produced ___ as identification. My Commission Expires: ___ Notary Public



04



Development Services Department
 427 Biltmore Way, 1st Floor
 Coral Gables, Florida, 33134
 Tel: 305-460-5245
 Website: www.coralgables.com
 Email: developmentsservices@coralgables.com

**CITY OF CORAL GABLES
 DEVELOPMENT SERVICES DEPARTMENT
 INSTRUCTIONS TO OWNER-BUILDER**

Pursuant to Florida Statue 489.103 (7) owner of real property when acting as their own contractor and providing all material supervision them-selves, when building or improving one-family residences or commercial property, shall be provided with the following disclosure statement by the local permitting agency :

State law requires construction to be done by licensed contractors. You have applied for permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own contractor with certain restrictions even though you do not have a license. You must provide direct, onsite supervision of the construction yourself. You may build or improve a commercial building, provided your cost does not exceed \$75,000. The building or residence must be for your own use or occupancy. It may not be built or substantially improve for sale or lease. If you sell or lease a building you have built or substantially improved yourself within 1 year after the construction is complete, the law will presume that you built or substantially improved it for sale or lease, which is a violation of this exemption. You may not hire an unlicensed person to act as your contractor or to supervise people working on your building. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or, municipal licensing ordinances. You may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on your building who is not licensed must work under your direct supervision and must be employed by you, which means that you must deduct F.I.C.A., and withholding tax and provide workers' compensation for that employee, all as prescribed by law. Your construction must comply with all applicable laws, ordinance, building codes, and zoning regulations.

PROOF OF OWNERSHIP – Prior to a building permit being issued to you, you must submit proof of ownership of the land concerned in the application in the form of a recorded deed, showing you own the property, or a copy of mortgage or warranty deed of the land, or a Dade County tax receipt, statement to contain legal description of property an indicate property is in your name. Legal description and name on document of proof must correspond to the name and legal description on the application.

RESPONSIBILITY – You will be responsible for all work done by your day labor employees, and you must either employ licensed contractors or person to be paid on hourly or per diem bases. Anyone contracting (including labor) with you, verbally or in writing, on a fixed fee basis for any work, who is not property licensed, will be subject to a fine \$500 pursuant to Florida Statue 489.127 (4) (c) and/or imprisonment for up to one year pursuant to Florida Statue 489.127.

INSURANCE – You should be advised that if your labor employees cause any damage to persons or property, or if any of you day labor employees are injured on the job, you are liable. Your regular home insurance policy ordinarily does not cover this type of liability.

WITHOLDING TAXES – You should be advised to investigate your responsibility for withholding Social Security, Federal and State Unemployment Insurance Taxes from wages of employees working for you on the proposed construction, and for making returns thereof to the proper agencies.

DEMOLITION WORK – In addition to meeting Florida Building Code requirements stated above, you are responsible for disconnecting all utilities, including water, sewer, septic tank, electrical service, gas, telephone, cable TV, etc., prior to commencing demolition. You are also required to obtain a permit from the State of Florida of Health and Rehabilitative Service in order to abandon any septic tank that is on the property.

Notice: Separate permit are required for electrical, septic tank abandonment, plumbing, roofing and mechanical work.

I, _____, the owner of the property described as _____, do hereby certify that I have read the foregoing information and am aware of my responsibilities and liabilities for a building permit for construction work on the above described property.

STATE OF FLORIDA) ss COUNTY OF MIAMI-DADE)	Signature of Owner _____
Sworn to or affirmed and subscribed before me this ____ day of____, in the year 20__ by _____ who has taken an oath and is personally known to me or has produced _____ as identification.	Print Name: _____
My Commission Expires: _____	
Notary Public	



**CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
CONSTRUCTION LIEN LAW FOR OWNERS**

**NOTE: IF YOU SIGNED AS THE OWNER'S AGENT YOU ARE RESPONSIBLE
FOR DELIVERING THIS INFORMATION SHEET TO THE OWNER OF THE PROPERTY.**

WARNING TO OWNER

Florida's Construction Lien Law (Chapter 713, part one, Florida Statutes) requires the recording with the Clerk of the Courts a Notice of Commencement for real property improvements greater than \$2,500.00. However, it does not apply to the repair or replacement of an existing heating or air conditioning system less than \$7,500.00 in value. This notice must be signed by you, the property owner.

Under Florida Law, those who work on your property or provide materials and are not paid, have a right to enforce their claim for payment against your property. This claim is known as a construction lien.

YOU MUST FILE A NOTICE OF COMMENCEMENT

For your protection under the Construction Lien Law and to avoid the possibility of paying twice for improvements to real property, you must record a Notice of Commencement in the Clerk of the Court's Office. And you must provide for inspection a certified copy of the recorded document at the construction site. The Notice of Commencement must be signed by you, the owner contracting the improvements, and not your agent.

The Notice of Commencement form, provided with this information packet, must be completed and recorded within 90 days before starting the work.

A copy of the payment bond, if any as required by you, and purchased by the contractor, must be attached as part of the Notice of Commencement when recorded.

If improvements described in the Notice of Commencement are not actually started within 90 days after the recording of the Notice, a new Notice of Commencement must be recorded.

You lose your protection under the Construction Lien Law if payments are made to the contractor after the expiration of the Notice of Commencement. The Notice is good for one year after the recording date or to the date specified under item 9 of the form.

Florida law requires the building department to be a second source of information concerning the improvements made on real property. The Building Permit Application (included with this packet) has been expanded to include information on the construction lender and contractor's surety, if any. The new application requires your signature or your agent's, as being informed or to inform you of the Construction Lien Law.

**YOU MUST POST THE NOTICE OF
COMMENCEMENT AT THE JOB SITE**

By law, the Building and Zoning Department is required to verify at the first inspection, which occurs 7 days after the building permit is issued, that a certified copy of the recorded Notice of Commencement, with attached bonds if any, is posted at the construction site. Failure to show the inspector a certified copy of the recorded Notice will result in a disapproved inspection. (F.S. 713.135 (1) (d)).

**NOTICE TO OWNER FROM SUBCONTRACTORS
AND SUPPLIERS**

You may receive a Notice to Owner from subcontractors and material suppliers. This notice advises you that the sender is providing services or materials. Subcontractors and suppliers must serve a Notice to Owner within 45 days of commencing work to preserve their ability to lien your property.

If your address changes from that given in the Notice of Commencement, you should record a corrected Notice reflecting your current address. This is done to help ensure you will receive all notices.

RELEASE OF LIEN FROM CONTRACTOR

Prior to paying the contractor, you need to receive a release of lien and affidavit to the extent of payment from the general contractor. The release of lien and affidavit shall state either that all the subcontractors and suppliers have been paid or list those unpaid and the amount owed. The contractor is required to list on the release of lien and affidavit any subcontractor or supplier that has not been paid. That amount may be withheld from the contractor's pay and paid directly to the subcontractors or suppliers after 10 days written notice to the contractor.

If the balance due to the contractor is not sufficient to pay in full all subcontractors and suppliers listed on the contractor's affidavit, you may wish to consult an attorney.

The general contractor shall furnish a final release of lien and affidavit indicating all subcontractors and suppliers have been paid at the time he requests final payment. You can rely on the affidavit in making final payment to the general contractor. If you make final payment to the general contractor without obtaining the affidavit, your property can be liened for non-payment if the general contractor fails to pay the subcontractors or suppliers. You should always obtain a release of lien and affidavit from the Contractor to the extent of any payment being made.

**RELY ON YOUR LENDER FOR COMPLIANCE
WITH CONSTRUCTION LIEN LAW.**

If you have a lender, you may rely on the lender to handle the recording of the Notice of Commencement. Learn more about the Construction Lien Law by contacting an attorney, your lender, or the Florida Department of Agriculture and Consumer Services, Division of Consumer Services.

Documents are recorded at the Clerk of the Courts, MIAMI-DADE COUNTY RECORDER COURTHOUSE EAST, 22 N.W. 1st Street, 1st Floor, Miami Florida 33128, (305) 275-1155.

You can record the Notice of Commencement by mail. Send to the County Recorder, P.O. Box 011711, Flagler Station, Miami, Florida 33101, the original Notice signed and notarized with County Required Fee + postage and instructions to record and return a certified copy of the recorded documents. For additional information on recording documents, call (305) 275-1155.

NOTICE OF COMMENCEMENT

A RECORDED COPY MUST BE POSTED ON THE JOB SITE AT TIME OF FIRST INSPECTION

PERMIT NO. _____ TAX FOLIO NO. _____

STATE OF FLORIDA:
COUNTY OF MIAMI-DADE:

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

Space above reserved for use of recording office

1. Legal description of property and street/address: _____

2. Description of improvement: _____

3. Owner(s) name and address: _____

Interest in property: _____

Name and address of fee simple titleholder: _____

4. Contractor's name, address and phone number: _____

5. Surety: (Payment bond required by owner from contractor, if any)

Name, address and phone number: _____

Amount of bond \$ _____

6. Lender's name and address: _____

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes,

Name, address and phone number: _____

8. In addition to himself, Owners designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.

Name, address and phone number: _____

9. Expiration date of this Notice of Commencement: _____

(the expiration date is 1 year from the date of recording unless a different date is specified)

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13. FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/Director/Partner/Manager

Prepared By _____ Prepared By _____

Print Name _____ Print Name _____

Title/Office _____ Title/Office _____

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this _____ day of _____.

By _____

Individually, or as _____ for _____

Personally known, or produced the following type of identification: _____

Signature of Notary Public: _____

Print Name: _____

(SEAL)

VERIFICATION PURSUANT TO SECTION 92.525, FLORIDA STATUTES

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true, to the best of my knowledge and belief.

Signature(s) of Owner(s) or Owner(s)'s Authorized Officer/Director/Partner/Manager who signed above:

By _____ By _____

From: Arguinzoni, Kathy </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=07B4417A182542A2BE00275A79665D8C-ARGUINZONI,>
Subject: RE: Certificate of Use - Payment - Customer #253500 - 358 San Lorenzo Ave #2137
To: Team M.E.D. <permits@medexpeditors.com>
Sent: April 10, 2024 2:13 PM (UTC-04:00)

Hi Veronika,

Please follow these steps to pay the (114.19) Certificate of Use processing fee.

Hold Ctrl & Click Link to pay: [Licensing \(coralgables.com\)](https://licensing.coralgables.com)
[\[edenweb.coralgables.com\]](https://edenweb.coralgables.com)

Do NOT register or Log-in

Click Make Payment & Enter these numbers:

Activity number: 00289709 &
Customer number: 253500

Follow the prompts to enter your credit card information. (CAPS)
I will complete the process after payment is received.

Kind regards,

Katherine Arguinzoni
Certificate of Use
KArguinzoni@Coralgables.com
(305) 460-5269

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Wednesday, April 10, 2024 1:49 PM
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: 358 San Lorenzo Ave Space #2137

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Please see the attached for 358 San Lorenzo Ave Space #2137. Let me know if anything else is needed from our end.

Best regards,

Veronika Cueto



Veronika Cueto

Events & Marketing Specialist | Jr. Permit Update Specialist

M.E.D. Expeditors

Permits | Licenses | Code Violations

(786) 431-1299 | 1 (833) MED-PERMIT

MEDEXPEDITORS.COM

55 Merrick Way #214

Coral Gables, Florida 33134

From: Ramirez, Douglas </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=19A39D0C788E48EF99013E1839476EE6-RAMIREZ, DO>
Subject: RE: BLDB-24-03-2408 - 342 SAN LORENZO AVE #1057
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Del Valle, Ann <adelvalle@coralgables.com>; Oliva, Julio <joliva@coralgables.com>
Sent: April 5, 2024 4:47 PM (UTC-04:00)

Good afternoon, we have been working with out IT department to find the root of the issue. Thank you.

Douglas A. Ramirez, PE, FRSE, CBO
Deputy Director for Development Services
City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134
(305)476-7239 direct dial



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Friday, April 5, 2024 4:22 PM
To: Ramirez, Douglas <dramirez@coralgables.com>
Subject: Re: BLDB-24-03-2408 - 342 SAN LORENZO AVE #1057

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Following up on the email below.

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Ramirez, Douglas <dramirez@coralgables.com>
Date: Wednesday, April 3, 2024 at 12:41 PM
To: Team M.E.D. <permits@medexpeditors.com>
Subject: RE: BLDB-24-03-2408 - 342 SAN LORENZO AVE #1057

Good afternoon, we will look into this and advise.

Douglas A. Ramirez, PE, FRSE, CBO
Deputy Director for Development Services
City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134
(305)476-7239 direct dial



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Wednesday, April 3, 2024 12:31 PM
To: Ramirez, Douglas <dramirez@coralgables.com>
Subject: BLDB-24-03-2408 - 342 SAN LORENZO AVE #1057

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Mr. Ramirez,

On behalf of the tenant for 342 San Lorenzo #1057, they would like to point out that there may be an error in the review time given for this process. The plan was submitted on 03-20-24, and the due date is 05-01-24. Please verify if this is correct for a storefront so we may relay the message to their team.

Thank you in advance,



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

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From: Arguinzoni, Charles </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=98330418451B48B2A10F9900942AE740-ARGUINZONI,>
Subject: RE: Process #REVR-24-03-1952
To: Team M.E.D. <permits@medexpeditors.com>
Sent: March 11, 2024 7:23 AM (UTC-04:00)

Done.

Charles T. Arguinzoni
City of Coral Gables
305-569-1802

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Friday, March 8, 2024 3:11 PM
To: Arguinzoni, Charles <carguinzoni@coralgables.com>
Subject: Process #REVR-24-03-1952

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Sir,

Could we ask for your assistance in starting this process # REVR-24-03-1952. Please advise if there is any additional information needed.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Hernandez, Analyn </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=A36902A7D9FA424EB55DD256A2A57E4E-HERNANDEZ,>
Subject: RE: BLDB-23-03-1546
To: Team M.E.D. <permits@medexpeditors.com>
Sent: April 3, 2024 10:41 AM (UTC-04:00)

Good morning,

The new contractor has the liability insurance expired. Please provide the updated document.

Sincerely,

Analyn Hernandez

Permit Clerk Supervisor

City of Coral Gables

427 Biltmore Way,

Coral Gables, Florida 33134

Main Phone: (305) 460-5383

Cell : (305) 619-5302



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Wednesday, April 3, 2024 9:37 AM
To: Hernandez, Analyn <ahernandez2@coralgables.com>
Subject: BLDB-23-03-1546

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

From: Rodriguez, Steven </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=4A93B2A9029D4DD9A8BE8EDD9A0FAF75-RODRIGUEZ,>
Subject: RE: 358 San Lorenzo Ave, Space #2137 - BLDB-24-01-2261
To: Team M.E.D. <permits@medexpeditors.com>
Sent: April 1, 2024 2:11 PM (UTC-04:00)

Come in and see us with the plans at the:
Development Services Building
427 Biltmore Way, 1st floor, Coral Gables, FL. 33134
During walk-in hours: Monday through Friday between 7:30 am and 9:30 am.

Regards,
Steven Rodriguez
City of Coral Gables / Zoning Division
T: 305-476-7216



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Monday, April 1, 2024 1:49 PM
To: Rodriguez, Steven <srodriguez@coralgables.com>
Subject: 358 San Lorenzo Ave, Space #2137 - BLDB-24-01-2261

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Mr. Rodriguez,

On behalf of the design professional, could we please request a meeting at your earliest convenience for BLDB-24-01-2261 regarding the comment below?

Zoning • Disapproved • Rodriguez - Zoning Steven • Completed : 03/29/2024

Mandatory for the zoning division plan re-review(s) provide a written response sheet to all zoning comments. Note, plans will not be re-reviewed if the response sheet is not provided. In addition, avoid generic responses such as "SEE PLANS" or "SEE CALCULATIONS". Provide a response to each zoning comment, include the page number and how the correction has been addressed. The response sheet(s) will only be accepted as a digital file uploaded to the City Portal per review cycle.

PAGE A10.31, EXTERIOR USE OF PLYWOOD AND WOOD TRIM ARE NOT ALLOWED. ARTICLE 5, SECTION 5-301.

REVIEW BY: STEVEN RODRIGUEZ / ZONING REVIEWER EMAIL: srodriguez@coralgables.com T: 305-476-7216 CITY
WEB SITE: WWW.CORALGABLES.COM

Best regards,



From: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: RE: Certificate of Use - LBT - Cole Haan - 358 San Lorenzo Ave Space #2137
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Castro, Jeanette <jcastro@coralgables.com>; Thomas, Felicia <fthomas@coralgables.com>
Sent: April 16, 2024 8:05 AM (UTC-04:00)
Attached: cu #21544.pdf, APPLICATION - LBT.pdf

Hi Veronika,

Please see attachment above for the Certificate of Use.
Please print for your records.

The ladies copied above can assist you with the Local Business Tax.
Please see attachment above for the LBT application.

Have a great day! 😊

Kind regards,

Katherine Arguinzoni
Certificate of Use
KArguinzoni@Coralgables.com
(305) 460-5269

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Wednesday, April 10, 2024 1:49 PM
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: 358 San Lorenzo Ave Space #2137

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Please see the attached for 358 San Lorenzo Ave Space #2137. Let me know if anything else is needed from our end.

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMIT
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134



**The City of Coral Gables
Certificate of Use**

CERTIFICATE NO: CU-0000021544

DATE ISSUED: 04/10/24

INVOICE NO: 00289709

When approved, this "Certificate of Use" shall serve as a formal verification that the proposed use specified on this certificate is a permitted use at the property specified on this certificate and has been found to meet all of the parking requirements of The City of Coral Gables "Zoning Code", and has also been determined to meet "Concurrency". This "Approval" is based upon the permitted plans on file with The City of Coral Gables and the information provided by the applicant. If the information provided in connection with the application for this "Certificate of Use" is incorrect, or if any work has commenced at the property without the proper approvals and permits, this "Certificate of Use" shall be NULL and VOID.

This "Certificate of Use" is being issued for the following described property:

Street Address: 358 SAN LORENZO AVE
 Suite #: 2137
 City: CORAL GABLES
 State: FL
 ZIP Code: 33146

Legal Desc: MERRICK PLAT PB 168-022 T-21692 LOT 4 BLK 1 BLDG
 IMPROVEMENTS OWNED BY TENANT PER LEASE AGREEMENT
 BETWEEN CITY OF CORAL GABLES AND MERRICK PARK LLC LAND

Folio Number: 03-4120-067-0041
 Square Footage: 2473
 Proposed Use: FOOTWEAR

Use District: MIXED-USE 2 DISTRICT
 Land Use Designation: RETAIL SALES AND SERVICES
 Complies with Use: Y
 Complies with Concurrency: Y
 Complies with Parking: Y

Action: APPROVED

Comments: RETAIL - DRY USE ONLY PER DERM - MU24001289

This "Certificate of Use" applies only to the above specified proposed use and the above specified property within 180 days from the issuance of this "Certificate of Use". This "Certificate of Use" is valid for a period of one year from the date of issuance and must be renewed on a yearly basis. A Business Tax Application and any permits for any construction, renovation or remodeling work must be obtained prior to the commencement of the use specified in this "Certificate of Use".

COLE HAAN COMPANY STORE LLC
 COLE HAAN
 358 SAN LORENZO AVE
 2137
 CORAL GABLES, FL 33146

Expiration Date: 04/09/25

Issued by Kathy Arguinzoni

Charles Wu
 Concurrency Administrator

Finance Department/Collection Division
 Coral Gables City Hall
 405 Biltmore Way
 Coral Gables, FL 33134
 305-460-5296
www.coralgables.com

City of Coral Gables
Local Business Tax Application



Tax Year _____
 (Tax period expires September 30th)
 Customer # _____
 Account # _____

This application is NOT your Business Tax Receipt. Do not operate the business until the Certificate of Use and the Business Tax Receipt are issued.

TO BE COMPLETED BY APPLICANT

Business Name (DBA) _____

Name of Owner / President / Partnership / Corp. Name _____

Business Address _____ Suite _____

Business Phone _____ Square Footage _____

Contact Name _____ Cell Phone _____

Email Address _____

Start Date at this Location _____ Does this business have a location outside the United States (Y/N)? _____

Federal ID or Social Security No. _____ State License/Bar No. _____

Dept. of Agriculture No. _____ Driver License No. _____

Type of Business (be specific) _____

Number of Employees _____ Number of Seats / Units / Cost Value of Merchandise Carried _____

Mailing Address (if different) _____ Suite _____

Attn _____ City _____ State _____ Zip Code _____

Date _____ Print Name _____ Signed _____

LSWEAR THE INFORMATION GIVEN HEREON IS TRUE AND CORRECT (Owner, Officer or Manager)

NOTES:

- Qualifying food service providers and stores (as defined in Sec. 34-187, City of Coral Gables Code) are prohibited from selling, using, offering for sale or use or providing food/beverages in expanded polystyrene containers. Certain exceptions apply (as provided in Sec. 34-188(b) of the City Code) and waivers may be provided in specific circumstances (pursuant to Sec. 34-190 of the City Code). Violations may result in the imposition of fines.
- Retail establishment (as defined in Sec. 34-191, City of Coral Gables Code) are prohibited from providing to any customer a single-use carry out plastic bag. Certain exceptions apply (as provided in Sec. 34-191 (c) of the City Code). Violations may result in the imposition of fines. Retail establishments can propose innovative and creative environmentally sustainable alternative programs that eliminate the use of single use plastic bags.

CITY OF CORAL GABLES OFFICE USE ONLY

Classification/s _____

New Renewal Transfer of Location / Ownership

Other _____

Folio _____

Amount Paid _____

Date _____

Check No. _____

Received By _____

Inspection Fee \$ 25.00

Document Filing Fee 1.00

Recording Fee 7.00

Fire Inspection Fee _____

Transfer Fee _____

Prior Year Tax _____

Penalty _____

Business Tax _____

Total Due \$ _____

From: Arguinzoni, Kathy </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=07B4417A182542A2BE00275A79665D8C-ARGUINZONI,>
Subject: RE: Certificate of Use - DERM - Let Them Have Cake LLC - 367 Alhambra Cir - Customer #253346
To: Team M.E.D. <permits@medexpeditors.com>
Sent: February 14, 2024 1:48 PM (UTC-05:00)
Attached: Let Them Have Cake - 367 Alhambra Cir - Customer #253346.pdf, Municipal CU Portal Guide.pdf

Hi Felix,

Here are the updated applications..

All applications require Miami Dade County, DERM approval prior to Coral Gables approval.

The payment for the Certificate of Use application (\$114.19) comes after the DERM approval.

Miami Dade (786) 315-2800 or (305) 372-6899 for any questions.

Please see attachment above to upload file with Miami Dade County, DERM for review.

Here is the web link: <https://wwwx.miamidade.gov/Apps/RER/EPSPortal> - Also, **make sure you are using Google Chrome and the documents must be in .PDF format to upload them.**

Your link from the web page should be the last one on the page under the title "Submit for Review and Approval a Municipal Certificate of Use". Click "Municipal CU" button to start the process. On that new page click "New Certificate of Use application".

-----"STOP" ----- (Only if DERM requires an allocation letter - continue below)...

DERM requires an "allocation letter," you can find the form at: <https://www.miamidade.gov/permits/library/sewer-allocation.pdf>

Please complete section 1a, 1b and 1c. and submit to the City (Public Works: pwdepartment@coralgables.com) to complete section 2 which you can then submit to DERM to complete your application process with them.

Email me back their one-page certificate approval for us to process your CU.

Kind regards,

Katherine Arguinzoni
Certificate of Use
KArguinzoni@Coralgables.com

(305) 460-5269

From: Team M.E.D. <permits@medexpeditors.com>

Sent: Wednesday, February 14, 2024 9:55 AM

To: Arguinzoni, Kathy <karginzoni@coralgables.com>

Subject: Certificate of Use - DERM - Let Them Have Cake LLC - 367 Alhambra Cir - Customer #253346

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Kathy,

Please see that attached the updated applications for this CU with the correction of the seat count. Seat Count should now show 18 seats instead of the previous application which indicated 10 seats. Please advise is any additional information is needed.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134



emailed for Perm 2/14/24
ET Review 2/14/24

Development Services/Concurrency Office
305-460-5269
www.coralgables.com

City of Coral Gables
Certificate of Use



Activity # _____

Certificate of Use # _____

CUST# 253346

TO BE COMPLETED BY APPLICANT

Business Contact Name: ESTEFANIA PEYNETTI

Email Address: estefpeyneth@me.com Cell #: 3057739266

Business Name: let them have cake, LLC

DBA Name: let them have cake

Business Address: 367 Athambia Cir Unit/Suite #: _____

Zip Code: 33134 Square Footage of Unit/Suite: 1,635 sq. ft.

Check here if you would like the Certificate of Use to be mailed to you.

Mailing address if different from above: 4779 Collins Ave. apt 4205 Miami beach,
FL 33140

Prior Tenant: restaurant CU # of Prior Tenant: 20461

Nature of Business (description of type of business proposed, type of merchandise carried, or nature of services rendered):

Bakery, wedding cakes, Pastry Shop
restaurant w/ (18) indoor seat

Permit Number (if there was renovation, expansion, establishment of use, or new construction): BLDB-23-12-2217

Signature of applicant verifies the above information is true and correct and subject to the City's False Claim Ord. (Chapter 39 City Code). I understand the conditions under which my Certificate of Use (CU) is being approved and accept that no changes or refunds can be made once issued. I am authorized to sign for the business and understand that any misrepresentation of information on this application may result in the revocation of the CU and/or possible enforcement action being initiated against the business and/or its authorized representatives.

Please note, there will be a \$114.19 fee payable to the "City of Coral Gables" via our Online services to process the application after you have received your Miami Dade County Approval.

Date: 01/10/24 Print Name: ESTEFANIA PEYNETTI Signature: [Signature]

TO BE COMPLETED BY DEPARTMENT STAFF ONLY

Folio #: 03 4108 006 2550 Lot: _____

Block: _____ Sect.: _____

Proposed Use: RESTAURANT Prior Use: RESTAURANT Existing Zoning: MX3

Restrictions: RESTAURANT w/ (18) INDOOR SEATS AS PER
BLDB-23-12-2217

Required parking provided _____ Year built: _____

Approved Denied Signature: [Signature] Date: 2/14/24

Notes: _____

COUNTY DEPARTMENT OF ENVIRONMENTAL REGULATIONS MANAGEMENT (DERM) REVIEW BELOW

MUNICIPAL APPLICATION FOR CERTIFICATE OF USE/OCCUPATIONAL LICENSE

*Section 1 & 2 must be completed prior to submittal for review accompanied with the municipal application along with the payment of the initial review fee. Submittal of application may result in further reviews and additional fees incurred.


DATE

02/14/24


SECTION 1 - BUSINESS INFORMATION (to be completed by Applicant)

SITE/BUSINESS ADDRESS 367 Alhambra Cir, Coral Gables 33134		UNIT/SUITE#	PROPERTY TAX FOLIO NUMBER 03 4108 006 2550	
BUSINESS OWNER NAME Estefania Reynetti		BUSINESS NAME OR DBA Let them have cake, LLC		
MAILING ADDRESS 4779 Collins Ave. apt. 4205		CITY Miami Beach	STATE FL	ZIP 33140
CORPORATE OFFICER/PARTNER/AUTHORIZED REPRESENTATIVE (NAME & TITLE) Estefania Reynetti		TELEPHONE NUMBER 3057739266	E-MAIL estefiareynetti@me.com	
SQUARE FOOTAGE OF UNIT(S): 1,635		PROPOSED USE/TYPE OF BUSINESS restaurant/bakery		
Please note that a lease agreement may be requested to verify square footage.)		Please note that some business types may require a DERM Operating Permit. To determine if your business requires an operating permit(s), please see page 2 of this application. this application		

Signature of applicant confirms the above information is true and correct. I understand the conditions under which my Certificate of Use (CU) is being approved and accept that no changes or refunds can be made once issued.

PRINT NAME Estefania Reynetti	SIGNATURE 
----------------------------------	---

SECTION 2 - MUNICIPAL INFORMATION (to be completed by Municipal Official or Staff)

MUNICIPAL CERTIFICATE OF USE APPLICATION NUMBER	PREVIOUS USE/TYPE OF BUSINESS AT THIS LOCATION Restaurant - CU# 20461	DATE OF LAST APPROVAL 3/22/22
Was a building permit required to establish/expand the current proposed use? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If Yes, provide the following:		
MUNICIPAL BUILDING PERMIT NUMBER BLDB-23-12-2217	MIAMI-DADE COUNTY MUNICIPAL BUILDING APPROVAL NUMBER	
MUNICIPAL OFFICIAL PRINT NAME Kathy Arguinzoni	TITLE Plans Coord Asst	
SIGNATURE  2/14/24	TELEPHONE NUMBER (305) 460-5269	

Department of
Regulatory and
Economic Resources
(RER)



REVIEW AND APPROVAL
OF A
MUNICIPAL
CERTIFICATE OF USE



Introduction

- Use this feature of the **Plan Status & Application Submittal Portal** to submit *municipal certificate of use/business license applications* for the following:
 - Establishment of a new business at any location
 - Relocation of an existing business
 - A change in a business use or operation
 - An expansion in a business use or operation
 - Temporary uses that exceed 45 days
 - Pop-up business that exceeds 45 days in the same location

The screenshot displays the Miami-Dade Department of Regulatory & Economic Resources Plan Status & Application Submittal Portal. The page is organized into several functional sections:

- Search status of Applications & Plans:** A search bar with the placeholder text "Enter tracking or application" and a search icon.
- Register an Account:** A section with a "NEW!" badge. It lists benefits of registering an account, such as access to a My Applications page, easy location and tracking of submissions, pre-population of submission information, and the ability to submit reworks. A "My Applications" button is provided.
- Building Permit-Related Applications & Plans Submissions:** A section for submissions processed at the Miami-Dade Permitting & Inspection Center or Overtown Transit Village 2nd Floor. It includes a "Building Permits" button.
- DERM Program & Permit Review Submissions:** A section for submissions that require a DERM program or permit review, such as Class I-VI permits, Tree permits, EQCB applications, and more. It includes a "DERM Permits" button.
- Submit for Review and Approval a Municipal Certificate of Use:** A section for Miami-Dade County reviews and approvals of Municipal Certificates of Use, Occupancy, Occupational, or any other business license that allows the establishment of a business at a location (Municipal CU). It includes a "Municipal CU" button.

Before Starting an Application

Prior to applying with Miami-Dade County for review and approval of a Municipal Certificate of Use, the process **must** begin at the offices of the municipality where the business will be operating.

1. Complete *Section 1 - Business Information* of the **Municipal Application for Certificate of Use/Occupational License** Form.
2. A representative of the municipality will complete *Section 2 - Municipal Information*.

The Municipal Certificate of Use Application Number (if applicable to that municipality), and a signature are required before applying with Miami-Dade County.

Miami-Dade County Department of Regulatory and Economic Resources
MUNICIPAL APPLICATION FOR CERTIFICATE OF USE/OCCUPATIONAL LICENSE

*Section 1 & 2 must be completed prior to submittal for review accompanied with the municipal application along with the payment of the initial review fee. Submittal of application may result in further reviews and additional fees incurred.

DATE

SECTION 1 – BUSINESS INFORMATION (to be completed by Applicant)

SITE/BUSINESS ADDRESS UNIT/SUITE PROPERTY TAX FOLIO NUMBER

BUSINESS OWNER NAME BUSINESS NAME OR DBA

MAILING ADDRESS CITY STATE ZIP

CORPORATE OFFICER/PARTNER/AUTHORIZED REPRESENTATIVE (NAME & TITLE) TELEPHONE NUMBER E-MAIL

SQUARE FOOTAGE OF UNITS: PROPOSED USE/TYPE OF BUSINESS

Please note that a lease agreement may be requested to verify square footage.) Please note that some business types may require a DERM Operating Permit. To determine if your business requires an operating permit(s), please see page 2 of this application.

Signature of applicant confirms the above information is true and correct. I understand the conditions under which my Certificate of Use (CU) is being approved and accept that no changes or refunds can be made once issued.

PRINT NAME SIGNATURE

SECTION 2 – MUNICIPAL INFORMATION (to be completed by Municipal Official or Staff)

MUNICIPAL CERTIFICATE OF USE APPLICATION NUMBER PREVIOUS USE/TYPE OF BUSINESS AT THIS LOCATION DATE OF LAST APPROVAL

Was a building permit required to establish/expand the current proposed use? YES NO If Yes, provide the following:

MUNICIPAL BUILDING PERMIT NUMBER MIAMI-DADE COUNTY MUNICIPAL BUILDING APPROVAL NUMBER

MUNICIPAL OFFICIAL PRINT NAME TITLE

SIGNATURE TELEPHONE NUMBER

dermplanreview@miamidadegov.com http://www.miamidadegov/building

123.01-015 PAGE 1 8/20

MIAMI-DADE COUNTY

Getting Ready to Submit

A **miamidade.gov** account is required to apply for the Review of a Municipal Certificate of Use.

- If you have a **miamidade.gov** account, you can sign in using the link on the upper right-hand corner of the **Plan Status & Application Submittal Portal**.
 - If you use other Miami-Dade County applications, such as **MeetQ**, you already have a **miamidade.gov** account.
 - If you don't currently have a miamidade.gov account, you can register after clicking the **Sign In** link.

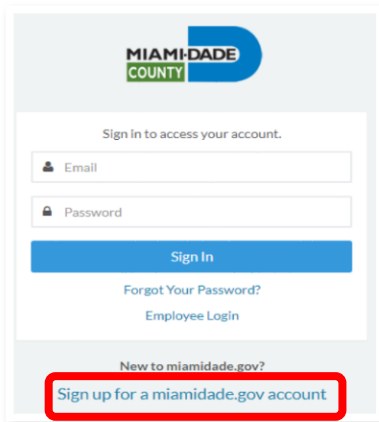
The screenshot shows the Miami-Dade Department of Regulatory & Economic Resources Plan Status & Application Submittal Portal. The page has a blue header with the Miami-Dade County logo on the left and a "Sign in" button on the right. The main content area is titled "Miami-Dade Department of Regulatory & Economic Resources Plan Status & Application Submittal Portal". It features two main sections: "Search status of Applications & Plans" and "Register an Account". The search section includes a text input field labeled "Enter tracking or application" and a search icon. The registration section has a "NEW!" badge and lists benefits of registering an account, such as access to a "My Applications" page, easy tracking of submissions, pre-population of contact information, and the ability to submit reworks. A "My Applications" button is located at the bottom right of the registration section. A red arrow points from the "Sign in" button in the header to the "Sign in" text in the bullet point above.

Not registered with miamidade.gov?

If you are not registered with **miamidade.gov**, you must sign up for a **miamidade.gov** account.

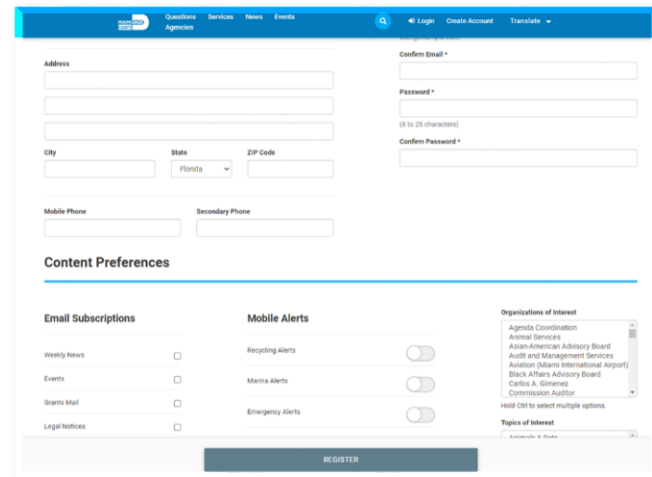
Step 1

Select sign up for a miamidade.gov account



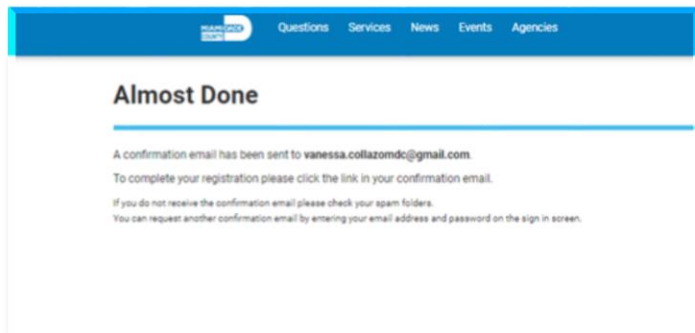
Step 2

Complete the registration process.



Step 3

After completion, click '**Confirm**' in the confirmation email to access the portal.



Starting an Application

- Once signed in, click the orange **Municipal CU** button under the **Submit for Review and Approval a Municipal Certificate of Use** section.



- As part of the application process you will need to upload some of the following documents. Have them available in PDF format, *no larger than 4 Gb in size*:
 - The signed and completed **Miami-Dade County Approval of Municipal Certificate of Use** application.
 - Executed Lease Agreement *clearly showing square footage, specific unit, and designated usage*.
 - A business process letter from business owner explaining business use.
 - Any *applicable* DERM Operating Permit Application(s).
 - A copy of your Water Utility Company's water and/or sewer bill if not serviced by Miami-Dade Water and Sewer or identify the Water Utility Company.

Starting an Application

- Once all the required documentation is ready, click the **New Certificate of Use Application** link to begin.

MIAMI-DADE COUNTY Sign in

Submit for Review and Approval a Municipal Certificate of Use

Use the link below to submit the following:
Applications for the following uses require County review and approval prior to the issuance of the municipal business license:

- Establishment of a new business at any location
- Relocation of an existing business
- A change in a business use or operation
- An expansion in a business use or operation
- Temporary uses that exceed 45 days
- Pop-up business that exceeds 45 days in the same location

Certain business may require a DERM operating permit application to be submitted prior to the approval of the municipal Certificate of Use application. Please refer to page 2 of the Miami-Dade County Approval of Municipal Certificate of Use application.

In certain cases, WASD, must approve the use before a business license is issued. If the proposed use results in an increase in water or sewage usage, verification review, and approval is required by WASD and, in some cases, the municipal utility. An example of when a WASD review would be required would be when a restaurant increases their capacity by adding inside or outside seating.

For additional information regarding WASD requirements, please email the WASD New Business Supervisors List at NewBusinessSupvList@miamidade.gov.

Getting ready to submit:
Make sure that you are using Google Chrome as your web browser. Allow 10 to 15 minutes to complete the online application process.

As part of the application process you will be required to upload the following document(s) (total upload of documents should not exceed **4 Gb**):

- Completed **Miami-Dade County Approval of Municipal Certificate of Use application**. Ensure the application has been signed of by the municipal official/staff.
- Executed Lease Agreement clearly showing square footage, specific unit, and designated usage. NOTE: If sq. ft. is not found in lease, tenants MUST provide a notarized letter signed by the landlord clearly indicating name, square footage, unit number and designated usage along with their lease.
- A Business process letter from business owner explaining business use.
 - For example: Animal Clinics – number of kennels for boarding, pet grooming sq. ft. area; Public Park – stating the Park’s visitor capacity; Restaurants – state if dinnerware is disposable or metal, disposable plates or ceramic, indoor/outdoor seating area, etc.
 - Specify if you use, store, handle or generate hazardous materials/waste. Explain if you generate liquid waste other than domestic sewer.
- Any applicable DERM Operating Permit Application(s). <https://www.miamidade.gov/permits/environmental-operating.asp>
- A copy of your Water Utility Company’s water and/or sewer bill if not serviced by Miami-Dade Water and Sewer or identify the Water Utility Company.

Once the application is submitted you will receive an application number and a confirmation email with further details on how to track the status of the application. You can then proceed to upload the documents and pay the initial application review fee. Forms of payment accepted are Mastercard, Visa, Discover, American Express, or e-check.

Upon completion of the review you will receive an email with the disposition of your application. You may be required to submit additional documentation or information related to the business use, and/or pay additional fees. Once all reviews are approved and fees paid you will receive the final approval certificate via email.

If you have questions about the municipal review process or encounter problems using this new feature, send an email to dermplanner@miamidade.gov.

New Certificate of Use application

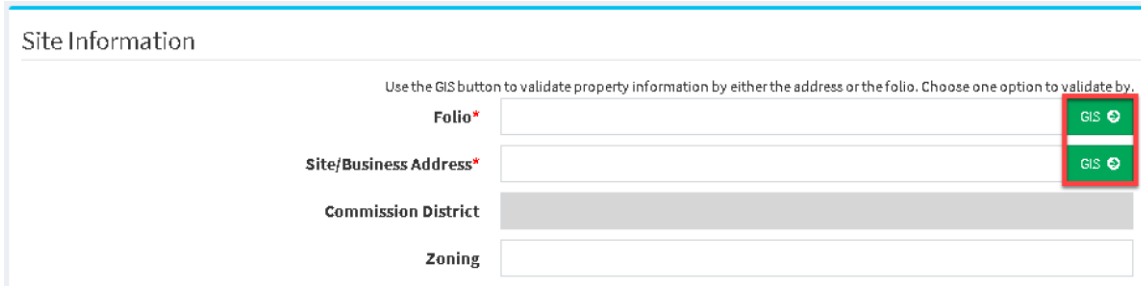


Starting and Completing an Application



Starting an Application

1. Make sure that you are using Google Chrome  as your web browser.
2. Enter either the **Folio Number** or **Site/Business Address** where the business will be operating and click the green **GIS** button to validate the folio/address. Choose one option to validate by.



Site Information

Use the GIS button to validate property information by either the address or the folio. Choose one option to validate by.

Folio* GIS

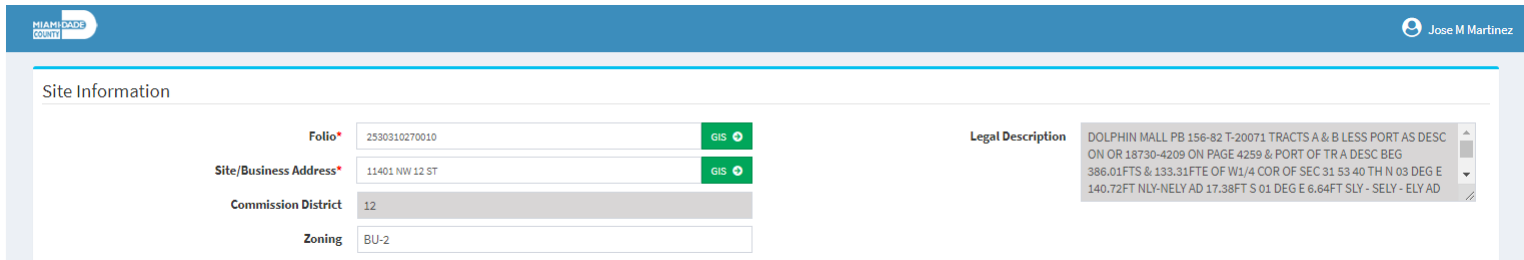
Site/Business Address* GIS

Commission District

Zoning

During the application process, fields with a red asterisk () are required to be completed in order to continue.*

Once the **Folio Number** or **Site/Business Address** has been validated, the address can be corrected if it is not the exact business address or if there is a unit/suite number. *If the address is amended to do not click the green GIS button again.*



MIAMI DADE COUNTY

Jose M Martinez

Site Information

Folio* 2530310270010 GIS

Site/Business Address* 11401 NW 12 ST GIS

Commission District 12

Zoning BU-2

Legal Description DOLPHIN MALL PB 156-82 T-20071 TRACTS A & B LESS PORT AS DESC ON OR 18730-4209 ON PAGE 4259 & PORT OF TR A DESC BEG 386.01FTS & 133.31FTE OF W1/4 COR OF SEC 31 53 40 TH N 03 DEG E 140.72FT NLY-NELY AD 17.38FT S 01 DEG E 6.64FT SLY - SELY - ELY AD

Completing the Application

3. Complete the **Application Details** section of the online form.

Application Details

Application Date	8/7/2020	Business Use*	RESTAURANT
Doing Business As		Use Specifics	
Certificate Type*	LAND	Previous Use*	RESTAURANT TAKE OUT ONLY
Application Type*	PERMANENT	Previous Use Specifics	
SQFT*	4000	Municipal CU Application #	1241256
		Municipal Permit #	BD19-008146-001-ME001
		Miami-Dade Building Approval #	C2020839110

Property Owner

4. Most of the **Property Owner** section will be automatically completed from information on the Property Appraiser's database. However, you can correct any of the fields
 - a. Enter the Business Name
 - b. Provide an email where notifications will be sent (optional)
 - c. Provide mailing address and telephone number

Property Owner

First Name*	DOLPHIN	Address*	432 COCONUT ISLE DR	Unit	
Last Name*	MALL ASSOC LTD PRTSHP	City*	FORT LAUDERDALE	State*	FL
Business Name*	Fulanito's Cafe	Country*	United States	Zip Code*	33301
Email*	fulanitocafe@gmail.com				
Phone*	3057161234				

Previous Next

5. Once completed press the green **Next** ►► button.

Completing the Application

The screenshot shows a web application form with two main sections: "Business Owner" and "Application Contact".

Business Owner Section:

- Radio buttons: Business Owner Individual, Entity, Corp, LLC, Etc.
- Fields: First Name* (MADISON), Last Name* (HOUSINGLTD), Email (Required@field.com), Phone (3059999999), Address* (120 FORBES BLVD), City* (MANSFIED), Country* (USA), State* (MA), Zip Code* (02048), Unit.
- Button: Copy from Property Owner

Application Contact Section:

- Fields: First Name* (MADISON), Last Name* (HOUSING LTD), Business Name* (empty), Email (Required@field.com), Phone (3059999999), Address* (120 FORBES BLVD), City* (MANSFIED), Country* (USA), State* (MA), Zip Code* (02048), Unit.
- Button: Copy from Business Owner

At the bottom right, there are two buttons: "Previous" (blue) and "Next" (green).

6. Complete the **Business Owner** and **Application Contact** Information.

- If the **Business Owner** information is the same as the Property Owner, you can copy the information from the Property Owner by pressing the blue **Copy from Property Owner** button.
- If the **Application Contact** information is the same as the Business Owner, you can copy the information from the Business Owner by pressing the blue **Copy from Business Owner** button.

7. Once completed click the green **Next** ►► button.

Completing the Application

The screenshot shows a web form titled "Questions". It contains several questions and input fields:

- Question 1: "Do you use, store, handle or generate hazardous materials?*" with a "No" dropdown and a link: "Refer to definition of hazardous materials in Section 24-5 of Miami-Dade County Code of Ordinances".
- Question 2: "Do you use, store, handle or generate hazardous waste?*" with a "No" dropdown and a link: "Refer to definition of hazardous materials in Section 24-5 of Miami-Dade County Code of Ordinances".
- Question 3: "Do you generate liquid waste other than domestic sewer?*" with a "Yes" dropdown (highlighted with a red dashed box) and a text input field: "Describe the liquid waste and the quantity generated in gallons-per-day".
- Service type selection: Three radio buttons: "Fast - Food" (checked, highlighted with a red box), "Take - Out", and "Full Service".
- Seating type selection: One radio button: "Outdoor Seating" (checked, highlighted with a red box).
- Input fields: "Indoor Areas SQFT", "Indoor Number of Seats", "Outdoor Seating SQFT", and "Outdoor Number of Seats".
- Navigation: "Previous" and "Next" buttons.

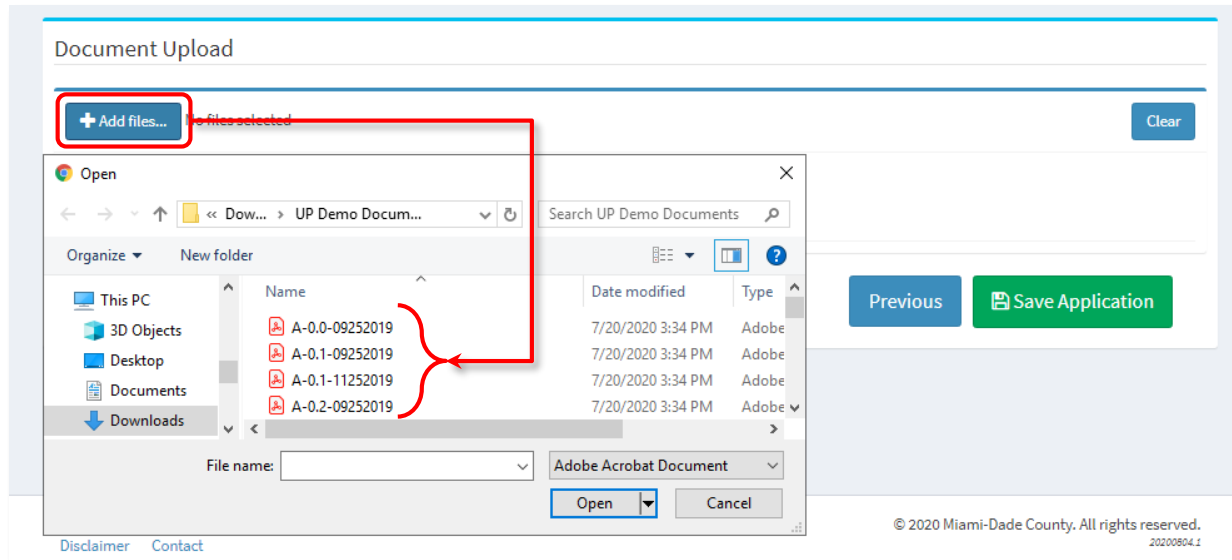
8. Respond to all the Questions.

a. Certain responses will require additional information. For example,

- Responding “Yes” to “Do you generate liquid waste other than domestic sewer?” Will require a description of “the liquid waste and the quantity generated in gallons-per-day.”
- Choosing “Fast Food, Take Out, Full Service” for restaurants will require the “Indoor Areas SQFT and Indoor Number of Seats.”
- Selecting “Outdoor Seating” will also require the “Outdoor Seating SQFT and Outdoor Number of Seats.”
- You can use the links provided to view the definition of hazardous materials/waste.

9. Once completed click the green **Next** ►► button.

Completing the Application



10. Before the application can be saved relevant documents will need to be uploaded.

- a. Select the blue **+Add files...** button
- b. Pick the relevant files from your computer. *To select multiple files press the Ctrl key on the keyboard while choosing the documents.*
- c. Once all files are selected click **Open**
- d. Once done click the green **Save Application** button.

Completing the Application

Your application was successfully created.

Tracking Number: **MU20020077**

Process Number: **MUA20020077**

You have pending fees. If you wish to pay now please visit [Pay upfront Fee](#)

Please save this confirmation for your records. If you have any questions or concerns, please email (RER) CU [Application Submissions](#).

[New certificate of use request](#) [Return Home](#)

- When the application has been “successfully created.” The system will display the Tracking and Process numbers.
- An email confirmation with further details on how to track the status of the application will be sent to the business owner and application contact.
- A link will be provided to the ePayment site to pay the Upfront Fees.
The review of the application cannot begin until the Upfront Fees have been paid.



If you have questions about the municipal review process or encounter problems using this new feature, send an email to dermplanreview@miamidade.gov.



Application Details

Viewing a Certificate of Use Application

Miami-Dade Department of Regulatory & Economic Resources
Plan Status & Application Submittal Portal

Search status of Applications & Plans

Search a tracking or application number(such as C, M, N and UP process numbers).


MUA20020015

Register an Account **NEW!**

Registering an account with miamidade.gov offers added benefits such as:

- Access to My Applications page that lists your current and previous submissions.
- Easily locate and track the status of your submissions.
- Pre-populate submissions with contact information from registered account.
- Allows you to submit reworks to a UP number.

My Applications

- After submitting an application for review, the status of the reviews can be accessed by:
 1. Searching for the MUA number in the **Search status of Applications & Plans** box on the home page, or
 2. Selecting the blue  **My Applications** button.

Viewing a Certificate of Use Application

- **Searching** for an Application Number will take you directly to the Application Details and the status of the reviews along with any disapproval comments that must be addressed by the applicant.
- Selecting **My Applications** from the home page will list all application submitted by you under your account.
 - Click on the *Process Number* to see the **Application Details**.
 - Click on the *Tracking Number* to view the **Tracking Details**, submit reworks, important additional documents, and view uploaded documents.



The screenshot displays a search interface with a search bar at the top left. Below it is a table with columns for Tracking Number, Process Number, Permit Number, Address, Contact Name, Property Type, and Application Date. The table contains three rows of application data.


Tracking Number	Process Number	Permit Number	Address	Contact Name	Property Type	Application Date
MU20020077	MUA20020077		11401 NW 12 ST	JOSE M MARTINEZ	COMMERCIAL	8/7/2020
MU20020073	MUA20020073		430 S DIXIE HWY	JOSE M MARTINEZ	COMMERCIAL	8/6/2020
MU20020015	MUA20020015		1801 NW 117 AVE	JOSE M MARTINEZ	COMMERCIAL	8/4/2020

Certificate of Use Application Details

Application: MUA20020077

Summary Fees Conditions Questions

Process Number: MUA20020077	Tracking Number: MU20020077	Created Date: 8/7/2020
Property Type: Commercial	Alternate ID:	Created By: JOSE M MARTINEZ
Application Date: 8/7/2020	Application Type: PERMANENT	Modified Date: 8/7/2020
Address: 11401 NW 12 ST	Certificate Type: LAND	Modified By: JOSE M MARTINEZ
Square Footage: 4,000	Folio: 25-3031-027-0010	Municipal CU App #: 1241256
Business Use: RESTAURANT.		Municipal Permit #: BD19-008146-001-ME001
Previous Use: RESTAURANT TAKE OUT ONLY.		Building Approval #: C2020839110
Doing Business As:		Zoning: BU-2



Tasks/Reviews

Task	Current Disposition	Current Disp. Date	Reviewed By	Task Status	Task Status Date	Assigned To	Est. Comp. Date
DERM CU CORE	D	8/12/2020	JOSE MARTINEZ	Checked Out	8/12/2020		8/12/2020
UPFRONT FEES	A	8/12/2020		Checked Out	8/12/2020		8/10/2020
CU WASA	A	8/12/2020	JOSE MARTINEZ	Checked Out	8/12/2020		8/12/2020


- The **Summary** tab displays application details which is the information provided during the application process (e.g. Property Type, Address, the Use, Square Footage, etc.)
 - Also listed are the assigned reviews, current dispositions, completion dates
- The **Fees** tab will display fees assessed.
- The **Conditions** tab will show conditions stipulated for the use to be allowed.
- The **Questions** tab displays the responses provided at the time of the application.

C.U. Application Details – Disapproval Comments




Application: MUA20020077

Summary Fees Conditions Questions

Process Number: MUA20020077	Tracking Number: MU20020077	Created Date: 8/7/2020
Property Type: Commercial	Alternate ID:	Created By: JOSE M MARTINEZ
Application Date: 8/7/2020	Application Type: PERMANENT	Modified Date: 8/7/2020
Address: 11401 NW 12 ST	Certificate Type: LAND	Modified By: JOSE M MARTINEZ
Square Footage: 4,000	Folio: 25-3031-027-0010	Municipal CU App #: 1241256
Business Use: RESTAURANT.		Municipal Permit #: BD19-008146-001-ME001
Previous Use: RESTAURANT TAKE OUT ONLY.		Building Approval #: C2020839110
Doing Business As:		Zoning: BU-2



Tasks/Reviews

Task	Current Disposition	Current Disp. Date	Reviewed By	Task Status	Task Status Date	Assigned To	Est. Comp. Date
DERM CU CORE		8/12/2020	JOSE MARTINEZ	Checked Out	8/12/2020		8/12/2020
UPFRONT FEES		8/12/2020		Checked Out	8/12/2020		8/10/2020
CU WASA		8/12/2020	JOSE MARTINEZ	Checked Out	8/12/2020		8/12/2020

- The details of the disposition can be accessed by clicking on any of the disposition icons.
- When all dispositions are entered in a review cycle, an automatic email will be sent to application contacts.
- If you need to discuss the disposition, an email can be sent to the reviewer, by clicking on their name link. This will create an email using your computer's default email client. *You can also hover over the reviewer name to see their email address.*

C.U. Application Details – Fees and Conditions

Application: MUA20020077

\$ Fees Conditions Questions Summary

Fees

Invoice: I2020100161 **INVOICED**

Type	Code	Description	Qty	Amount	Surcharge	Applied Date	Paid Date
DERM	D014	Certificate Of Occupancy Rev	1	\$75.00		8/7/2020	
RSUR	SR01	RER 7.5% SURCHARGE	1	\$5.63		8/7/2020	
Total:				\$80.63			

\$ Make a Payment

- The **Fees** Tab will display all fees assessed on the application.
 - **Invoiced Fees** are still pending payment.
- Payments can be made by selecting the green **\$ Make a Payment** button.

Application: MUA20020077

\$ Fees Conditions Questions Summary

Conditions

Code	Description	Task Type	Created
0031	THE CERTIFICATE OF USE IS VALID FOR AN UNLIMITED TIME OR AS INDICATED BELOW PROVIDED THERE ARE NO CHANGES TO THE USE, BUSINESS NAME OR OWNERSHIP; OR EXPANSIONS, ALTERATIONS OR ADDITIONS TO THE APPROVED USE. ALL CHANGES LISTED ABOVE WILL REQUIRE ISSUANCE OF A NEW CERTIFICATE OF USE.	RER	08/07/2020 4:23 PM
0033	YOU ARE ALSO REQUIRED TO ALLOW MIAMI-DADE COUNTY INSPECTORS ACCESS AT ANY REASONABLE TIME TO CONDUCT AN INSPECTION.	RER	08/07/2020 4:23 PM
0032	THIS CERTIFICATE OF USE DOES NOT RELIEVE THE APPLICANT FROM COMPLIANCE WITH ANY FEDERAL, STATE, OR LOCAL REGULATIONS.	RER	08/07/2020 4:23 PM

- The **Conditions** Tab will display all conditions the business must comply with when operating.



Submitting Corrections (Reworks)




Locating the Correction/Rework Function

- Selecting the *Tracking Number* link from any of the screens where it is available will display the application's **Tracking Details**.

Application: MUA20020077

Summary Fees Conditions Questions

Process Number: MUA20020077	Tracking Number: MU20020077	Created Date: 8/7/2020
Property Type: Commercial	Alternate ID:	Created By: JOSE M MARTINEZ
Application Date: 8/7/2020	Application Type: PERMANENT	Modified Date: 8/7/2020
Address: 11401 NW 12 ST	Certificate Type: LAND	Modified By: JOSE M MARTINEZ
Square Footage: 4,000	Folio: 25-3031-027-0010	Municipal CU App #: 1241256
Business Use: RESTAURANT.		Municipal Permit #: BD19-008146-001-ME001
Previous Use: RESTAURANT TAKE OUT ONLY.		Building Approval #: C2020839110
Doing Business As:		Zoning: BU-2



Your application was successfully created.

Tracking Number: [MU20020077](#)

Process Number: [MUA20020077](#)

You have pending fees. If you wish to pay now please visit: [Pay upfront Fee](#)

Please save this confirmation for your records. If you have any questions or concerns, please email (RER) [Application Submissions](#).

[New certificate of use request](#) [Return Home](#)

Search:

Tracking Number	Process Number	Permit Number	Address	Contact Name	Property Type	Application Date
MU20020077	MUA20020077		11401 NW 12 ST	JOSE M MARTINEZ	COMMERCIAL	8/7/2020
MU20020073	MUA20020073		430 S DIXIE HWY	JOSE M MARTINEZ	COMMERCIAL	8/6/2020
MU20020015	MUA20020015		1801 NW 117 AVE	JOSE M MARTINEZ	COMMERCIAL	8/4/2020

Locating the Correction/Rework Function

MU20020046

Contact Name: **KEANOUSH AMIRIZADEH** Submittal Type: **Electronic**

Submittal Status: **Rework** Last Notified: **8/20/2020 10:34 AM / Email**

Municipality: **DORAL** Plan Revision:

Tracking Date: **8/20/2020 10:31 AM** Storage Location: **None**

Applications

Process Certificate

MUA20020046

Tracking Import/Rework Documents

Filter by reviews

Task	Reviewer	Service Type	Entry Date	Exit Date	Est. Comp. Date	Extension	Destination	Building Location	Comments
+ DERM CU CORE		IP	8/20/2020 10:35 AM		8/20/2020 11:35 AM				
STORAGE			8/20/2020 10:34 AM	8/20/2020 10:35 AM					
+ DERM CU CORE	AMIRIZADEH, KEANOUSH	IP	8/20/2020 10:32 AM	8/20/2020 10:34 AM	8/20/2020 11:32 AM				
IMPORT			8/20/2020 10:31 AM	8/20/2020 10:31 AM	8/21/2020 10:31 AM				
+ UPFRONT FEES			8/20/2020 10:31 AM	8/20/2020 10:32 AM	8/21/2020 10:31 AM				
INTAKE			8/20/2020 10:31 AM	8/20/2020 10:31 AM	8/21/2020 10:31 AM				

- From this screen you can access the following functionality:
 - **Import** additional/missing/corrected documents and submit the application back to disapproved review areas (**Rework**) after initial reviews are done.
 - **Access a list of all the documents** that have been submitted relating to the application.

Using the Import/Rework Function

Complete the following steps to submit a rework:

- 1 Upload files
- 2 Reviews to rework
- 3 Confirm

Start Import/Rework

Instructions

General Instructions and Guidelines

Please, review these instructions and guidelines before completing the Permit Application Submission form. **Ensure that you are using Google Chrome as your web browser.**

1. Plans and supporting documentation meeting established Concurrent Review Guidelines
 - a. All drawings and supporting documents in the plan package must be in PDF format.
 - b. PDF files shall have only one layer (flattened) without any embedded objects.
 - c. PDF files shall not be encrypted or password protected.
 - d. Documents should be scanned at no greater than 300 dpi.
 - e. Adobe Portfolio PDF types are not accepted.
2. File naming and size limit
 - a. The file name shall not contain:
 - i. Any leading or trailing spaces.
 - ii. Special characters such as: parenthesis "(", ";", double periods ".", question marks "?"; etc.
 - b. The discipline is the primary method of classification for file names. Each file shall contain the discipline code as the first letter of the file name, followed by a user-definable numerical field that closely corresponds to the sheet sequence number.
 - i. For example A-101

- If a review was disapproved and corrections are required (rework) or additional documents uploaded, you must use the **Import/Rework tab**.
 - Important General Instructions and Guidelines for importing and reworking a review are provided on the right-hand side of the page.
- To begin the import/rework process select the green **Start Import/Rework** button.

Using the Import/Rework Function

MU20020046

Contact Name: **KEANOUSH AMIRIZADEH**

Submittal Type: **Electronic**

Submittal Status: **Rework**

Municipality: **DORAL**

Tracking Date: **8/20/2020 10:31 AM**

Correction For Rework Import Errors NO EXPEDITE

Submittal Status: **Rework**

Last Notified: **8/20/2020 10:34 AM / Email**

Plan Revision:

Storage Location: **None**

Applications

Process Certificate

MUA20020046

Tracking Import/Rework Documents

1 Upload files 2 Reviews to rework 3 Confirm

← Back + Add files... 0 files selected Clear Start Import Next

Please upload any associated files. Ensure that the file(s) follow the guidelines.

Document	Size	Status
----------	------	--------

Open

Organize New folder

Name	Date modified	Type
A-0.0-09252019	7/20/2020 3:34 PM	Adobe
A-0.1-09252019	7/20/2020 3:34 PM	Adobe
A-0.1-11252019	7/20/2020 3:34 PM	Adobe
A-0.2-09252019	7/20/2020 3:34 PM	Adobe
A-0.2-11252019	7/20/2020 3:34 PM	Adobe
A-0.3-09252019	7/20/2020 3:34 PM	Adobe

File name: "A-0.2-11252019" "A-0.1-09252019" Adobe Acrobat Document

Open Cancel

1. Select the blue **+Add files...** button
2. Pick the relevant files from your computer. *To select multiple files press the Ctrl key on the keyboard while choosing all the documents.*
3. Once all files are selected click **Open**
4. Once done click the green **Start Import** button.

Using the Import/Rework Function

1 Upload files 2 Reviews to rework 3 Confirm

448.0 KB 3 files (1.04 MB)

Add more files **Next**

Please upload any associated files. Ensure that the file(s) follow the guidelines.

Document	Size	Status
A-0.3-09252019.PDF	286.46 KB	Imported Successfully
A-0.2-11252019.PDF	400.78 KB	Imported Successfully
A-0.1-11252019.PDF	379.93 KB	Imported Successfully

Instructions

General Instructions and Guidelines

Please, review these instructions and guidelines before completing the Permit Application Submission form. **Ensure that you are using Google Chrome as your web browser.**

- Plans and supporting documentation meeting established Concurrent Review Guidelines
 - All drawings and supporting documents in the plan package must be in PDF format.
 - PDF files shall have only one layer (flattened) without any embedded objects.
 - PDF files shall not be encrypted or password protected.
 - Documents should be scanned at no greater than 300 dpi.
 - Adobe Portfolio PDF types are not accepted.
- File naming and size limit
 - The file name shall not contain:
 - Any leading or trailing spaces.
 - Special characters such as: parenthesis “()”; double periods “.”; question marks “?”; etc.
 - The discipline is the primary method of classification for file names. Each file shall contain the discipline code as the first

5. Once the files have been *Imported Successfully*...

- More files can be added by clicking the blue **Add more files** button, or
- If no more files need to be added, click the blue **Next** button to continue with the process.

If you attempt to submit a file with a duplicate name, the system will recommend a new file name for you to accept.

Using the Import/Rework Function

1 Upload files — 2 Reviews to rework — 3 Confirm

Back Next

Please select the REVIEWS needed for rework (check all that apply).

Review	Disposition
<input checked="" type="checkbox"/> DERM CU CORE	D

Instructions

General Instructions and Guidelines

Please, review these instructions and guidelines before completing the Permit Application Submission form. **Ensure that you are using Google Chrome as your web browser.**

- Plans and supporting documentation meeting established Concurrent Review Guidelines
 - All drawings and supporting documents in the plan package must be in PDF format.
 - PDF files shall have only one layer (flattened) without any embedded objects.
 - PDF files shall not be encrypted or password protected.
 - Documents should be scanned at no greater than 300 dpi.
 - Adobe Portfolio PDF types are not accepted.

6. Place a checkmark in the boxes next to all the review areas that you would like to route your corrections to.
7. Click the blue **Next** button.

Using the Import/Rework Function

MUZ0020046

Correction For Rework Import Errors NO EXPEDITE

Contact Name: KEANOUSH AMIRIZADEH	Submittal Type: Electronic
Submittal Status: Rework	Last Notified: 8/20/2020 10:34 AM / Email
Municipality: DORAL	Plan Revision:
Tracking Date: 8/20/2020 10:31 AM	Storage Location: None

Applications

Process	Certificate
MUA20020046	

Tracking Import/Rework Documents 6

1 Upload files 2 Reviews to rework 3 Confirm

Back Submit

Ensure you have imported all necessary documents before proceeding.
You have selected to rework to the below requested reviews:

DERM CU CORE

Instructions

General Instructions and Guidelines

Please, review these instructions and guidelines before completing the Permit Application Submission form. **Ensure that you are using Google Chrome as your web browser.**

- Plans and supporting documentation meeting established Concurrent Review Guidelines
 - All drawings and supporting documents in the plan package must be in PDF format.
 - PDF files shall have only one layer (flattened) without any embedded objects.
 - PDF files shall not be encrypted or password protected.
 - Documents should be scanned at no greater than 300 dpi.

8. Ensure every necessary document has been loaded.
9. Verify that all the reviews that need to be reworked are listed on the screen.
 - a. If additional documents need to be uploaded or reviews selected, please use the blue **Back** button to navigate to the previous screens. *Do not use your browser's back button.*
10. Click the green **Submit** button to complete the process.
 - a. A message will appear on the upper right-hand corner of the screen confirming *"Review(s) checked-in successfully."*

Viewing Document List Function

MU20020046

Contact Name: **KEANOUSH AMIRIZADEH** Submittal Type: **Electronic**

Submittal Status: **Rework** Last Notified: **8/20/2020 10:34 AM / Email**

Municipality: **DORAL** Plan Revision:

Tracking Date: **8/20/2020 10:31 AM** Storage Location: **None**

Applications

Process: **Certificate**

MUA20020046

Tracking Import/Rework **Documents 7**

Filter documents

Import Date	Document Name	Document Type	Document Status
8/20/2020 10:31:39 AM	SECTION C DETAILS.pdf	PLAN	Active
8/20/2020 10:35:09 AM	DERM ASBESTOS.pdf	PLAN	Active
8/20/2020 10:35:29 AM	CONTACT SHEET 8-20-2020.PDF	PLAN	Active
8/21/2020 10:22:44 AM	CONTACT SHEET 8-21-2020.PDF	PLAN	Active
8/21/2020 9:55:01 AM	A-0.1-11252019.PDF	PLAN	Active
8/21/2020 9:55:01 AM	A-0.2-11252019.PDF	PLAN	Active
8/21/2020 9:55:02 AM	A-0.3-09252019.PDF	PLAN	Active

Show 10 entries

Showing 1 to 7 of 7 entries

First Previous 1 Next Last

- Use the **Documents** tab to view a list of all the documents submitted under the application.
 - The **Filter documents** field allows you to filter the list by any of the available columns.
 - Click on the *column headings* to change the sort order of the lists (i.e. sort by Import Date or Document Name).



Viewing your Approval Document



Application Approval

- Once all reviews are approved and fees paid, the **Approval of Municipal Application for Certificate of Use or Business License** will be sent, as an attachment, to the email submitted at the time of application.

MIAMI-DADE COUNTY
APPROVAL OF MUNICIPAL APPLICATION
FOR CERTIFICATE OF USE OR BUSINESS LICENSE

FOLIO: 2530310270010
ZONING DISTRICT: BU-2

CERT NO: 20020010MU
PROCESS NO: MUA20020010
DATE OF ISSUANCE: August 03, 2020

MIAMI-DADE COUNTY
FLORIDA

THIS APPROVAL MUST BE POSTED ON PREMISES

CORP NAME / DBA:
BUSINESS ADDRESS: DOLPHIN
100 MIRACLE MILE STE 310
CORAL GABLES FL, 33134
BUSINESS USE: ADULT BOOK STORE
USE SPECIFICS:

LEGAL DESCRIPTION: DOLPHIN MALL, PB 156-82 T-20071 TRACTS A & B LESS PORT AS DESC ON OR 18730-4209 ON PAGE 4259 & PORT OF TR A DESC BEG 386.01FTS & 133.31FTE OF W1/4 COR OF SEC 31 53 40 TH N 03 DEG E 140.72FT NLY-NELY AD 17.38FT S 01 DEG E 6.64FT SLY - SELY - ELY AD 21.53FT S 84 DEG E 379.79FT ELY - NELY AD 11.77FT N 51 DEG E 84.84FT NELY - NLY AD 11.78FT N 06 DEG E 92.67FT SELY AD 21.13FT S 39 DEG E 35.62FT SELY - ELY AD 35.04FT WLY - SWLY - SLY AD 45.49FT S 06 DEG W 72.95FT SLY - SWLY AD 23.56FT S 51 DEG W 58.40FT SWLY - WLY AD 23.56FT N 84 DEG W 104.62FT WLY - SWLY - SLY AD 39.27FT S 06 DEG W 90.34FT SLY - SWLY AD 24.02FT SWLY - SLY AD 30.64FT NLY - NWLY AD 52.59FT N 06 DEG E 112.77FT N 84 DEG W 225.47FT S 05 DEG W 16.52FT SLY - SWLY - WLY AD 7.68FT N 86 DEG W 16.62FT S 03 DEG W 48.57FT S 01 DEG E 25.78FT NWLY - NLY AD 30.58FT TO POB & LESS PORT OF TR A DESC BEG 231.04FTS & 153.8FTE OF W1/4 COR OF SEC 31 53 40 TH N 01 DEG W 48.09FT ELY AD 21.73FT S 84 DEG E 27.85FT ELY - SELY AD 26.81FT S 55 DEG E 7.43FT S 83 DEG E 48.55FT N 65 DEG E 8.49FT ELY AD 27.03FT S 84 DEG E 86.42FT ELY - NELY AD 23.48FT N 51 DEG E 151.74FT NELY - ELY AD 130.68FT S 06 DEG W 48.66FT NWLY - WLY - SWLY AD 96.34FT S 51 DEG W 151.74FT SWLY - WLY AD 58.71FT N 84 DEG W 66.42FT WLY - SWLY AD 3.41FT S 85 DEG W 18.77FT N 83 DEG W 72.19FT N 55 DEG W 18.80FT WLY AD 4.28FT N 86 DEG W 27.85FT WLY - SWLY AD 16.57FT TO POB & LESS PORT OF TR A DESC BEG 458.69FTS & N 145.88FTE OF W1/4 COR OF SEC 31 53 40 TH N 01 DEG W 47.15FT ELY AD 11.55FT S 87 DEG E 14.82FT ELY AD 3.56FT N 86 DEG E 18.44FT S 84 DEG E 72.41FT S 55 DEG E 18.37FT SELY - ELY AD 3.23FT S 83 DEG E 56.14FT ELY - SELY AD 51.36FT SLY AD 9.31FT SWLY - SLY AD 36.61FT SLY AD 4.97FT NWLY - WLY AD 38.03FT N 83 DEG W 56.14FT WLY - NWLY AD 25.60FT N 55 DEG W 6.65FT N 84 DEG W 49.67FT S 68 DEG W 7.43FT WLY AD 22.44FTN 87 DEG W 14.83FT WLY AD 8.04FT TO POB LOT SIZE 4610185 SQ FT MIL FAU 30 3031 000 0010 FAU 30 3031 027 0010

PAGE 1 OF 2

MIAMI-DADE COUNTY
APPROVAL OF MUNICIPAL APPLICATION
FOR CERTIFICATE OF USE OR BUSINESS LICENSE

FOLIO: 2530310270010
ZONING DISTRICT: BU-2

CERT NO: 20020010MU
PROCESS NO: MUA20020010
DATE OF ISSUANCE: August 03, 2020

MIAMI-DADE COUNTY
FLORIDA

THIS APPROVAL MUST BE POSTED ON PREMISES

----- C O N D I T I O N S -----

(RER) THIS CERTIFICATE OF USE DOES NOT RELIEVE THE APPLICANT FROM COMPLIANCE WITH ANY FEDERAL, STATE, OR LOCAL REGULATIONS.

(RER) THE CERTIFICATE OF USE IS VALID FOR AN UNLIMITED TIME OR AS INDICATED BELOW PROVIDED THERE ARE NO CHANGES TO THE USE, BUSINESS NAME OR OWNERSHIP, OR EXPANSIONS, ALTERATIONS OR ADDITIONS TO THE APPROVED USE. ALL CHANGES LISTED ABOVE WILL REQUIRE ISSUANCE OF A NEW CERTIFICATE OF USE.

(RER) YOU ARE ALSO REQUIRED TO ALLOW MIAMI-DADE COUNTY INSPECTORS ACCESS AT ANY REASONABLE TIME TO CONDUCT AN INSPECTION.

(DECU) MUST COMPLY WITH IW

(DECU) DRY USE ONLY

(DECU) NO MELTING

PAGE 2 OF 2

The “Approval of Municipal Application for Certificate of Use or Business License” will not be available until all pending fees have been paid and all reviews are approved.

Application Approval

- The approval document may also be accessed online on the portal on the Tracking Details page.
 - Locate the Certificate Number on the upper right-hand side of the page.
 - Click the number to download the PDF file.

The screenshot displays the Miami-Dade County portal interface. At the top left is the Miami-Dade County logo, and at the top right is a 'Sign in' link. Below the header is a search bar containing 'MU20020056' and a search icon. To the right of the search bar are three action links: 'Correction For Rework' (with a pencil icon), 'Import Errors' (with a red bug icon), and 'NO EXPEDITE' (with a lightning bolt icon). The main content area is divided into two columns. The left column contains a table with application details:

Contact Name:	ARIANNE OLIVA	Submittal Type:	Electronic
Submittal Status:	Issued	Last Notified:	8/24/2020 12:41 PM / Email
Municipality:	SWEETWATER	Plan Revision:	
Tracking Date:	8/24/2020 11:33 AM	Storage Location:	None

The right column is titled 'Applications' and contains a table with two columns: 'Process' and 'Certificate'. The 'Certificate' column has a red box around the text '20020056MU', which is a clickable link.

Process	Certificate
MUA20020056	20020056MU

The “Approval of Municipal Application for Certificate of Use or Business License” will not be available until all pending fees have been paid and all reviews are approved.

Questions/Assistance?

If you have questions about the municipal review process or encounter problems using this new feature, send an email to dermplanner@miamidade.gov.

From: Arguinzoni, Charles </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=98330418451B48B2A10F9900942AE740-ARGUINZONI,>
Subject: RE: Permit # BL-21-07-7359 - CO Request - 03-07-24
To: Team M.E.D. <permits@medexpeditors.com>
Sent: March 11, 2024 11:57 AM (UTC-04:00)
Attached: 4440 PONCE DE LEON BLVD - STE#1600 - CO - BL21077359.pdf

Charles T. Arguinzoni
City of Coral Gables
305-569-1802

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Thursday, March 7, 2024 4:17 PM
To: Arguinzoni, Charles <carguinzoni@coralgables.com>
Subject: Re: Permit # BL-21-07-7359 - CO Request - 03-07-24

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Sir,

Please could you advise on what is needed to complete a Request for CO on this Permit# BL-21-07-7359.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Date: Wednesday, January 10, 2024 at 5:31 PM
To: Arguinzoni, Charles <carguinzoni@coralgables.com>
Subject: Permit # BL-21-07-7359 - TCO Request - 01-10-24

Good morning Sir,

Please see the attached TCO Request for Permit # BL-21-07-7359. Please advise on this.

Best regards,

Felix Agapay



Felix Agapay

Sr. Update and Permit Specialist

M.E.D. Expeditors

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MEExpeditors.com

55 Merrick Way #214

Coral Gables, Florida 33134

Certificate of Occupancy



City of Coral Gables

Parcel Address: 4440 PONCE DE LEON BLVD
1600
CORAL GABLES, FL 33146-1831

Permit Number: BL-21-07-7359

Owner: CITY OF CORAL GABLES
PO BOX 617905
CHICAGO, IL 60661-7905

Permit Holder: DRAKE CONSTRUCTION COMPANY

Parcel Number: 03-4120-067-0060

Legal Description: MERRICK PLAT PB 168-022
T-21692 LOT 1 BLK 2 LOT SIZE
102910 SQ FT M/L FAU
03-4120-017-1690 PER LEASE

Project Description:

COMMERCIAL INTERIOR ALTERATIONS *** EXT. WORK UNDER SEPERATE PERIT *** (ARHAUS FURNITURE SUITE 1600) \$3,046,200 (BUILDING COST BASED ON SQUIRE FOOTAGE AS PER THE BUILDING OFFICIAL)

Building Code: FBC

Use and Occupancy: MERCANTLE

Version: 2020

Occupant Load: 240

Construction Type: IIB

Fire Sprinklers:

As-built lowest floor elevation has been provided.

This Certificate of Occupancy certifies that the building and premises located at the above address have been inspected and found to comply with the Florida Building Code, Ordinances of the City of Coral Gables, Zoning Regulations and all other applicable regulations.

Date: 1/16/24


Building Official

From: Arguinzoni, Kathy </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=07B4417A182542A2BE00275A79665D8C-ARGUINZONI,>
Subject: RE: 358 SAN LORENZO AVE #1057
To: Team M.E.D. <permits@medexpeditors.com>
Sent: April 2, 2024 8:10 AM (UTC-04:00)
Attached: cu #20917.pdf

Hi Veronica,

I show 342 San Lorenzo Ave #1057 – Not 358.
Please see attachment above for the prior tenant.

Kind regards,

Katherine Arguinzoni
Certificate of Use
KArguinzoni@Coralgables.com
(305) 460-5269

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Friday, March 29, 2024 2:20 PM
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: 358 SAN LORENZO AVE #1057

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Mrs. Arguinzoni,

Could you please assist us in obtaining the previous CU for space #1057 at 358 San Lorenzo for the comment below?

Remarks: **DERM CORE - M2024011103**

Code	Description
0214	Remarks -MUST SUBMIT LAST CERTIFICATE OF USE FOR UNIT #1057.

If you have any questions regarding these review comments, please contact Marta Hidalgo via telephone at (786) 315-2840 or by email at marta.hidalgo@miamidade.gov.

Best regards,



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134



**The City of Coral Gables
Certificate of Use**

CERTIFICATE NO: CU-0000020917

DATE ISSUED: 07/05/22

INVOICE NO: 00273097

When approved, this "Certificate of Use" shall serve as a formal verification that the proposed use specified on this certificate is a permitted use at the property specified on this certificate and has been found to meet all of the parking requirements of The City of Coral Gables "Zoning Code", and has also been determined to meet "Concurrency". This "Approval" is based upon the permitted plans on file with The City of Coral Gables and the information provided by the applicant. If the information provided in connection with the application for this "Certificate of Use" is incorrect, or if any work has commenced at the property without the proper approvals and permits, this "Certificate of Use" shall be NULL and VOID.

This "Certificate of Use" is being issued for the following described property:

Street Address: 342 SAN LORENZO AVE
 Suite #: 1057
 City: CORAL GABLES
 State: FL
 ZIP Code: 33146

Legal Desc: MERRICK PLAT PB 168-022 LOT 4 BLK 1 LOT SIZE 511185 SQ FT M/L
 FAU 03-4120-017-1470 BLDG AU 03-4120-067-0041

Folio Number: 03-4120-067-0040
 Square Footage: 2700
 Proposed Use: WOMEN'S CLOTHING & ACCESSORIES

Use District: COMMERCIAL DISTRICT
 Land Use Designation: RETAIL SALES AND SERVICES
 Complies with Use: Y
 Complies with Concurrency: Y
 Complies with Parking: Y

Action: APPROVED

Comments: RETAIL - WOMEN'S CLOTHING STORE - DRY USE ONLY PER DERM -
 MUA22094332

This "Certificate of Use" applies only to the above specified proposed use and the above specified property within 180 days from the issuance of this "Certificate of Use". This "Certificate of Use" is valid for a period of one year from the date of issuance and must be renewed on a yearly basis. A Business Tax Application and any permits for any construction, renovation or remodeling work must be obtained prior to the commencement of the use specified in this "Certificate of Use".

LAFAYETTE 148 INC
 LAFAYETTE 148 NEW YORK
 141 FLUSHING AVE, BLDG 77, 14TH FL
 ATTN: FINANCE
 BROOKLYN, NY 11205

Expiration Date: 07/04/23

Issued by Kathy Arguinzoni

Charles Wu
 Concurrency Administrator

From: Hernandez, Analyn </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=A36902A7D9FA424EB55DD256A2A57E4E-HERNANDEZ,>
Subject: RE: Error when adding contractor to permit #BLDB-23-12-2209
To: Team M.E.D. <permits@medexpeditors.com>
Sent: March 6, 2024 11:57 AM (UTC-05:00)

Thank you.

Sincerely,

Analyn Hernandez
Permit Clerk Supervisor
City of Coral Gables
427 Biltmore Way,
Coral Gables, Florida 33134
Main Phone: (305) 460-5383
Cell : (305) 619-5302



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Wednesday, March 6, 2024 11:15 AM
To: Hernandez, Analyn <ahernandez2@coralgables.com>
Subject: Error when adding contractor to permit #BLDB-23-12-2209

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Please see the error when trying to add contractor as an applicant or Contractor to contacts.

The screenshot shows a web application interface with a navigation bar at the top containing links like Dashboard, Forms, Home, Video Tutorials, Apply, My Work, Today's Inspections, Fee Estimator, Pay Invoices, Search, and Calendar. Below the navigation bar, there is a 'Back to Record' link and an 'Add Contact' section. The 'Add Contact' section has a dropdown menu set to 'Applicant'. A search bar contains the text 'rick avello'. A 'Warning' dialog box is overlaid on the screen, displaying the message: 'Warning: Unable to add contact on this record, please contact jurisdiction.' Below the dialog box, there is a table of search results. The table has columns for Favorite, First Name, Address, Company, and Email. The first row shows a star icon, the name 'Rick Avello', the address '6811 SW 81 Teerace Miami FL 33143', the company 'Exclusive Construction & Roofing Group, Inc', and the email 'ravello@exclusivecg.com'. There is an 'Add' button next to the email. At the bottom of the table, there is a pagination control showing 'Results per page 10' and '1 - 1 of 1'.

Thank you in advance for your time and consideration,

Felix Agapay



Felix Agapay

Sr. Update and Permit Specialist

M.E.D. Expeditors

Permits | Licenses | Code Violations

(786) 431-1299 | 1 (833) MED-PERMITS

MEDEXpeditors.com

55 Merrick Way #214

Coral Gables, Florida 33134

From: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: RE: Certificate of Use - LBT
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Castro, Jeanette <jcastro@coralgables.com>; Thomas, Felicia <fthomas@coralgables.com>
Sent: March 13, 2024 12:17 PM (UTC-04:00)
Attached: cu #21491.pdf, APPLICATION - LBT.pdf

Hi Felix,

Please see attachment above for the Certificate of Use.
Please print for your records.

The ladies copied above can assist you with the Local Business Tax.
Please see attachment above for the LBT application.

Have a great day! 😊

Kind regards,

Katherine Arguinzoni
Certificate of Use
KArguinzoni@Coralgables.com
(305) 460-5269

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Tuesday, March 5, 2024 4:33 PM
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: CU Application for Visual Comfort - 4218 Ponce De Leon Blvd # 300 - DERM Approved CU - 03-05-24

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Please see attached the DERM approved CU for Visual Comfort for your review.

Best regards,

Felix Agapay



Felix Agapay

Sr. Update and Permit Specialist

M.E.D. Expeditors

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MEDEXpeditors.com

55 Merrick Way #214

Coral Gables, Florida 33134



**The City of Coral Gables
Certificate of Use**

CERTIFICATE NO: CU-0000021491

DATE ISSUED: 01/20/24

INVOICE NO: 00288542

When approved, this "Certificate of Use" shall serve as a formal verification that the proposed use specified on this certificate is a permitted use at the property specified on this certificate and has been found to meet all of the parking requirements of The City of Coral Gables "Zoning Code", and has also been determined to meet "Concurrency". This "Approval" is based upon the permitted plans on file with The City of Coral Gables and the information provided by the applicant. If the information provided in connection with the application for this "Certificate of Use" is incorrect, or if any work has commenced at the property without the proper approvals and permits, this "Certificate of Use" shall be NULL and VOID.

This "Certificate of Use" is being issued for the following described property:

Street Address: 4216 PONCE DE LEON BLVD
 Suite #: 300
 City: CORAL GABLES
 State: FL
 ZIP Code: 33146

Legal Desc: CORAL GABLES INDUSTRIAL SEC PB 28-22 LOTS 8 TO 11 INC BLK 6
 LOT SIZE 110.000 X 100 OR 19228-4232 0800 4

Folio Number: 03-4120-017-1400
 Square Footage: 4000
 Proposed Use: RETAILER - LUXURY LIGHTING & CEILING FANS

Use District: MIXED-USE 2 DISTRICT
 Land Use Designation: RETAIL SALES AND SERVICES
 Complies with Use: Y
 Complies with Concurrency: Y
 Complies with Parking: Y

Action: APPROVED

Comments: RETAIL - LUXURY LIGHTING - DRY USE ONLY PER DERM -
 MU24001242

This "Certificate of Use" applies only to the above specified proposed use and the above specified property within 180 days from the issuance of this "Certificate of Use". This "Certificate of Use" is valid for a period of one year from the date of issuance and must be renewed on a yearly basis. A Business Tax Application and any permits for any construction, renovation or remodeling work must be obtained prior to the commencement of the use specified in this "Certificate of Use".

CIRCA LIGHTING LLC
 VISUAL COMFORT
 513 W JONES ST
 SAVANNAH, GA 31401

Expiration Date: 01/19/25

Issued by Kathy Arguinzoni

Charles Wu
 Concurrency Administrator

Finance Department/Collection Division
 Coral Gables City Hall
 405 Biltmore Way
 Coral Gables, FL 33134
 305-460-5296
www.coralgables.com

City of Coral Gables
Local Business Tax Application



Tax Year _____
 (Tax period expires September 30th)
 Customer # _____
 Account # _____

This application is NOT your Business Tax Receipt. Do not operate the business until the Certificate of Use and the Business Tax Receipt are issued.

TO BE COMPLETED BY APPLICANT

Business Name (DBA) _____

Name of Owner / President / Partnership / Corp. Name _____

Business Address _____ Suite _____

Business Phone _____ Square Footage _____

Contact Name _____ Cell Phone _____

Email Address _____

Start Date at this Location _____ Does this business have a location outside the United States (Y/N)? _____

Federal ID or Social Security No. _____ State License/Bar No. _____

Dept. of Agriculture No. _____ Driver License No. _____

Type of Business (be specific) _____

Number of Employees _____ Number of Seats / Units / Cost Value of Merchandise Carried _____

Mailing Address (if different) _____ Suite _____

Attn _____ City _____ State _____ Zip Code _____

Date _____ Print Name _____ Signed _____

LSWEAR THE INFORMATION GIVEN HEREON IS TRUE AND CORRECT (Owner, Officer or Manager)

NOTES:

- Qualifying food service providers and stores (as defined in Sec. 34-187, City of Coral Gables Code) are prohibited from selling, using, offering for sale or use or providing food/beverages in expanded polystyrene containers. Certain exceptions apply (as provided in Sec. 34-188(b) of the City Code) and waivers may be provided in specific circumstances (pursuant to Sec. 34-190 of the City Code). Violations may result in the imposition of fines.
- Retail establishment (as defined in Sec. 34-191, City of Coral Gables Code) are prohibited from providing to any customer a single-use carry out plastic bag. Certain exceptions apply (as provided in Sec. 34-191 (c) of the City Code). Violations may result in the imposition of fines. Retail establishments can propose innovative and creative environmentally sustainable alternative programs that eliminate the use of single use plastic bags.

CITY OF CORAL GABLES OFFICE USE ONLY

Classification/s _____

New Renewal Transfer of Location / Ownership

Other _____

Folio _____

Amount Paid _____

Date _____

Check No. _____

Received By _____

Inspection Fee \$ 25.00

Document Filing Fee 1.00

Recording Fee 7.00

Fire Inspection Fee _____

Transfer Fee _____

Prior Year Tax _____

Penalty _____

Business Tax _____

Total Due \$ _____

From: Arguinzoni, Kathy </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=07B4417A182542A2BE00275A79665D8C-ARGUINZONI,>
Subject: RE: Certificate of Use - Review - Victoria's Secret LLC - 358 San Lorenzo Ave #2211 -Customer #253581 - BLDB-23-11-2186
To: Team M.E.D. <permits@medexpeditors.com>
Sent: February 15, 2024 11:40 AM (UTC-05:00)

Hi Felix,
Erick Tejera has the application for review.
When he completes the review, I will e-mail you with further instructions.
Kind regards,
Katherine Arguinzoni
Certificate of Use
KArguinzoni@Coralgables.com
(305) 460-5269

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Wednesday, February 14, 2024 12:10 PM
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: Re: BLDB-23-11-2186 - 358 San Lorenzo Ave #2211 - Victoria Secret - CU Application 02-13-24

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Kathy,

Please see the updated document attached with the Coral Gables, FL address that should be there.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMIT
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134



From: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Date: Wednesday, February 14, 2024 at 11:45 AM
To: Team M.E.D. <permits@medexpeditors.com>
Subject: RE: BLDB-23-11-2186 - 358 San Lorenzo Ave #2211 - Victoria Secret - CU Application 02-13-24

Hi Felix,

Please fix the application to show the business location.
I know it's not in OHIO.. 😊 😊 😊

Katherine Arguinzoni
Certificate of Use
KArguinzoni@Coralgables.com
(305) 460-5269

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Tuesday, February 13, 2024 4:35 PM
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: BLDB-23-11-2186 - 358 San Lorenzo Ave #2211 - Victoria Secret - CU Application 02-13-24

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Ms. Kathy,

Please see attached the CU application for Victoria Secret.

Best regards,



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

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.

From: Ramirez, Douglas </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=19A39D0C788E48EF99013E1839476EE6-RAMIREZ, DO>
Subject: RE: BLDB-24-03-2408 - 342 SAN LORENZO AVE #1057
To: Team M.E.D. <permits@medexpeditors.com>
Sent: April 3, 2024 12:42 PM (UTC-04:00)

Good afternoon, we will look into this and advise.

Douglas A. Ramirez, PE, FRSE, CBO
Deputy Director for Development Services
City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134
(305)476-7239 direct dial



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Wednesday, April 3, 2024 12:31 PM
To: Ramirez, Douglas <dramirez@coralgables.com>
Subject: BLDB-24-03-2408 - 342 SAN LORENZO AVE #1057

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Mr. Ramirez,

On behalf of the tenant for 342 San Lorenzo #1057, they would like to point out that there may be an error in the review time given for this process. The plan was submitted on 03-20-24, and the due date is 05-01-24. Please verify if this is correct for a storefront so we may relay the message to their team.

Thank you in advance,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Maria, Daniela </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=361395324a0a48ff8046333102ec6e18-Maria, Dani>
Subject: Re: BLDR-23-08-4182
To: Team M.E.D. <permits@medexpeditors.com>
Sent: April 4, 2024 10:22 AM (UTC-04:00)

Good morning,

If there is a landscape architect, that is who should complete the landscape legend. If not, then the architect can complete.

best,

Daniela Maria

Landscape Plan Reviewer and Inspector

Development Services Department

City of Coral Gables

427 Biltmore Way,

Coral Gables, FL 33134

305-569-1857



From: Team M.E.D. <permits@medexpeditors.com>

Sent: Thursday, April 4, 2024 9:40 AM

To: Maria, Daniela <dmaria@coralgables.com>

Subject: Re: BLDR-23-08-4182

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning,

We wanted to follow up on this as the owner wants to further understand who will need to complete the legend:

Could you please help us understand who should complete the landscape legend? Should it be a landscape architect or the engineer/architect on record for this plan? Your response would be greatly appreciated, as the owner is eager to finalize this plan.

Thank you in advance,

Veronika Cueto



Veronika Cueto

Events & Marketing Specialist | Jr. Permit Update Specialist

M.E.D. Expeditors

Permits | Licenses | Code Violations

(786) 431-1299 | 1 (833) MED-PERMITTS

MEExpeditors.com

55 Merrick Way #214

Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>

Date: Wednesday, April 3, 2024 at 5:15 PM
To: dmaria@coralgables.com <dmaria@coralgables.com>
Subject: BLDR-23-08-4182

Good afternoon Daniella,

Could you please help us understand who should complete the landscape legend? Should it be a landscape architect or the engineer/architect on record for this plan? Your response would be greatly appreciated, as the owner is eager to finalize this plan.

Thank you in advance,



From: Maria, Daniela </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=361395324a0a48ff8046333102ec6e18-Maria, Dani>
Subject: Re: BLDR-23-08-4182
To: Ben Milgram <Ben@hellochapter.com>
Cc: Andres Garcia <Andres.Garcia@hellochapter.com>; Team M.E.D. <permits@medexpeditors.com>
Sent: April 3, 2024 8:32 AM (UTC-04:00)
Hi,

The landscape legend would not be on the tree survey. This information is typically on a site plan/existing planting plan where you have the property, extents of the residence and the proposed new layout of the residence.

For information needing to be provided in the legend, please refer to section 6-105 of the zoning code.

Best,

Daniela Maria

Landscape Plan Reviewer and Inspector

Development Services Department

City of Coral Gables

427 Biltmore Way,

Coral Gables, FL 33134

305-569-1857



From: Ben Milgram <Ben@hellochapter.com>
Sent: Wednesday, April 3, 2024 7:59 AM
To: Maria, Daniela <dmaria@coralgables.com>
Cc: Andres Garcia <Andres.Garcia@hellochapter.com>; Team M.E.D. <permits@medexpeditors.com>
Subject: Re: BLDR-23-08-4182

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good Morning,

Is there a specific format for the landscape legend?

The tree survey shows every tree and plant that is on the property.

Thanks,
Ben

From: Maria, Daniela <dmaria@coralgables.com>
Sent: Wednesday, April 3, 2024 7:54:27 AM
To: Ben Milgram <Ben@hellochapter.com>
Cc: Andres Garcia <Andres.Garcia@hellochapter.com>; Team M.E.D. <permits@medexpeditors.com>
Subject: Re: BLDR-23-08-4182

Good morning,

The comments call for zoning landscape legend which is to be filled out.

Best,

Daniela Maria

Landscape Plan Reviewer and Inspector

Development Services Department

City of Coral Gables

427 Biltmore Way,

Coral Gables, FL 33134

305-569-1857



From: Ben Milgram <Ben@hellochapter.com>

Sent: Tuesday, April 2, 2024 7:00 PM

To: Maria, Daniela <dmaria@coralgables.com>

Cc: Andres Garcia <Andres.Garcia@hellochapter.com>; Team M.E.D. <permits@medexpeditors.com>

Subject: Re: BLDR-23-08-4182

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Hello Daniela,

I hope this email finds you well.

We uploaded a tree survey which includes all the existing landscaping, we are not making any modifications to the landscaping.

I hope this will remove your comment in regards to this permit.

Thanks,



Ben Milgram
Chapter Miami President

e. ben@hellochapter.com

w. www.hellochapter.com

p. 305-707-8792

a. 252 NW 29th St, 9th Floor, Miami, FL 33127



From: Ben Milgram <Ben@hellochapter.com>

Sent: Wednesday, March 20, 2024 3:04 PM

To: Maria, Daniela <dmaria@coralgables.com>

Cc: Andres Garcia <Andres.Garcia@hellochapter.com>; Team M.E.D. <permits@medexpeditors.com>

Subject: Re: BLDR-23-08-4182

Hello Daniela,

I hope you're well.

Just wanted to follow up on the below email.

Thanks,



Ben Milgram
Chapter Miami President

e. ben@hellochapter.com
w. www.hellochapter.com
p. 305-707-8792
a. 252 NW 29th St, 9th Floor, Miami, FL 33127



From: Ben Milgram
Sent: Monday, March 18, 2024 5:35 PM
To: Maria, Daniela <dmaria@coralgables.com>
Cc: Andres Garcia <Andres.Garcia@hellochapter.com>
Subject: BLDR-23-08-4182

Hello Daniela,

I hope this email finds you well.

In regard to your comment - we are not making any modifications to the landscaping, it's all existing to remain. Why do we need to provide a landscape set?

We have a tree survey which shows the existing conditions (see attached), will that be sufficient?

Your assistance is much appreciated.

Thanks,



Ben Milgram
Chapter Miami President

e. ben@hellochapter.com
w. www.hellochapter.com
p. 305-707-8792
a. 252 NW 29th St, 9th Floor, Miami, FL 33127



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.

From: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: RE: Certificate of Use - LBT - 241 Sevilla Ave
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Castro, Jeanette <jcastro@coralgables.com>; Thomas, Felicia <fthomas@coralgables.com>
Sent: April 16, 2024 7:59 AM (UTC-04:00)
Attached: cu #21543.pdf, APPLICATION - LBT.pdf

Hi Madeline,

Please see attachment above for the Certificate of Use.
Please print for your records.

The ladies copied above can assist you with the Local Business Tax.
Please see attachment above for the LBT application.

Have a great day! 😊

Kind regards,

Katherine Arguinzoni
Certificate of Use
KArguinzoni@Coralgables.com
(305) 460-5269

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Thursday, April 11, 2024 3:45 PM
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: 241 Sevilla CU

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

I hope all is well, please see the attached to complete the CU process. Thank you.

Best regards,

Madeline Perez



Madeline Perez
Executive Office Director
M.E.D. Expeditors
(786) 431-1299 | (786) 383-8505
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134



**The City of Coral Gables
Certificate of Use**

CERTIFICATE NO: CU-0000021543

INVOICE NO: 00289722

DATE ISSUED: 04/12/24

When approved, this "Certificate of Use" shall serve as a formal verification that the proposed use specified on this certificate is a permitted use at the property specified on this certificate and has been found to meet all of the parking requirements of The City of Coral Gables "Zoning Code", and has also been determined to meet "Concurrency". This "Approval" is based upon the permitted plans on file with The City of Coral Gables and the information provided by the applicant. If the information provided in connection with the application for this "Certificate of Use" is incorrect, or if any work has commenced at the property without the proper approvals and permits, this "Certificate of Use" shall be NULL and VOID.

This "Certificate of Use" is being issued for the following described property:

Street Address:	241 SEVILLA AVE
Suite #:	
City:	CORAL GABLES
State:	FL
ZIP Code:	33134
Legal Desc:	CORAL GABLES CRAFTS SEC PB 10-40 LOTS 35 THRU 42 BLK 15 LOT SIZE 200.000 X 100 OR 19439-0713 1200 1
Folio Number:	03-4117-005-4260
Square Footage:	1200
Proposed Use:	CAFE W/ (32) INDOOR SEATS - NO ALCOHOL
Use District:	MIXED-USE 3 DISTRICT
Land Use Designation:	RESTAURANTS, FAST FOOD
Complies with Use:	Y
Complies with Concurrency:	Y
Complies with Parking:	Y
Action:	APPROVED
Comments:	CAFE W/ (32) INDOOR SEATS - NO ALCOHOL - APPROVED BY DERM - MU23011364

This "Certificate of Use" applies only to the above specified proposed use and the above specified property within 180 days from the issuance of this "Certificate of Use". This "Certificate of Use" is valid for a period of one year from the date of issuance and must be renewed on a yearly basis. A Business Tax Application and any permits for any construction, renovation or remodeling work must be obtained prior to the commencement of the use specified in this "Certificate of Use".

DEL MONTE DINING LLC
FRSHST CAFE
241 SEVILLA AVE

CORAL GABLES, FL 33134

Expiration Date: 04/11/25

Issued by Kathy Arguinzoni

Charles Wu
Concurrency Administrator

Finance Department/Collection Division
 Coral Gables City Hall
 405 Biltmore Way
 Coral Gables, FL 33134
 305-460-5296
www.coralgables.com

City of Coral Gables
Local Business Tax Application



Tax Year _____
 (Tax period expires September 30th)
 Customer # _____
 Account # _____

This application is NOT your Business Tax Receipt. Do not operate the business until the Certificate of Use and the Business Tax Receipt are issued.

TO BE COMPLETED BY APPLICANT

Business Name (DBA) _____

Name of Owner / President / Partnership / Corp. Name _____

Business Address _____ Suite _____

Business Phone _____ Square Footage _____

Contact Name _____ Cell Phone _____

Email Address _____

Start Date at this Location _____ Does this business have a location outside the United States (Y/N)? _____

Federal ID or Social Security No. _____ State License/Bar No. _____

Dept. of Agriculture No. _____ Driver License No. _____

Type of Business (be specific) _____

Number of Employees _____ Number of Seats / Units / Cost Value of Merchandise Carried _____

Mailing Address (if different) _____ Suite _____

Attn _____ City _____ State _____ Zip Code _____

Date _____ Print Name _____ Signed _____

LSWEAR THE INFORMATION GIVEN HEREON IS TRUE AND CORRECT (Owner, Officer or Manager)

NOTES:

- Qualifying food service providers and stores (as defined in Sec. 34-187, City of Coral Gables Code) are prohibited from selling, using, offering for sale or use or providing food/beverages in expanded polystyrene containers. Certain exceptions apply (as provided in Sec. 34-188(b) of the City Code) and waivers may be provided in specific circumstances (pursuant to Sec. 34-190 of the City Code). Violations may result in the imposition of fines.
- Retail establishment (as defined in Sec. 34-191, City of Coral Gables Code) are prohibited from providing to any customer a single-use carry out plastic bag. Certain exceptions apply (as provided in Sec. 34-191 (c) of the City Code). Violations may result in the imposition of fines. Retail establishments can propose innovative and creative environmentally sustainable alternative programs that eliminate the use of single use plastic bags.

CITY OF CORAL GABLES OFFICE USE ONLY

Classification/s _____

New Renewal Transfer of Location / Ownership

Other _____

Folio _____

Amount Paid _____

Date _____

Check No. _____

Received By _____

Inspection Fee \$ 25.00

Document Filing Fee 1.00

Recording Fee 7.00

Fire Inspection Fee _____

Transfer Fee _____

Prior Year Tax _____

Penalty _____

Business Tax _____

Total Due \$ _____

From: Hernandez, Analyn </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=A36902A7D9FA424EB55DD256A2A57E4E-HERNANDEZ,>
Subject: RE: Permit extension for BL-20-06-6087 - permit expires 04/11/2024
To: Team M.E.D. <permits@medexpeditors.com>
Sent: April 10, 2024 1:42 PM (UTC-04:00)

No attachment in this email.

Sincerely,

Analyn Hernandez

Permit Clerk Supervisor

City of Coral Gables

427 Biltmore Way,

Coral Gables, Florida 33134

Main Phone: (305) 460-5383

Cell : (305) 619-5302



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Wednesday, April 10, 2024 12:46 PM
To: DevelopmentServices <DevelopmentServices@coralgables.com>
Cc: Hernandez, Analyn <ahernandez2@coralgables.com>
Subject: Permit extension for BL-20-06-6087 - permit expires 04/11/2024

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Please see the attached letter and permit app to extend permit # BL-20-06-6087 / 2800 Ponce De Leon Blvd. Please note the permit expires 04/11/2024.

Best regards,

Madeline Perez



Madeline Perez

Executive Office Director

M.E.D. Expeditors

(786) 431-1299 | (786) 383-8505

MEDexpeditors.com

55 Merrick Way #214

Coral Gables, Florida 33134

From: Lopez, Manuel </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=049CE03389BF4F8599ADB6A6490F958A-LOPEZ, MANU>
Subject: RE: R358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Follow up
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Casey Candelaria <casey.candelaria@vuori.com>; Lundgren, Matt <matt.lundgren@thelawrencegroup.com>; Rafol, Christie <christie.rafol@thelawrencegroup.com>; Santiago, Eugenio <esantiago@coralgables.com>
Sent: March 18, 2024 7:07 AM (UTC-04:00)

Are there any details? This needs to be more clear.

Thank you,

*Manuel Z. Lopez P.E.
Building Official
Development Services Department
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134
Office: (305) 460-5242*

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Friday, March 15, 2024 1:28 PM
To: Lopez, Manuel <mlopez@coralgables.com>
Cc: Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Casey Candelaria <casey.candelaria@vuori.com>; Lundgren, Matt <matt.lundgren@thelawrencegroup.com>; Rafol, Christie <christie.rafol@thelawrencegroup.com>; Santiago, Eugenio <esantiago@coralgables.com>
Subject: R358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Follow up

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Mr. Lopez,

We are following up on the below email to confirm the use of;

**I believe only steel or impact glass can be filling the space between the tubes.
Again, discuss it with Mr. Manny Lopez, PE, BO who is copied here.**

Could you please advise for we are pending this information to complete the correction request for submittal and review. Please advise on this.

Best regards,



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Santiago, Eugenio <esantiago@coralgables.com>
Date: Wednesday, March 6, 2024 at 9:35 AM
To: Rafol, Christie <christie.rafol@thelawrencegroup.com>, Team M.E.D. <permits@medexpeditors.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>, Hunt, Isis <ihunt@coralgables.com>, Sarah Crutchfield <sarah.crutchfield@vuori.com>, Casey Candelaria <casey.candelaria@vuori.com>, Lundgren, Matt <matt.lundgren@thelawrencegroup.com>
Subject: RE: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team

Manny, is this ok with us?
If it is, please let them know
Eugenio M. Santiago, PE, CBO
Structural Engineer
City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134
(305)476-7296 direct dial



From: Rafol, Christie <christie.rafol@thelawrencegroup.com>
Sent: Wednesday, March 6, 2024 7:21 AM
To: Santiago, Eugenio <esantiago@coralgables.com>; Team M.E.D. <permits@medexpeditors.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>; Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Casey Candelaria <casey.candelaria@vuori.com>; Lundgren, Matt <matt.lundgren@thelawrencegroup.com>
Subject: RE: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mr. Santiago, Mr. Lopez,

We have 3/16" aluminum sheets/paneling to be used as structural sheathing on top of our aluminum tubular sections. In discussion with the landlord and their current Design Criteria, this has been previously approved by the City of Coral Gables and Miami-Dade county to be used as an alternative to the masonry that the structural comment we had in question was referring to. Where we do not have the steel tubular framing, we will have storefront.

As mentioned previously, we will include this in our formal response letter with our re-submission.

Please let us know if there are any other concerns.

Thank you,

Christie Rafol

Design Professional



Celebrating 40 years!

From: Santiago, Eugenio <esantiago@coralgables.com>
Sent: Thursday, February 29, 2024 9:22 AM
To: Rafol, Christie <christie.rafol@thelawrencegroup.com>; Team M.E.D. <permits@medexpeditors.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>; Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Casey Candelaria <casey.candelaria@vuori.com>; Lundgren, Matt <matt.lundgren@thelawrencegroup.com>
Subject: RE: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team

Mr. Rafol,

I believe only steel or impact glass can be filling the space between the tubes.

Again, discuss it with Mr. Manny Lopez, PE, BO who is copied here.

Best regards,

Eugenio M. Santiago, PE, CBO

Structural Engineer

City of Coral Gables

427 Biltmore Way

Coral Gables, FL 33134

(305)476-7296 direct dial



From: Rafol, Christie <christie.rafol@thelawrencegroup.com>
Sent: Thursday, February 29, 2024 8:58 AM
To: Santiago, Eugenio <esantiago@coralgables.com>; Team M.E.D. <permits@medexpeditors.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>; Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Casey Candelaria <casey.candelaria@vuori.com>; Lundgren, Matt <matt.lundgren@thelawrencegroup.com>
Subject: RE: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Thank you for your response to our question, Mr. Santiago.

We have steel tube framing as the construction of our exterior walls so we will be in compliance with what is required. We will submit a written narrative in response to all the structural comments we received in totality and

will include this information in our response, as well.

We appreciate you taking the time to clarify.

All the best,

Christie Rafol

Design Professional



Celebrating 40 years!

From: Santiago, Eugenio <esantiago@coralgables.com>
Sent: Wednesday, February 28, 2024 9:17 AM
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>; Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Rafol, Christie <christie.rafol@thelawrencegroup.com>; Casey Candelaria <casey.candelaria@vuori.com>
Subject: RE: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team

Mr. Agapay,
Another option is steel or storefront.
Again, the final decider on this matter is our Building Official, Mr. Manny Lopez'
Perhaps you can arrange a meeting with him to discuss further.

Best regards,
Eugenio M. Santiago, PE, CBO
Structural Engineer
City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134
(305)476-7296 direct dial



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Tuesday, February 27, 2024 5:16 PM
To: Santiago, Eugenio <esantiago@coralgables.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>; Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Rafol, Christie <christie.rafol@thelawrencegroup.com>; Casey Candelaria <casey.candelaria@vuori.com>
Subject: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mr. Santiago,

On behalf of the design team on process # **BLDB-24-01-2291**, we would like to request a call with the design team to further discuss the below comment on this process. We would to get some guidance and help to properly address this comment for this work. We have copied the design team for visibility. Please advise on your availability for this meeting at your earliest convenience.

7) A-202: as per City of Coral Gables Zoning Code, all exterior wall surfaces must be concrete masonry or reinforced concrete.

Thank you in advance for your time and consideration,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

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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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.

From: Del Valle, Ann </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=746352E904864E24902E6EE439B1DA19-DEL VALLE,>
Subject: RE: 1051 SAN PEDRO - BLDR-22-06-1738
To: 'Team M.E.D.' <permits@medexpeditors.com>
Sent: April 19, 2024 8:04 AM (UTC-04:00)

Good morning,

Thank you for your email.

Please provide proof of payment (scanned pdf file of the receipt will do) and **the contact information** of who paid this bond so that we can disburse the amount to them. Also, kindly provide their exact business name/person's name and mailing address.

Should you have any questions, feel free to reach out to me.

Best regards,
Ann Caroline Del Valle

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Thursday, April 18, 2024 2:30 PM
To: Del Valle, Ann <adelvalle@coralgables.com>
Subject: 1051 SAN PEDRO - BLDR-22-06-1738

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

We wanted to know if we could please refund the bond for 1051 SAN PEDRO - BLDR-22-06-1738

Best regards,



From: Ramirez, Douglas </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=19A39D0C788E48EF99013E1839476EE6-RAMIREZ, DO>
Subject: RE: BLDB-24-03-2408 - 342 SAN LORENZO AVE #1057
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Del Valle, Ann <adelvalle@coralgables.com>; Oliva, Julio <joliva@coralgables.com>
Sent: April 8, 2024 4:36 PM (UTC-04:00)

Good afternoon Ms. Cueto,

After looking into this, the timeline specified is appropriate for the scope of work. This permit is including structural framing as well as the storefront to enclose the new tenant space.

We are exploring the possibility of creating a new permit type to cover instances like this one.

It will need to be reviewed by 10 disciplines, but many will likely have no comments. Please allow until the due date and let us know if we can be of further assistance.

Thank you and have a great day.

Douglas A. Ramirez, PE, FRSE, CBO
Deputy Director for Development Services
City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134
(305)476-7239 direct dial



From: Ramirez, Douglas
Sent: Friday, April 5, 2024 4:47 PM
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Del Valle, Ann <adelvalle@coralgables.com>; Oliva, Julio <joliva@coralgables.com>
Subject: RE: BLDB-24-03-2408 - 342 SAN LORENZO AVE #1057

Good afternoon, we have been working with out IT department to find the root of the issue. Thank you.

Douglas A. Ramirez, PE, FRSE, CBO
Deputy Director for Development Services
City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134
(305)476-7239 direct dial



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Friday, April 5, 2024 4:22 PM
To: Ramirez, Douglas <dramirez@coralgables.com>
Subject: Re: BLDB-24-03-2408 - 342 SAN LORENZO AVE #1057

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Following up on the email below.

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Ramirez, Douglas <dramirez@coralgables.com>
Date: Wednesday, April 3, 2024 at 12:41 PM
To: Team M.E.D. <permits@medexpeditors.com>
Subject: RE: BLDB-24-03-2408 - 342 SAN LORENZO AVE #1057

Good afternoon, we will look into this and advise.

Douglas A. Ramirez, PE, FRSE, CBO
Deputy Director for Development Services
City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134
(305)476-7239 direct dial



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Wednesday, April 3, 2024 12:31 PM
To: Ramirez, Douglas <dramirez@coralgables.com>
Subject: BLDB-24-03-2408 - 342 SAN LORENZO AVE #1057

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Mr. Ramirez,

On behalf of the tenant for 342 San Lorenzo #1057, they would like to point out that there may be an error in the review time given for this process. The plan was submitted on 03-20-24, and the due date is 05-01-24. Please verify if this is correct for a storefront so we may relay the message to their team.

Thank you in advance,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

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From: Arguinzoni, Kathy </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=07B4417A182542A2BE00275A79665D8C-ARGUINZONI,>
Subject: RE: Certificate of Use - DERM - Victoria's Secret - 350 San Lorenzo Ave #2211 - Customer #253581
To: Team M.E.D. <permits@medexpeditors.com>
Sent: February 17, 2024 6:29 AM (UTC-05:00)
Attached: Victoria's Secret - 350 San Lorenzo Ave #2211 - Customer #253581.pdf, Municipal CU Portal Guide.pdf

Hi Felix,

All applications require Miami Dade County, DERM approval prior to Coral Gables approval.

The payment for the Certificate of Use application (\$114.19) comes after the DERM approval.

Miami Dade (786) 315-2800 or (305) 372-6899 for any questions.

Please see attachment above to upload file with Miami Dade County, DERM for review.

Here is the web link: <https://wwwx.miamidade.gov/Apps/RER/EPSPortal> - Also, **make sure you are using Google Chrome and the documents must be in .PDF format to upload them.**

Your link from the web page should be the last one on the page under the title "Submit for Review and Approval a Municipal Certificate of Use". Click "Municipal CU" button to start the process. On that new page click "New Certificate of Use application".

-----"STOP" ----- (Only if DERM requires an allocation letter - continue below)...

DERM requires an "allocation letter," you can find the form at: <https://www.miamidade.gov/permits/library/sewer-allocation.pdf>

Please complete section 1a, 1b and 1c. and submit to the City (Public Works: pwdepartment@coralgables.com) to complete section 2 which you can then submit to DERM to complete your application process with them.

Email me back their one-page certificate approval for us to process your CU.

Kind regards,

Katherine Arguinzoni
Certificate of Use
KArguinzoni@Coralgables.com
(305) 460-5269

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Wednesday, February 14, 2024 12:10 PM
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: Re: BLDB-23-11-2186 - 358 San Lorenzo Ave #2211 - Victoria Secret - CU Application 02-13-24

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Kathy,

Please see the updated document attached with the Coral Gables, FL address that should be there.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMIT
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134



From: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Date: Wednesday, February 14, 2024 at 11:45 AM
To: Team M.E.D. <permits@medexpeditors.com>
Subject: RE: BLDB-23-11-2186 - 358 San Lorenzo Ave #2211 - Victoria Secret - CU Application 02-13-24

Hi Felix,

**Please fic the application to show the business location.
I know it's not in OHIO.. 😊 😊 😊**

Katherine Arguinzoni
Certificate of Use
KArguinzoni@Coralgables.com
(305) 460-5269

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Tuesday, February 13, 2024 4:35 PM
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: BLDB-23-11-2186 - 358 San Lorenzo Ave #2211 - Victoria Secret - CU Application 02-13-24

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Ms. Kathy,

Please see attached the CU application for Victoria Secret.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
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55 Merrick Way #214
Coral Gables, Florida 33134

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Development Services/Concurrency Office
305-460-5269
www.coralgables.com

City of Coral Gables
Certificate of Use



Activity # _____

Certificate of Use # _____

Cos f. # 253581.

*emailed for Derm 2/17/24
E.T. Review 2/15/24*

TO BE COMPLETED BY APPLICANT

Business Contact Name: Bruce Larsen

Email Address: blarsen@victoria.com Cell #: 614-205-7518

Business Name: Victoria's Secret

DBA Name: _____

Business Address: 350 San Lorenzo Ave Unit/Suite #: #2211

Zip Code: 33146 Square Footage of Unit/Suite: 5,466

Check here if you would like the Certificate of Use to be mailed to you.

Mailing address if different from above: _____

Prior Tenant: Victoria's Secret - Retail CU # of Prior Tenant: 10197

Nature of Business (description of type of business proposed, type of merchandise carried, or nature of services rendered):

Intimate apparel and beauty products

Permit Number (if there was renovation, expansion, establishment of use, or new construction): BLDB-23-11-2186

Signature of applicant verifies the above information is true and correct and subject to the City's False Claim Ord. (Chapter 39 City Code). I understand the conditions under which my Certificate of Use (CU) is being approved and accept that no changes or refunds can be made once issued. I am authorized to sign for the business and understand that any misrepresentation of information on this application may result in the revocation of the CU and/or possible enforcement action being initiated against the business and/or its authorized representatives.

Please note, there will be a \$114.19 fee payable to the "City of Coral Gables" via our Online services to process the application after you have received your Miami Dade County Approval.

Date: 2/12/24 Print Name: Bruce Larsen Signature: [Handwritten Signature]

*Felix Agapay
permits@mcDEXpeditors.com*

TO BE COMPLETED BY DEPARTMENT STAFF ONLY

0030?

Folio #: 03 4120 067 0040 Lot: _____

Block: _____ Sect.: _____

Proposed Use: STORE Prior Use: STORE Existing Zoning: MX2

Restrictions: Retail - INTIMATE APPAREL & BEAUTY products

Required parking provided _____ Year built: _____

Approved Denied Signature:  Date: 2/16/24

Notes: See BLDB-23-11-2186

COUNTY DEPARTMENT OF ENVIRONMENTAL REGULATIONS MANAGEMENT (DERM) REVIEW BELOW

MUNICIPAL APPLICATION FOR CERTIFICATE OF USE/OCCUPATIONAL LICENSE

*Section 1 & 2 must be completed prior to submittal for review accompanied with the municipal application along with the payment of the initial review fee. Submittal of application may result in further reviews and additional fees incurred.


DATE

02-13-24

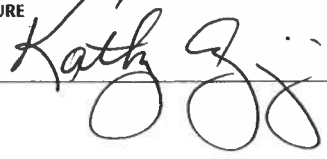
SECTION 1 – BUSINESS INFORMATION (to be completed by Applicant)

SITE/BUSINESS ADDRESS 350 San Lorenzo Ave, Coral Gables FL 33146		UNIT/SUITE# 2211	PROPERTY TAX FOLIO NUMBER 03-4120-067-0040	
BUSINESS OWNER NAME Corporation (no single owner)		BUSINESS NAME OR DBA Victoria's Secret		
MAILING ADDRESS Four Limited Parkway		CITY Reynoldsburg	STATE OH	ZIP 43068
CORPORATE OFFICER/PARTNER/AUTHORIZED REPRESENTATIVE (NAME & TITLE) Bruce Larsen, VP Store Design/Construction		TELEPHONE NUMBER 614-205-7518	E-MAIL blarsene@victoria.com	
SQUARE FOOTAGE OF UNIT(S): 5,466		PROPOSED USE/TYPE OF BUSINESS Intimate apparel & beauty products		
Please note that a lease agreement may be requested to verify square footage.)		Please note that some business types may require a DERM Operating Permit. To determine if your business requires an operating permit(s), please see page 2 of this application. this application		

Signature of applicant confirms the above information is true and correct. I understand the conditions under which my Certificate of Use (CU) is being approved and accept that no changes or refunds can be made once issued.

PRINT NAME Bruce Larsen	SIGNATURE 
----------------------------	---

SECTION 2 – MUNICIPAL INFORMATION (to be completed by Municipal Official or Staff)

MUNICIPAL CERTIFICATE OF USE APPLICATION NUMBER	PREVIOUS USE/TYPE OF BUSINESS AT THIS LOCATION Retail - CU # 10197 store	DATE OF LAST APPROVAL 1/17/23
Was a building permit required to establish/expand the current proposed use? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If Yes, provide the following:		
MUNICIPAL BUILDING PERMIT NUMBER BLDB - 23 - 11 - 2184	MIAMI-DADE COUNTY MUNICIPAL BUILDING APPROVAL NUMBER	
MUNICIPAL OFFICIAL PRINT NAME Kathy Arguin Zoni	TITLE Plans Coord Asst.	
SIGNATURE  2/15/24	TELEPHONE NUMBER (305) 460-5269	

Department of
Regulatory and
Economic Resources
(RER)



REVIEW AND APPROVAL
OF A
MUNICIPAL
CERTIFICATE OF USE



Introduction

- Use this feature of the **Plan Status & Application Submittal Portal** to submit *municipal certificate of use/business license applications* for the following:
 - Establishment of a new business at any location
 - Relocation of an existing business
 - A change in a business use or operation
 - An expansion in a business use or operation
 - Temporary uses that exceed 45 days
 - Pop-up business that exceeds 45 days in the same location

The screenshot displays the Miami-Dade Department of Regulatory & Economic Resources Plan Status & Application Submittal Portal. The page is organized into several functional sections:

- Search status of Applications & Plans:** A search bar with the placeholder text "Enter tracking or application" and a magnifying glass icon.
- Register an Account:** A section with a "NEW!" badge. It lists benefits of registering an account, such as access to a My Applications page, easy location and tracking of submissions, pre-population of submission information, and the ability to submit reworks. A "My Applications" button is provided.
- Building Permit-Related Applications & Plans Submissions:** A section explaining that this is for submissions processed at the Miami-Dade Permitting & Inspection Center or Overtown Transit Village 2nd Floor. It includes a "Building Permits" button.
- DERM Program & Permit Review Submissions:** A section for submissions requiring DERM program or permit review, such as Class I-VI permits, Tree permits, and EQCB applications. It includes a "DERM Permits" button.
- Submit for Review and Approval a Municipal Certificate of Use:** A section for Miami-Dade County reviews and approvals of Municipal Certificates of Use, Occupancy, Occupational, or other business licenses. It includes a "Municipal CU" button.

Before Starting an Application

Prior to applying with Miami-Dade County for review and approval of a Municipal Certificate of Use, the process **must** begin at the offices of the municipality where the business will be operating.

1. Complete *Section 1 - Business Information* of the **Municipal Application for Certificate of Use/Occupational License** Form.
2. A representative of the municipality will complete *Section 2 - Municipal Information*.

The Municipal Certificate of Use Application Number (if applicable to that municipality), and a signature are required before applying with Miami-Dade County.

Miami-Dade County Department of Regulatory and Economic Resources
MUNICIPAL APPLICATION FOR CERTIFICATE OF USE/OCCUPATIONAL LICENSE

*Section 1 & 2 must be completed prior to submittal for review accompanied with the municipal application along with the payment of the initial review fee. Submittal of application may result in further reviews and additional fees incurred.

DATE

SECTION 1 – BUSINESS INFORMATION (to be completed by Applicant)

SITE/BUSINESS ADDRESS	UNIT/SUITE#	PROPERTY TAX FOLIO NUMBER	
BUSINESS OWNER NAME		BUSINESS NAME OR DBA	
MAILING ADDRESS	CITY	STATE	ZIP
CORPORATE OFFICER/PARTNER/AUTHORIZED REPRESENTATIVE (NAME & TITLE)	TELEPHONE NUMBER	E-MAIL	
SQUARE FOOTAGE OF UNITS:	PROPOSED USE/TYPE OF BUSINESS		
<small>Please note that a lease agreement may be requested to verify square footage.)</small>	<small>Please note that some business types may require a DERM Operating Permit. To determine if your business requires an operating permit(s), please see page 2 of this application.</small>		
Signature of applicant confirms the above information is true and correct. I understand the conditions under which my Certificate of Use (CU) is being approved and accept that no changes or refunds can be made once issued.			
PRINT NAME	SIGNATURE		

SECTION 2 – MUNICIPAL INFORMATION (to be completed by Municipal Official or Staff)

MUNICIPAL CERTIFICATE OF USE APPLICATION NUMBER	PREVIOUS USE/TYPE OF BUSINESS AT THIS LOCATION	DATE OF LAST APPROVAL
Was a building permit required to establish/expand the current proposed use? <input type="checkbox"/> YES <input type="checkbox"/> NO	If Yes, provide the following:	
MUNICIPAL BUILDING PERMIT NUMBER	MIAMI-DADE COUNTY MUNICIPAL BUILDING APPROVAL NUMBER	
MUNICIPAL OFFICIAL PRINT NAME	TITLE	
SIGNATURE	TELEPHONE NUMBER	

dermplanreview@miamidade.gov http://www.miamidade.gov/building

123.01-015 PAGE 1 8/20

MIAMI-DADE COUNTY

Getting Ready to Submit

A **miamidade.gov** account is required to apply for the Review of a Municipal Certificate of Use.

- If you have a **miamidade.gov** account, you can sign in using the link on the upper right-hand corner of the **Plan Status & Application Submittal Portal**.
 - If you use other Miami-Dade County applications, such as **MeetQ**, you already have a **miamidade.gov** account.
 - If you don't currently have a miamidade.gov account, you can register after clicking the **Sign In** link.

MIAMI-DADE COUNTY

Sign in

Miami-Dade Department of Regulatory & Economic Resources

Plan Status & Application Submittal Portal

Search status of Applications & Plans

Search a tracking or application number(such as C, M, N and UP process numbers).

Register an Account **NEW!**

Registering an account with miamidade.gov offers added benefits such as:

- Access to My Applications page that lists your current and previous submissions.
- Easily locate and track the status of your submissions.
- Pre-populate submissions with contact information from registered account.
- Allows you to submit reworks to a UP number.

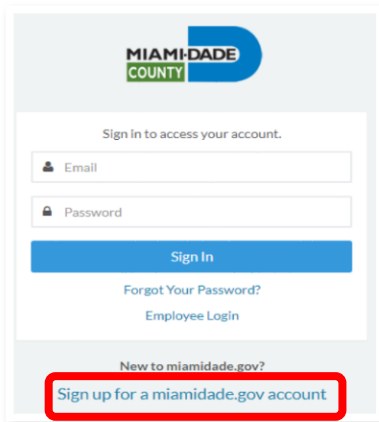
My Applications

Not registered with miamidade.gov?

If you are not registered with **miamidade.gov**, you must sign up for a **miamidade.gov** account.

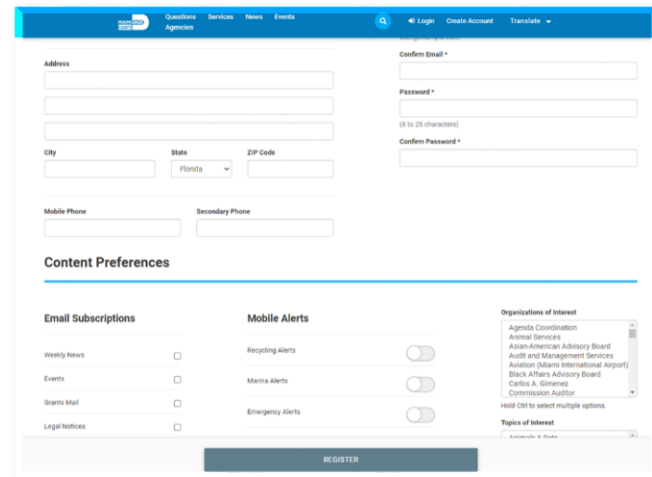
Step 1

Select sign up for a miamidade.gov account



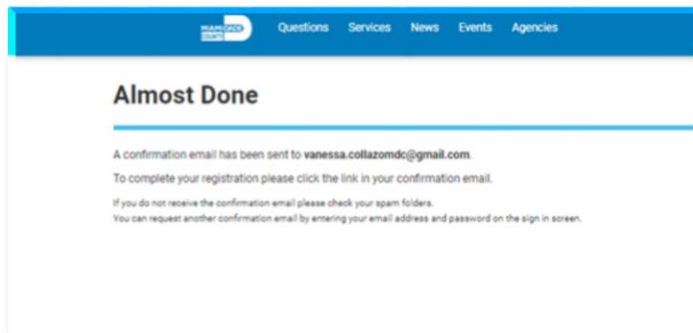
Step 2

Complete the registration process.



Step 3

After completion, click '**Confirm**' in the confirmation email to access the portal.



Starting an Application

- Once signed in, click the orange **Municipal CU** button under the **Submit for Review and Approval a Municipal Certificate of Use** section.



- As part of the application process you will need to upload some of the following documents. Have them available in PDF format, *no larger than 4 Gb in size*:
 - The signed and completed **Miami-Dade County Approval of Municipal Certificate of Use** application.
 - Executed Lease Agreement *clearly showing square footage, specific unit, and designated usage*.
 - A business process letter from business owner explaining business use.
 - Any *applicable* DERM Operating Permit Application(s).
 - A copy of your Water Utility Company's water and/or sewer bill if not serviced by Miami-Dade Water and Sewer or identify the Water Utility Company.

Starting an Application

- Once all the required documentation is ready, click the **New Certificate of Use Application** link to begin.

MIAMI-DADE COUNTY Sign in

Submit for Review and Approval a Municipal Certificate of Use

Use the link below to submit the following:
Applications for the following uses require County review and approval prior to the issuance of the municipal business license:

- Establishment of a new business at any location
- Relocation of an existing business
- A change in a business use or operation
- An expansion in a business use or operation
- Temporary uses that exceed 45 days
- Pop-up business that exceeds 45 days in the same location

Certain business may require a DERM operating permit application to be submitted prior to the approval of the municipal Certificate of Use application. Please refer to page 2 of the Miami-Dade County Approval of Municipal Certificate of Use application.

In certain cases, WASD, must approve the use before a business license is issued. If the proposed use results in an increase in water or sewage usage, verification review, and approval is required by WASD and, in some cases, the municipal utility. An example of when a WASD review would be required would be when a restaurant increases their capacity by adding inside or outside seating.

For additional information regarding WASD requirements, please email the WASD New Business Supervisors List at NewBusinessSupvList@miamidade.gov.

Getting ready to submit:
Make sure that you are using Google Chrome as your web browser. Allow 10 to 15 minutes to complete the online application process.

As part of the application process you will be required to upload the following document(s) (total upload of documents should not exceed **4 Gb**):

- Completed **Miami-Dade County Approval of Municipal Certificate of Use application**. Ensure the application has been signed of by the municipal official/staff.
- Executed Lease Agreement clearly showing square footage, specific unit, and designated usage. NOTE: If sq. ft. is not found in lease, tenants MUST provide a notarized letter signed by the landlord clearly indicating name, square footage, unit number and designated usage along with their lease.
- A Business process letter from business owner explaining business use.
 - For example: Animal Clinics – number of kennels for boarding, pet grooming sq. ft. area; Public Park – stating the Park’s visitor capacity; Restaurants – state if dinnerware is disposable or metal, disposable plates or ceramic, indoor/outdoor seating area, etc.
 - Specify if you use, store, handle or generate hazardous materials/waste. Explain if you generate liquid waste other than domestic sewer.
- Any applicable DERM Operating Permit Application(s). <https://www.miamidade.gov/permits/environmental-operating.asp>
- A copy of your Water Utility Company’s water and/or sewer bill if not serviced by Miami-Dade Water and Sewer or identify the Water Utility Company.

Once the application is submitted you will receive an application number and a confirmation email with further details on how to track the status of the application. You can then proceed to upload the documents and pay the initial application review fee. Forms of payment accepted are Mastercard, Visa, Discover, American Express, or e-check.

Upon completion of the review you will receive an email with the disposition of your application. You may be required to submit additional documentation or information related to the business use, and/or pay additional fees. Once all reviews are approved and fees paid you will receive the final approval certificate via email.

If you have questions about the municipal review process or encounter problems using this new feature, send an email to dermplanreview@miamidade.gov.

New Certificate of Use application

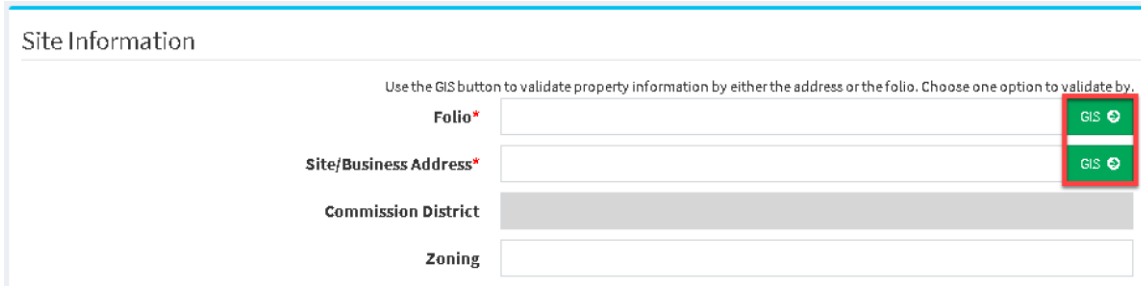


Starting and Completing an Application



Starting an Application

1. Make sure that you are using Google Chrome  as your web browser.
2. Enter either the **Folio Number** or **Site/Business Address** where the business will be operating and click the green **GIS** button to validate the folio/address. Choose one option to validate by.



Site Information

Use the GIS button to validate property information by either the address or the folio. Choose one option to validate by.

Folio* GIS

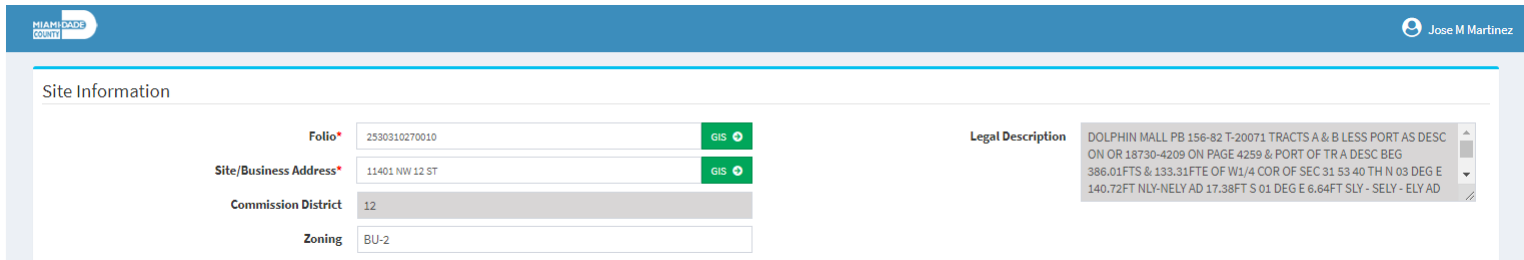
Site/Business Address* GIS

Commission District

Zoning

During the application process, fields with a red asterisk () are required to be completed in order to continue.*

Once the **Folio Number** or **Site/Business Address** has been validated, the address can be corrected if it is not the exact business address or if there is a unit/suite number. *If the address is amended to do not click the green GIS button again.*



MIAMI DADE COUNTY

Jose M Martinez

Site Information

Folio* 2530310270010 GIS

Site/Business Address* 11401 NW 12 ST GIS

Commission District 12

Zoning BU-2

Legal Description DOLPHIN MALL PB 156-82 T-20071 TRACTS A & B LESS PORT AS DESC ON OR 18730-4209 ON PAGE 4259 & PORT OF TR A DESC BEG 386.01FTS & 133.31FTE OF W1/4 COR OF SEC 31 53 40 TH N 03 DEG E 140.72FT NLY-NELY AD 17.38FT S 01 DEG E 6.64FT SLY - SELY - ELY AD

Completing the Application

3. Complete the **Application Details** section of the online form.

Application Details

Application Date	8/7/2020	Business Use*	RESTAURANT
Doing Business As		Use Specifics	
Certificate Type*	LAND	Previous Use*	RESTAURANT TAKE OUT ONLY
Application Type*	PERMANENT	Previous Use Specifics	
SQFT*	4000	Municipal CU Application #	1241256
		Municipal Permit #	BD19-008146-001-ME001
		Miami-Dade Building Approval #	C2020839110

Property Owner

4. Most of the **Property Owner** section will be automatically completed from information on the Property Appraiser's database. However, you can correct any of the fields
 - a. Enter the Business Name
 - b. Provide an email where notifications will be sent (optional)
 - c. Provide mailing address and telephone number

Property Owner

First Name*	DOLPHIN	Address*	432 COCONUT ISLE DR	Unit	
Last Name*	MALL ASSOC LTD PRTSHP	City*	FORT LAUDERDALE	State*	FL
Business Name*	Fulanito's Cafe	Country*	United States	Zip Code*	33301
Email*	fulanitocafe@gmail.com				
Phone*	3057161234				

Previous Next

5. Once completed press the green **Next** ►► button.

Completing the Application

The screenshot shows a web application form with two main sections: "Business Owner" and "Application Contact".

Business Owner Section:

- Radio buttons: Business Owner Individual, Entity, Corp, LLC, Etc.
- Fields: First Name* (MADISON), Last Name* (HOUSINGLTD), Email (Required@field.com), Phone (3059999999), Address* (120 FORBES BLVD), City* (MANSFIED), Country* (USA), State* (MA), Zip Code* (02048), Unit.
- Button: Copy from Property Owner

Application Contact Section:

- Fields: First Name* (MADISON), Last Name* (HOUSING LTD), Business Name* (empty), Email (Required@field.com), Phone (3059999999), Address* (120 FORBES BLVD), City* (MANSFIED), Country* (USA), State* (MA), Zip Code* (02048), Unit.
- Button: Copy from Business Owner

Navigation buttons: Previous (blue), Next (green).

6. Complete the **Business Owner** and **Application Contact** Information.

- If the **Business Owner** information is the same as the Property Owner, you can copy the information from the Property Owner by pressing the blue **Copy from Property Owner** button.
- If the **Application Contact** information is the same as the Business Owner, you can copy the information from the Business Owner by pressing the blue **Copy from Business Owner** button.

7. Once completed click the green **Next** ►► button.

Completing the Application

The screenshot shows a web form titled "Questions". It contains several questions and input fields:

- Question 1: "Do you use, store, handle or generate hazardous materials?*" with a "No" dropdown and a link: "Refer to definition of hazardous materials in Section 24-5 of Miami-Dade County Code of Ordinances".
- Question 2: "Do you use, store, handle or generate hazardous waste?*" with a "No" dropdown and a link: "Refer to definition of hazardous materials in Section 24-5 of Miami-Dade County Code of Ordinances".
- Question 3: "Do you generate liquid waste other than domestic sewer?*" with a "Yes" dropdown. To its right is a text box: "Describe the liquid waste and the quantity generated in gallons-per-day".
- Below Question 3 are three radio button options: "Fast - Food" (checked), "Take - Out", and "Full Service".
- Below Question 3 is a "Outdoor Seating" checkbox (checked).
- Input fields for "Indoor Areas SQFT", "Indoor Number of Seats", "Outdoor Seating SQFT", and "Outdoor Number of Seats".
- At the bottom right are "Previous" and "Next" buttons.

Red boxes and arrows highlight the "Fast - Food" and "Outdoor Seating" options, and their corresponding input fields.

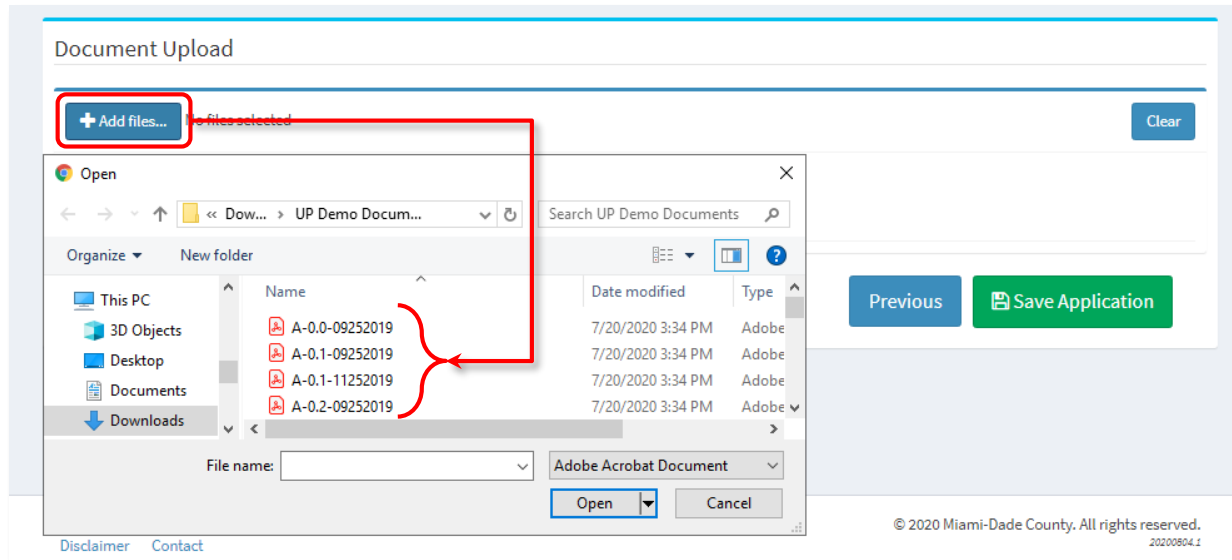
8. Respond to all the Questions.

a. Certain responses will require additional information. For example,

- Responding “Yes” to “Do you generate liquid waste other than domestic sewer?” Will require a description of “the liquid waste and the quantity generated in gallons-per-day.”
- Choosing “Fast Food, Take Out, Full Service” for restaurants will require the “Indoor Areas SQFT and Indoor Number of Seats.”
- Selecting “Outdoor Seating” will also require the “Outdoor Seating SQFT and Outdoor Number of Seats.”
- You can use the links provided to view the definition of hazardous materials/waste.

9. Once completed click the green **Next** ►► button.

Completing the Application



10. Before the application can be saved relevant documents will need to be uploaded.

- a. Select the blue **+Add files...** button
- b. Pick the relevant files from your computer. *To select multiple files press the Ctrl key on the keyboard while choosing the documents.*
- c. Once all files are selected click **Open**
- d. Once done click the green **Save Application** button.

Completing the Application

Your application was successfully created.

Tracking Number: **MU20020077**

Process Number: **MUA20020077**

You have pending fees. If you wish to pay now please visit [Pay upfront Fee](#)

Please save this confirmation for your records. If you have any questions or concerns, please email (RER) CU [Application Submissions](#).

[New certificate of use request](#) [Return Home](#)

- When the application has been “successfully created.” The system will display the Tracking and Process numbers.
- An email confirmation with further details on how to track the status of the application will be sent to the business owner and application contact.
- A link will be provided to the ePayment site to pay the Upfront Fees.
The review of the application cannot begin until the Upfront Fees have been paid.



If you have questions about the municipal review process or encounter problems using this new feature, send an email to dermplanreview@miamidade.gov.



Application Details

Viewing a Certificate of Use Application

Miami-Dade Department of Regulatory & Economic Resources
Plan Status & Application Submittal Portal

Search status of Applications & Plans

Search a tracking or application number(such as C, M, N and UP process numbers).


MUA20020015

Register an Account **NEW!**

Registering an account with miamidade.gov offers added benefits such as:

- Access to My Applications page that lists your current and previous submissions.
- Easily locate and track the status of your submissions.
- Pre-populate submissions with contact information from registered account.
- Allows you to submit reworks to a UP number.

My Applications

- After submitting an application for review, the status of the reviews can be accessed by:
 1. Searching for the MUA number in the **Search status of Applications & Plans** box on the home page, or
 2. Selecting the blue  **My Applications** button.

Viewing a Certificate of Use Application

- **Searching** for an Application Number will take you directly to the Application Details and the status of the reviews along with any disapproval comments that must be addressed by the applicant.
- Selecting **My Applications** from the home page will list all application submitted by you under your account.
 - Click on the *Process Number* to see the **Application Details**.
 - Click on the *Tracking Number* to view the **Tracking Details**, submit reworks, important additional documents, and view uploaded documents.



The screenshot shows a search interface with a search bar at the top. Below it is a table with columns for Tracking Number, Process Number, Permit Number, Address, Contact Name, Property Type, and Application Date. The table contains three rows of application data.


Tracking Number	Process Number	Permit Number	Address	Contact Name	Property Type	Application Date
MU20020077	MUA20020077		11401 NW 12 ST	JOSE M MARTINEZ	COMMERCIAL	8/7/2020
MU20020073	MUA20020073		430 S DIXIE HWY	JOSE M MARTINEZ	COMMERCIAL	8/6/2020
MU20020015	MUA20020015		1801 NW 117 AVE	JOSE M MARTINEZ	COMMERCIAL	8/4/2020

Certificate of Use Application Details

Application: MUA20020077

Summary Fees Conditions Questions

Process Number: MUA20020077	Tracking Number: MU20020077	Created Date: 8/7/2020
Property Type: Commercial	Alternate ID:	Created By: JOSE M MARTINEZ
Application Date: 8/7/2020	Application Type: PERMANENT	Modified Date: 8/7/2020
Address: 11401 NW 12 ST	Certificate Type: LAND	Modified By: JOSE M MARTINEZ
Square Footage: 4,000	Folio: 25-3031-027-0010	Municipal CU App #: 1241256
Business Use: RESTAURANT.		Municipal Permit #: BD19-008146-001-ME001
Previous Use: RESTAURANT TAKE OUT ONLY.		Building Approval #: C2020839110
Doing Business As:		Zoning: BU-2



Tasks/Reviews

Task	Current Disposition	Current Disp. Date	Reviewed By	Task Status	Task Status Date	Assigned To	Est. Comp. Date
DERM CU CORE	D	8/12/2020	JOSE MARTINEZ	Checked Out	8/12/2020		8/12/2020
UPFRONT FEES	A	8/12/2020		Checked Out	8/12/2020		8/10/2020
CU WASA	A	8/12/2020	JOSE MARTINEZ	Checked Out	8/12/2020		8/12/2020


- The **Summary** tab displays application details which is the information provided during the application process (e.g. Property Type, Address, the Use, Square Footage, etc.)
 - Also listed are the assigned reviews, current dispositions, completion dates
- The **Fees** tab will display fees assessed.
- The **Conditions** tab will show conditions stipulated for the use to be allowed.
- The **Questions** tab displays the responses provided at the time of the application.

C.U. Application Details – Disapproval Comments




Application: MUA20020077

Summary Fees Conditions Questions

Process Number: MUA20020077	Tracking Number: MU20020077	Created Date: 8/7/2020
Property Type: Commercial	Alternate ID:	Created By: JOSE M MARTINEZ
Application Date: 8/7/2020	Application Type: PERMANENT	Modified Date: 8/7/2020
Address: 11401 NW 12 ST	Certificate Type: LAND	Modified By: JOSE M MARTINEZ
Square Footage: 4,000	Folio: 25-3031-027-0010	Municipal CU App #: 1241256
Business Use: RESTAURANT.		Municipal Permit #: BD19-008146-001-ME001
Previous Use: RESTAURANT TAKE OUT ONLY.		Building Approval #: C2020839110
Doing Business As:		Zoning: BU-2



Tasks/Reviews

Task	Current Disposition	Current Disp. Date	Reviewed By	Task Status	Task Status Date	Assigned To	Est. Comp. Date
DERM CU CORE		8/12/2020	JOSE MARTINEZ	Checked Out	8/12/2020		8/12/2020
UPFRONT FEES		8/12/2020		Checked Out	8/12/2020		8/10/2020
CU WASA		8/12/2020	JOSE MARTINEZ	Checked Out	8/12/2020		8/12/2020

- The details of the disposition can be accessed by clicking on any of the disposition icons.
- When all dispositions are entered in a review cycle, an automatic email will be sent to application contacts.
- If you need to discuss the disposition, an email can be sent to the reviewer, by clicking on their name link. This will create an email using your computer's default email client. *You can also hover over the reviewer name to see their email address.*

C.U. Application Details – Fees and Conditions

Application: MUA20020077

\$ Fees Conditions Questions Summary

Fees

Invoice: I2020100161 **INVOICED**

Type	Code	Description	Qty	Amount	Surcharge	Applied Date	Paid Date
DERM	D014	Certificate Of Occupancy Rev	1	\$75.00		8/7/2020	
RSUR	SR01	RER 7.5% SURCHARGE	1	\$5.63		8/7/2020	
Total:				\$80.63			

- The **Fees** Tab will display all fees assessed on the application.
 - **Invoiced Fees** are still pending payment.
- Payments can be made by selecting the green **\$ Make a Payment** button.

Application: MUA20020077

\$ Fees Conditions Questions Summary

Conditions

Code	Description	Task Type	Created
0031	THE CERTIFICATE OF USE IS VALID FOR AN UNLIMITED TIME OR AS INDICATED BELOW PROVIDED THERE ARE NO CHANGES TO THE USE, BUSINESS NAME OR OWNERSHIP; OR EXPANSIONS, ALTERATIONS OR ADDITIONS TO THE APPROVED USE. ALL CHANGES LISTED ABOVE WILL REQUIRE ISSUANCE OF A NEW CERTIFICATE OF USE.	RER	08/07/2020 4:23 PM
0033	YOU ARE ALSO REQUIRED TO ALLOW MIAMI-DADE COUNTY INSPECTORS ACCESS AT ANY REASONABLE TIME TO CONDUCT AN INSPECTION.	RER	08/07/2020 4:23 PM
0032	THIS CERTIFICATE OF USE DOES NOT RELIEVE THE APPLICANT FROM COMPLIANCE WITH ANY FEDERAL, STATE, OR LOCAL REGULATIONS.	RER	08/07/2020 4:23 PM

- The **Conditions** Tab will display all conditions the business must comply with when operating.



Submitting Corrections (Reworks)




Locating the Correction/Rework Function

- Selecting the *Tracking Number* link from any of the screens where it is available will display the application's **Tracking Details**.

Application: MUA20020077

Process Number: MUA20020077	Tracking Number: MU20020077	Created Date: 8/7/2020
Property Type: Commercial	Alternate ID:	Created By: JOSE M MARTINEZ
Application Date: 8/7/2020	Application Type: PERMANENT	Modified Date: 8/7/2020
Address: 11401 NW 12 ST	Certificate Type: LAND	Modified By: JOSE M MARTINEZ
Square Footage: 4,000	Folio: 25-3031-027-0010	Municipal CU App #: 1241256
Business Use: RESTAURANT.		Municipal Permit #: BD19-008146-001-ME001
Previous Use: RESTAURANT TAKE OUT ONLY.		Building Approval #: C2020839110
Doing Business As:		Zoning: BU-2



Your application was successfully created.

Tracking Number: **MU20020077**

Process Number: **MUA20020077**

You have pending fees. If you wish to pay now please visit: [Pay upfront Fee](#)

Please save this confirmation for your records. If you have any questions or concerns, please email (RER) [Application Submissions](#).

[New certificate of use request](#) [Return Home](#)

Search:

Tracking Number	Process Number	Permit Number	Address	Contact Name	Property Type	Application Date
MU20020077	MUA20020077		11401 NW 12 ST	JOSE M MARTINEZ	COMMERCIAL	8/7/2020
MU20020073	MUA20020073		430 S DIXIE HWY	JOSE M MARTINEZ	COMMERCIAL	8/6/2020
MU20020015	MUA20020015		1801 NW 117 AVE	JOSE M MARTINEZ	COMMERCIAL	8/4/2020

Locating the Correction/Rework Function

MU20020046

Contact Name: **KEANOUSH AMIRIZADEH** Submittal Type: **Electronic**

Submittal Status: **Rework** Last Notified: **8/20/2020 10:34 AM / Email**

Municipality: **DORAL** Plan Revision:

Tracking Date: **8/20/2020 10:31 AM** Storage Location: **None**

Applications

Process Certificate

MUA20020046

Tracking Import/Rework Documents

Filter by reviews

Task	Reviewer	Service Type	Entry Date	Exit Date	Est. Comp. Date	Extension	Destination	Building Location	Comments
+ DERM CU CORE		IP	8/20/2020 10:35 AM		8/20/2020 11:35 AM				
STORAGE			8/20/2020 10:34 AM	8/20/2020 10:35 AM					
+ DERM CU CORE	AMIRIZADEH, KEANOUSH	IP	8/20/2020 10:32 AM	8/20/2020 10:34 AM	8/20/2020 11:32 AM				
IMPORT			8/20/2020 10:31 AM	8/20/2020 10:31 AM	8/21/2020 10:31 AM				
+ UPFRONT FEES			8/20/2020 10:31 AM	8/20/2020 10:32 AM	8/21/2020 10:31 AM				
INTAKE			8/20/2020 10:31 AM	8/20/2020 10:31 AM	8/21/2020 10:31 AM				

- From this screen you can access the following functionality:
 - **Import** additional/missing/corrected documents and submit the application back to disapproved review areas (**Rework**) after initial reviews are done.
 - **Access a list of all the documents** that have been submitted relating to the application.

Using the Import/Rework Function

Complete the following steps to submit a rework:

- 1 Upload files
- 2 Reviews to rework
- 3 Confirm

Start Import/Rework

Instructions

General Instructions and Guidelines

Please, review these instructions and guidelines before completing the Permit Application Submission form. **Ensure that you are using Google Chrome as your web browser.**

1. Plans and supporting documentation meeting established Concurrent Review Guidelines
 - a. All drawings and supporting documents in the plan package must be in PDF format.
 - b. PDF files shall have only one layer (flattened) without any embedded objects.
 - c. PDF files shall not be encrypted or password protected.
 - d. Documents should be scanned at no greater than 300 dpi.
 - e. Adobe Portfolio PDF types are not accepted.
2. File naming and size limit
 - a. The file name shall not contain:
 - i. Any leading or trailing spaces.
 - ii. Special characters such as: parenthesis "()"; double periods "."; question marks "?"; etc.
 - b. The discipline is the primary method of classification for file names. Each file shall contain the discipline code as the first letter of the file name, followed by a user-definable numerical field that closely corresponds to the sheet sequence number.
 - i. For example A-101

- If a review was disapproved and corrections are required (rework) or additional documents uploaded, you must use the **Import/Rework** tab.
 - Important General Instructions and Guidelines for importing and reworking a review are provided on the right-hand side of the page.
- To begin the import/rework process select the green **Start Import/Rework** button.

Using the Import/Rework Function

The screenshot displays the application interface for the 'Import/Rework' function. At the top, there is a search bar with 'MU20020046' and navigation links for 'Correction For Rework', 'Import Errors', and 'NO EXPEDITE'. Below this is a summary table with the following details:

Contact Name: KEANOUSH AMIRIZADEH	Submittal Type: Electronic
Submittal Status: Rework	Last Notified: 8/20/2020 10:34 AM / Email
Municipality: DORAL	Plan Revision:
Tracking Date: 8/20/2020 10:31 AM	Storage Location: None

On the right, there is an 'Applications' sidebar showing 'Process' and 'Certificate' tabs, with 'MUA20020046' listed under 'Process'. The main content area shows a progress bar with three steps: '1 Upload files', '2 Reviews to rework', and '3 Confirm'. The 'Upload files' step is active, and a red box highlights the '+ Add files...' button. Below the button, there is a 'Clear' button, a green 'Start Import' button, and a 'Next' button. A message reads: 'Please upload any associated files. Ensure that the file(s) follow the guidelines.' Below this is a table with columns 'Document', 'Size', and 'Status'. An 'Open' file dialog is overlaid on the right, showing a list of files in the 'Downloads' folder. A red bracket highlights five files: 'A-0-0-09252019', 'A-0-1-09252019', 'A-0-1-11252019', 'A-0-2-09252019', and 'A-0-2-11252019'. A red arrow points from the '+ Add files...' button to the 'Open' dialog. The 'Open' button in the dialog is also highlighted with a red box.

1. Select the blue **+Add files...** button
2. Pick the relevant files from your computer. *To select multiple files press the Ctrl key on the keyboard while choosing all the documents.*
3. Once all files are selected click **Open**
4. Once done click the green **Start Import** button.

Using the Import/Rework Function

1 Upload files 2 Reviews to rework 3 Confirm

448.0 KB 3 files (1.04 MB)

Add more files **Next**

Please upload any associated files. Ensure that the file(s) follow the guidelines.

Document	Size	Status
A-0.3-09252019.PDF	286.46 KB	Imported Successfully
A-0.2-11252019.PDF	400.78 KB	Imported Successfully
A-0.1-11252019.PDF	379.93 KB	Imported Successfully

Instructions

General Instructions and Guidelines

Please, review these instructions and guidelines before completing the Permit Application Submission form. **Ensure that you are using Google Chrome as your web browser.**

- Plans and supporting documentation meeting established Concurrent Review Guidelines
 - All drawings and supporting documents in the plan package must be in PDF format.
 - PDF files shall have only one layer (flattened) without any embedded objects.
 - PDF files shall not be encrypted or password protected.
 - Documents should be scanned at no greater than 300 dpi.
 - Adobe Portfolio PDF types are not accepted.
- File naming and size limit
 - The file name shall not contain:
 - Any leading or trailing spaces.
 - Special characters such as: parenthesis “()”; double periods “.”; question marks “?”; etc.
 - The discipline is the primary method of classification for file names. Each file shall contain the discipline code as the first

5. Once the files have been *Imported Successfully*...

- More files can be added by clicking the blue **Add more files** button, or
- If no more files need to be added, click the blue **Next** button to continue with the process.

If you attempt to submit a file with a duplicate name, the system will recommend a new file name for you to accept.

Using the Import/Rework Function

1 Upload files — 2 Reviews to rework — 3 Confirm

Back Next

Please select the REVIEWS needed for rework (check all that apply).

Review	Disposition
<input checked="" type="checkbox"/> DERM CU CORE	D

Instructions

General Instructions and Guidelines

Please, review these instructions and guidelines before completing the Permit Application Submission form. **Ensure that you are using Google Chrome as your web browser.**

- Plans and supporting documentation meeting established Concurrent Review Guidelines
 - All drawings and supporting documents in the plan package must be in PDF format.
 - PDF files shall have only one layer (flattened) without any embedded objects.
 - PDF files shall not be encrypted or password protected.
 - Documents should be scanned at no greater than 300 dpi.
 - Adobe Portfolio PDF types are not accepted.

6. Place a checkmark in the boxes next to all the review areas that you would like to route your corrections to.
7. Click the blue **Next** button.

Using the Import/Rework Function

MUZ0020046

Correction For Rework Import Errors NO EXPEDITE

Contact Name: KEANOUSH AMIRIZADEH	Submittal Type: Electronic
Submittal Status: Rework	Last Notified: 8/20/2020 10:34 AM / Email
Municipality: DORAL	Plan Revision:
Tracking Date: 8/20/2020 10:31 AM	Storage Location: None

Applications

Process	Certificate
MUA20020046	

Tracking Import/Rework Documents 6

1 Upload files 2 Reviews to rework 3 Confirm

Back Submit

Ensure you have imported all necessary documents before proceeding.
You have selected to rework to the below requested reviews:

DERM CU CORE

Instructions

General Instructions and Guidelines

Please, review these instructions and guidelines before completing the Permit Application Submission form. **Ensure that you are using Google Chrome as your web browser.**

- Plans and supporting documentation meeting established Concurrent Review Guidelines
 - All drawings and supporting documents in the plan package must be in PDF format.
 - PDF files shall have only one layer (flattened) without any embedded objects.
 - PDF files shall not be encrypted or password protected.
 - Documents should be scanned at no greater than 300 dpi.

8. Ensure every necessary document has been loaded.
9. Verify that all the reviews that need to be reworked are listed on the screen.
 - a. If additional documents need to be uploaded or reviews selected, please use the blue **Back** button to navigate to the previous screens. *Do not use your browser's back button.*
10. Click the green **Submit** button to complete the process.
 - a. A message will appear on the upper right-hand corner of the screen confirming *"Review(s) checked-in successfully."*

Viewing Document List Function

MU20020046

Contact Name: **KEANOUSH AMIRIZADEH** Submittal Type: **Electronic**

Submittal Status: **Rework** Last Notified: **8/20/2020 10:34 AM / Email**

Municipality: **DORAL** Plan Revision:

Tracking Date: **8/20/2020 10:31 AM** Storage Location: **None**

Applications

Process: **Certificate**

MUA20020046

Tracking Import/Rework **Documents 7**

Filter documents

Import Date	Document Name	Document Type	Document Status
8/20/2020 10:31:39 AM	SECTION C DETAILS.pdf	PLAN	Active
8/20/2020 10:35:09 AM	DERM ASBESTOS.pdf	PLAN	Active
8/20/2020 10:35:29 AM	CONTACT SHEET 8-20-2020.PDF	PLAN	Active
8/21/2020 10:22:44 AM	CONTACT SHEET 8-21-2020.PDF	PLAN	Active
8/21/2020 9:55:01 AM	A-0.1-11252019.PDF	PLAN	Active
8/21/2020 9:55:01 AM	A-0.2-11252019.PDF	PLAN	Active
8/21/2020 9:55:02 AM	A-0.3-09252019.PDF	PLAN	Active

Show 10 entries

Showing 1 to 7 of 7 entries

First Previous 1 Next Last

- Use the **Documents** tab to view a list of all the documents submitted under the application.
 - The **Filter documents** field allows you to filter the list by any of the available columns.
 - Click on the *column headings* to change the sort order of the lists (i.e. sort by Import Date or Document Name).



Viewing your Approval Document

Application Approval

- Once all reviews are approved and fees paid, the **Approval of Municipal Application for Certificate of Use or Business License** will be sent, as an attachment, to the email submitted at the time of application.

MIAMI-DADE COUNTY
APPROVAL OF MUNICIPAL APPLICATION
FOR CERTIFICATE OF USE OR BUSINESS LICENSE

FOLIO: 2530310270010
ZONING DISTRICT: BU-2

CERT NO: 20020010MU
PROCESS NO: MUA20020010
DATE OF ISSUANCE: August 03, 2020

MIAMI-DADE COUNTY
FLORIDA

THIS APPROVAL MUST BE POSTED ON PREMISES

CORP NAME / DBA:
BUSINESS ADDRESS: DOLPHIN
100 MIRACLE MILE STE 310
CORAL GABLES FL, 33134
BUSINESS USE: ADULT BOOK STORE
USE SPECIFICS:

LEGAL DESCRIPTION: DOLPHIN MALL, PB 156-82 T-20071 TRACTS A & B LESS PORT AS DESC ON OR 18730-4209 ON PAGE 4259 & PORT OF TR A DESC BEG 386.01FTS & 133.31FTE OF W1/4 COR OF SEC 31 53 40 TH N 03 DEG E 140.72FT NLY-NELY AD 17.38FT S 01 DEG E 6.64FT SLY - SELY - ELY AD 21.53FT S 84 DEG E 379.79FT ELY - NELY AD 11.77FT N 51 DEG E 84.84FT NELY - NLY AD 11.78FT N 06 DEG E 92.67FT SELY AD 21.13FT S 39 DEG E 35.62FT SELY - ELY AD 35.04FT WLY - SWLY - SLY AD 45.49FT S 06 DEG W 72.95FT SLY - SWLY AD 23.56FT S 51 DEG W 58.40FT SWLY - WLY AD 23.56FT N 84 DEG W 104.62FT WLY - SWLY - SLY AD 39.27FT S 06 DEG W 90.34FT SLY - SWLY AD 24.02FT SWLY - SLY AD 30.64FT NLY - NWLY AD 52.59FT N 06 DEG E 112.77FT N 84 DEG W 225.47FT S 05 DEG W 16.52FT SLY - SWLY - WLY AD 7.68FT N 86 DEG W 16.62FT S 03 DEG W 48.57FT S 01 DEG E 25.78FT NWLY - NLY AD 30.58FT TO POB & LESS PORT OF TR A DESC BEG 231.04FTS & 153.8FTE OF W1/4 COR OF SEC 31 53 40 TH N 01 DEG W 48.09FT ELY AD 21.73FT S 84 DEG E 27.85FT ELY - SELY AD 26.81FT S 55 DEG E 7.43FT S 83 DEG E 48.55FT N 65 DEG E 8.49FT ELY AD 27.03FT S 84 DEG E 86.42FT ELY - NELY AD 23.48FT N 51 DEG E 151.74FT NELY - ELY AD 130.68FT S 06 DEG W 48.66FT NWLY - WLY - SWLY AD 96.34FT S 51 DEG W 151.74FT SWLY - WLY AD 58.71FT N 84 DEG W 66.42FT WLY - SWLY AD 3.41FT S 85 DEG W 18.77FT N 83 DEG W 72.19FT N 55 DEG W 18.80FT WLY AD 4.28FT N 86 DEG W 27.85FT WLY - SWLY AD 16.57FT TO POB & LESS PORT OF TR A DESC BEG 458.69FTS & N 145.88FTE OF W1/4 COR OF SEC 31 53 40 TH N 01 DEG W 47.15FT ELY AD 11.55FT S 87 DEG E 14.82FT ELY AD 3.56FT N 86 DEG E 18.44FT S 84 DEG E 72.41FT S 55 DEG E 18.37FT SELY - ELY AD 3.23FT S 83 DEG E 56.14FT ELY - SELY AD 51.36FT SLY AD 9.31FT SWLY - SLY AD 36.61FT SLY AD 4.97FT NWLY - WLY AD 38.03FT N 83 DEG W 56.14FT WLY - NWLY AD 25.60FT N 55 DEG W 6.65FT N 84 DEG W 49.67FT S 68 DEG W 7.43FT WLY AD 22.44FTN 87 DEG W 14.83FT WLY AD 8.04FT TO POB LOT SIZE 4610185 SQ FT MIL FAU 30 3031 000 0010 FAU 30 3031 027 0010

PAGE 1 OF 2

MIAMI-DADE COUNTY
APPROVAL OF MUNICIPAL APPLICATION
FOR CERTIFICATE OF USE OR BUSINESS LICENSE

FOLIO: 2530310270010
ZONING DISTRICT: BU-2

CERT NO: 20020010MU
PROCESS NO: MUA20020010
DATE OF ISSUANCE: August 03, 2020

MIAMI-DADE COUNTY
FLORIDA

THIS APPROVAL MUST BE POSTED ON PREMISES

----- C O N D I T I O N S -----

(R E R) THIS CERTIFICATE OF USE DOES NOT RELIEVE THE APPLICANT FROM COMPLIANCE WITH ANY FEDERAL, STATE, OR LOCAL REGULATIONS.

(R E R) THE CERTIFICATE OF USE IS VALID FOR AN UNLIMITED TIME OR AS INDICATED BELOW PROVIDED THERE ARE NO CHANGES TO THE USE, BUSINESS NAME OR OWNERSHIP, OR EXPANSIONS, ALTERATIONS OR ADDITIONS TO THE APPROVED USE. ALL CHANGES LISTED ABOVE WILL REQUIRE ISSUANCE OF A NEW CERTIFICATE OF USE.

(R E R) YOU ARE ALSO REQUIRED TO ALLOW MIAMI-DADE COUNTY INSPECTORS ACCESS AT ANY REASONABLE TIME TO CONDUCT AN INSPECTION.

(D E C U) MUST COMPLY WITH IW

(D E C U) DRY USE ONLY

(D E C U) NO MELTING

PAGE 2 OF 2

The “Approval of Municipal Application for Certificate of Use or Business License” will not be available until all pending fees have been paid and all reviews are approved.

Application Approval

- The approval document may also be accessed online on the portal on the Tracking Details page.
 - Locate the Certificate Number on the upper right-hand side of the page.
 - Click the number to download the PDF file.

The screenshot displays the Miami-Dade County portal interface. At the top left is the Miami-Dade County logo, and at the top right is a 'Sign in' link. Below the header is a search bar containing 'MU20020056' and a search icon. To the right of the search bar are three action links: 'Correction For Rework' (with a pencil icon), 'Import Errors' (with a bug icon), and 'NO EXPEDITE' (with a lightning bolt icon). The main content area is divided into two columns. The left column contains a table with application details:

Contact Name:	ARIANNE OLIVA	Submittal Type:	Electronic
Submittal Status:	Issued	Last Notified:	8/24/2020 12:41 PM / Email
Municipality:	SWEETWATER	Plan Revision:	
Tracking Date:	8/24/2020 11:33 AM	Storage Location:	None

The right column is titled 'Applications' and contains a table with two columns: 'Process' and 'Certificate'. The 'Certificate' column has a red box around it, and the value '20020056MU' is highlighted in blue. The 'Process' column contains the value 'MUA20020056'.

The “Approval of Municipal Application for Certificate of Use or Business License” will not be available until all pending fees have been paid and all reviews are approved.

Questions/Assistance?

If you have questions about the municipal review process or encounter problems using this new feature, send an email to dermplanner@miamidade.gov.

From: Darna, Elisa </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=D185CD0644254F2BAB133FBF7C03C619-DARNA, ELIS>
Subject: RE: REVR-24-02-1864 - 1818 Granada - Review Inquiry
To: Team M.E.D. <permits@medexpeditors.com>
Sent: March 11, 2024 3:05 PM (UTC-04:00)

Good afternoon,

Your permit has been reviewed. I apologized for the delay; I was out sick a few days.

Regards,

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

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Monday, March 11, 2024 1:33 PM
To: Darna, Elisa <edarna@coralgables.com>
Subject: Re: REVR-24-02-1864 - 1818 Granada - Review Inquiry

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mrs. Darna,

We wanted to reach out again on behalf of the owner to kindly request your assistance regarding the pending review for #REVR-24-02-1864. The owner is facing multiple hardships due to the delay, including being unable to use his driveway and suffering daily financial losses. We would appreciate it very much if this could be reviewed, as this is the last review of the cycle.

Any information you can provide to assist us with this would be greatly appreciated.

Thank you in advance,



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Date: Friday, March 8, 2024 at 9:45 AM
To: Darna, Elisa <edarna@coralgables.com>

Subject: REVR-24-02-1864 - 1818 Granada - Review Inquiry

Good morning Mrs. Darna,

We are reaching out on behalf of the owner to kindly request your assistance regarding the pending review for #REVR-24-02-1864. Your insight into when this review might be completed would be greatly appreciated, as the owner is unable to use his driveway and is facing daily financial losses due to the delay.

Any information you can provide to assist us with this would be greatly appreciated.

Thank you in advance,

Veronika Cueto



Veronika Cueto

Events & Marketing Specialist | Jr. Permit Update Specialist

M.E.D. Expeditors

Permits | Licenses | Code Violations

(786) 431-1299 | 1 (833) MED-PERMITTS

MEDexpeditors.com

55 Merrick Way #214

Coral Gables, Florida 33134

From: Hernandez, Analyn </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=A36902A7D9FA424EB55DD256A2A57E4E-HERNANDEZ,>
Subject: RE: Error when adding contractor to permit #BLDB-23-12-2209
To: Team M.E.D. <permits@medexpeditors.com>
Sent: March 6, 2024 12:07 PM (UTC-05:00)

The contact has been added to the permit.

Sincerely,

Analyn Hernandez

Permit Clerk Supervisor

City of Coral Gables

427 Biltmore Way,

Coral Gables, Florida 33134

Main Phone: (305) 460-5383

Cell : (305) 619-5302



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Wednesday, March 6, 2024 11:15 AM
To: Hernandez, Analyn <ahernandez2@coralgables.com>
Subject: Error when adding contractor to permit #BLDB-23-12-2209

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Please see the error when trying to add contractor as an applicant or Contractor to contacts.

Dashboard Forms Home Video Tutorials Apply My Work Today's Inspections Fee Estimator Pay Invoices Search Calendar 5

Back to Record

Add Contact

Add Contact As Applicant

Search My Favorites

Search rick avello

Sort Relevance

Warning

Unable to add contact on this record, please contact jurisdiction.

Close

Favorite	First Name	Last Name	Address	Company	Email	Action
<input type="checkbox"/>	Rick	Avello	6811 SW 81 Teerace Miami FL 33143	Exclusive Construction & Roofing Group, Inc	ravello@exclusivecg.com	Add

Results per page 10 1 - 1 of 1 << < 1 > >>

Thank you in advance for your time and consideration,

Felix Agapay



Felix Agapay

Sr. Update and Permit Specialist

M.E.D. Expeditors

Permits | Licenses | Code Violations

(786) 431-1299 | 1 (833) MED-PERMITS

MEDEXpeditors.com

55 Merrick Way #214

Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: CU Application for Visual Comfort - 4218 Ponce De Leon Blvd # 300 - DERM Approved CU - 03-05-24
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Sent: March 12, 2024 3:23 PM (UTC-04:00)
Attached: CU_20240305_142747_2648311.PDF

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

We wanted to follow up on the CU request below for Visual Comfort. Please let us know if there is anything else you may need.

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Date: Tuesday, March 5, 2024 at 4:33 PM
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: CU Application for Visual Comfort - 4218 Ponce De Leon Blvd # 300 - DERM Approved CU - 03-05-24

Good afternoon,

Please see attached the DERM approved CU for Visual Comfort for your review.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134



MIAMI-DADE COUNTY
APPROVAL OF MUNICIPAL APPLICATION
FOR CERTIFICATE OF USE OR BUSINESS LICENSE

FOLIO: 0341200171400

CERT NO: MU24001242

ZONING DISTRICT: MX2

DATE OF ISSUANCE: March 05,2024

MUNICIPAL APPLICATION NO: 253309

PROCESS NO: MU24001242

THIS APPROVAL MUST BE POSTED ON PREMISES

CORP NAME / DBA: CIRCA LIGHTING LLC, DBA: VISUAL COMFORT

BUSINESS ADDRESS: 4216 PONCE DE LEON BLVD UNIT #300

BUSINESS USE: RETAIL SALES - STORE

USE SPECIFICS: - RETAIL OF LUXURY LIGHTING

LEGAL DESCRIPTION: CORAL GABLES INDUSTRIAL SEC PB 28-22 LOTS 8 TO 11 INC BLK 6 LOT SIZE 110.000 X 100 OR 19228-4232 0800 4

-----CONDITIONS-----

- (DECU) DRY USE ONLY
- (RER) THIS MIAMI-DADE APPROVAL OF A MUNICIPAL CERTIFICATE OF USE IS VALID FOR AN UNLIMITED TIME OR AS INDICATED BELOW PROVIDED THERE ARE NO CHANGES TO THE USE, BUSINESS NAME OR OWNERSHIP; OR EXPANSIONS, ALTERATIONS OR ADDITIONS TO THE APPROVED USE. ALL CHANGES LISTED ABOVE WILL REQUIRE ISSUANCE OF A NEW CERTIFICATE OF USE.
- (RER) THIS MIAMI-DADE APPROVAL OF A MUNICIPAL CERTIFICATE OF USE DOES NOT RELIEVE THE APPLICANT FROM COMPLIANCE WITH ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
- (RER) YOU ARE ALSO REQUIRED TO ALLOW MIAMI-DADE COUNTY INSPECTORS ACCESS AT ANY REASONABLE TIME TO CONDUCT AN INSPECTION.

From: Team M.E.D. <permits@medexpeditors.com>
Subject: Error when adding contractor to permit #BLDB-23-12-2209
To: Hernandez, Analyñ <ahernandez2@coralgables.com>
Sent: March 6, 2024 11:15 AM (UTC-05:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Please see the error when trying to add contractor as an applicant or Contractor to contacts.

Dashboard Forms Home Video Tutorials Apply My Work Today's Inspections Fee Estimator Pay Invoices Search Calendar 5

Back to Record

Add Contact

Add Contact As Applicant

Search My Favorites

Search rick avello

Sort Relevance

Warning
Unable to add contact on this record, please contact jurisdiction.
Close

Favorite	First Name	Avello	6811 SW 81 Teerace Miami FL 33143	Exclusive Construction & Roofing Group, Inc	Email	Action
☆	Rick	Avello	6811 SW 81 Teerace Miami FL 33143	Exclusive Construction & Roofing Group, Inc	ravello@exclusivecg.com	Add

Results per page 10 1 - 1 of 1

Thank you in advance for your time and consideration,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Subject: BL-20-06-6087 - 2800 Ponce
To: Hernandez, Analyn <ahernandez2@coralgables.com>
Sent: April 9, 2024 3:45 PM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Could you please advise on the procedure for the extension of BL-20-06-6087, as it is a permit from the old system?
Thank you in advance.

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: R358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Follow up
To: Sarah Crutchfield <sarah.crutchfield@vuori.com>; Lopez, Manuel <mlopez@coralgables.com>; Lundgren, Matt <matt.lundgren@thelawrencegroup.com>
Cc: Hunt, Isis <ihunt@coralgables.com>; Casey Candelaria <casey.candelaria@vuori.com>; Rafol, Christie <christie.rafol@thelawrencegroup.com>; Santiago, Eugenio <esantiago@coralgables.com>; Guth, Paul <pguth@coralgables.com>
Sent: March 19, 2024 3:02 PM (UTC-04:00)

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Hello Sarah,

Now we will need the full set of plans with all corrections included. The plans will need to be sent in two formats.

First format is for the City of Coral Gables.

Individual Digitally Signed and Seal Sheets in single pdf by Discipline.

Example: Architectural Plans.pdf, Structural Plans.pdf, Plumbing Plans.pdf, etc for all discipline.

Second format is for Miami Dade County.

Individual Digitally signed and sealed sheets in separate pdfs by sheet #s.

Example- A-01.pdf,S-01.pdf,M-01.pdf, E-01.pdf, etc. for all sheets.

We appreciate your help in this process and we look forward to getting all your corrections and submitting them for review as soon as possible.

Please advise if there are any question on this.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
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55 Merrick Way #214
Coral Gables, Florida 33134

From: Sarah Crutchfield <sarah.crutchfield@vuori.com>

Date: Tuesday, March 19, 2024 at 2:48 PM

To: Lopez, Manuel <mlopez@coralgables.com>, Lundgren, Matt <matt.lundgren@thelawrencegroup.com>, Team M.E.D. <permits@medexpeditors.com>
Cc: Hunt, Isis <ihunt@coralgables.com>, Casey Candelaria <casey.candelaria@vuori.com>, Rafol, Christie <christie.rafol@thelawrencegroup.com>, Santiago, Eugenio <esantiago@coralgables.com>, Guth, Paul <pguth@coralgables.com>
Subject: Re: R358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Follow up

Thank you Manuel. Felix please advise on next steps.

Sarah Crutchfield
Senior Manager - Design
C: 301-922-8937
E: sarah.crutchfield@vuori.com
vuoriclothing.com#therisetheshine



--

From: Lopez, Manuel <mlopez@coralgables.com>
Date: Tuesday, March 19, 2024 at 5:18 AM
To: Lundgren, Matt <matt.lundgren@thelawrencegroup.com>, Sarah Crutchfield <sarah.crutchfield@vuori.com>, Team M.E.D. <permits@medexpeditors.com>
Cc: Hunt, Isis <ihunt@coralgables.com>, Casey Candelaria <casey.candelaria@vuori.com>, Rafol, Christie <christie.rafol@thelawrencegroup.com>, Santiago, Eugenio <esantiago@coralgables.com>, Guth, Paul <pguth@coralgables.com>
Subject: RE: R358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Follow up

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The details are acceptable.

Thank you,

*Manuel Z. Lopez P.E.
Building Official
Development Services Department
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134
Office: (305) 460-5242*

From: Lundgren, Matt <matt.lundgren@thelawrencegroup.com>
Sent: Monday, March 18, 2024 2:06 PM
To: Sarah Crutchfield <sarah.crutchfield@vuori.com>; Lopez, Manuel <mlopez@coralgables.com>; Team M.E.D. <permits@medexpeditors.com>
Cc: Hunt, Isis <ihunt@coralgables.com>; Casey Candelaria <casey.candelaria@vuori.com>; Rafol, Christie <christie.rafol@thelawrencegroup.com>; Santiago, Eugenio <esantiago@coralgables.com>
Subject: RE: R358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Follow up

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Hi Manuel,

The comment we're requesting clarification on is number 7:

1. A-202: AS PER CITY OF CORAL GABLES ZONING CODE, ALL EXTERIOR WALL SURFACES MUST BE CONCRETE MASONRY OR REINFORCED CONCRETE.

Most of our exterior wall system is new aluminum and glass storefront system with new structural steel (HSS sections) designed to support that. Our Structural engineer is submitting the requested calculations for that with out pending resubmission.

However we are also building some new sections of more typical exterior wall construction with the clients proposed finish (plaster) around and above the new glass storefront system. In these cases the exterior wall surfaces are to be constructed with aluminum tubular sections with 3/16" aluminum sheets/paneling to be used as structural sheathing. All intermediate aluminum tubes supporting a continuous aluminum panel are to be spaced at 16" O.C. (max) with connection of aluminum panel to the aluminum tube to be 14# SMS at 4" O.C. All end tubes and intermediate tubes supporting spliced panels are to be spaced at 12" O.C. (max) from adjacent tube with connection of aluminum panel to tube to be #14 SMS at 2" O.C. Detail 1 on A202 details this typical wall section and build up, and detail 7 on A202 shows it in more detail. We've hatched the aluminum in light grey for clarity.

Based on the design, there is approximately 2' of this plaster finish over aluminum tube and sheathing above the glass storefront. If this section in particular were required to be CMU/masonry wall construction, the steel tubes supporting the glass storefront system would have to change fairly significantly to accommodate the weight and size of the CMU.

So all elements of the new storefront are either the structural steel with aluminum and glass storefront system, or the aluminum tube and continuous aluminum sheathing.

Let us know if that helps clarify, and happy to set up a call to further discuss if needed.

Thanks in advance,

Matt Lundgren
Architect, AIA, LEED AP
Associate Principal



Celebrating 40 years!

From: Sarah Crutchfield <sarah.crutchfield@vuori.com>
Sent: Monday, March 18, 2024 12:27 PM
To: Lopez, Manuel <mlopez@coralgables.com>; Team M.E.D. <permits@medexpeditors.com>
Cc: Hunt, Isis <ihunt@coralgables.com>; Casey Candelaria <casey.candelaria@vuori.com>; Lundgren, Matt <matt.lundgren@thelawrencegroup.com>; Rafol, Christie <christie.rafol@thelawrencegroup.com>; Santiago, Eugenio <esantiago@coralgables.com>
Subject: Re: R358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Follow up

Christie / Matt will you please send over the requested details?

Sarah Crutchfield
Senior Manager - Design
C: 301-922-8937

E: sarah.crutchfield@vuori.com
vuoriclothing.com#therisetheshine



--

From: Lopez, Manuel <mlopez@coralgables.com>
Date: Monday, March 18, 2024 at 4:06 AM
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Hunt, Isis <ihunt@coralgables.com>, Sarah Crutchfield <sarah.crutchfield@vuori.com>, Casey Candelaria <casey.candelaria@vuori.com>, Lundgren, Matt <matt.lundgren@thelawrencegroup.com>, Rafol, Christie <christie.rafol@thelawrencegroup.com>, Santiago, Eugenio <esantiago@coralgables.com>
Subject: RE: R358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Follow up

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Are there any details? This needs to be more clear.

Thank you,

*Manuel Z. Lopez P.E.
Building Official
Development Services Department
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134
Office: (305) 460-5242*

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Friday, March 15, 2024 1:28 PM
To: Lopez, Manuel <mlopez@coralgables.com>
Cc: Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Casey Candelaria <casey.candelaria@vuori.com>; Lundgren, Matt <matt.lundgren@thelawrencegroup.com>; Rafol, Christie <christie.rafol@thelawrencegroup.com>; Santiago, Eugenio <esantiago@coralgables.com>
Subject: R358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Follow up

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Mr. Lopez,

We are following up on the below email to confirm the use of;

I believe only steel or impact glass can be filling the space between the tubes.
Again, discuss it with Mr. Manny Lopez, PE, BO who is copied here.

Could you please advise for we are pending this information to complete the correction request for submittal and review. Please advise on this.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
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55 Merrick Way #214
Coral Gables, Florida 33134

From: Santiago, Eugenio <esantiago@coralgables.com>
Date: Wednesday, March 6, 2024 at 9:35 AM
To: Rafol, Christie <christie.rafol@thelawrencegroup.com>, Team M.E.D. <permits@medexpeditors.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>, Hunt, Isis <ihunt@coralgables.com>, Sarah Crutchfield <sarah.crutchfield@vuori.com>, Casey Candelaria <casey.candelaria@vuori.com>, Lundgren, Matt <matt.lundgren@thelawrencegroup.com>
Subject: RE: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team

Manny, is this ok with us?
If it is, please let them know
Eugenio M. Santiago, PE, CBO
Structural Engineer
City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134
(305)476-7296 direct dial



From: Rafol, Christie <christie.rafol@thelawrencegroup.com>
Sent: Wednesday, March 6, 2024 7:21 AM
To: Santiago, Eugenio <esantiago@coralgables.com>; Team M.E.D. <permits@medexpeditors.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>; Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Casey Candelaria <casey.candelaria@vuori.com>; Lundgren, Matt <matt.lundgren@thelawrencegroup.com>
Subject: RE: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mr. Santiago, Mr. Lopez,

We have 3/16" aluminum sheets/paneling to be used as structural sheathing on top of our aluminum tubular sections. In discussion with the landlord and their current Design Criteria, this has been previously approved by the City of Coral Gables and Miami-Dade county to be used as an alternative to the masonry that the structural comment we had in question was referring to. Where we do not have the steel tubular framing, we will have storefront.

As mentioned previously, we will include this in our formal response letter with our re-submission.

Please let us know if there are any other concerns.

Thank you,

Christie Rafol
Design Professional



Celebrating 40 years!

From: Santiago, Eugenio <esantiago@coralgables.com>
Sent: Thursday, February 29, 2024 9:22 AM
To: Rafol, Christie <christie.rafol@thelawrencegroup.com>; Team M.E.D. <permits@medexpeditors.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>; Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Casey Candelaria <casey.candelaria@vuori.com>; Lundgren, Matt <matt.lundgren@thelawrencegroup.com>
Subject: RE: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team

Mr. Rafol,
I believe only steel or impact glass can be filling the space between the tubes.
Again, discuss it with Mr. Manny Lopez, PE, BO who is copied here.
Best regards,

Eugenio M. Santiago, PE, CBO
Structural Engineer
City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134
(305)476-7296 direct dial



From: Rafol, Christie <christie.rafol@thelawrencegroup.com>
Sent: Thursday, February 29, 2024 8:58 AM
To: Santiago, Eugenio <esantiago@coralgables.com>; Team M.E.D. <permits@medexpeditors.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>; Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Casey Candelaria <casey.candelaria@vuori.com>; Lundgren, Matt

<matt.lundgren@thelawrencegroup.com>

Subject: RE: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Thank you for your response to our question, Mr. Santiago.

We have steel tube framing as the construction of our exterior walls so we will be in compliance with what is required. We will submit a written narrative in response to all the structural comments we received in totality and will include this information in our response, as well.

We appreciate you taking the time to clarify.

All the best,

Christie Rafol
Design Professional



Celebrating 40 years!

From: Santiago, Eugenio <esantiago@coralgables.com>

Sent: Wednesday, February 28, 2024 9:17 AM

To: Team M.E.D. <permits@medexpeditors.com>

Cc: Lopez, Manuel <mlopez@coralgables.com>; Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Rafol, Christie <christie.rafol@thelawrencegroup.com>; Casey Candelaria <casey.candelaria@vuori.com>

Subject: RE: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team

Mr. Agapay,

Another option is steel or storefront.

Again, the final decider on this matter is our Building Official, Mr. Manny Lopez'

Perhaps you can arrange a meeting with him to discuss further.

Best regards,

Eugenio M. Santiago, PE, CBO

Structural Engineer

City of Coral Gables

427 Biltmore Way

Coral Gables, FL 33134

(305)476-7296 direct dial



From: Team M.E.D. <permits@medexpeditors.com>

Sent: Tuesday, February 27, 2024 5:16 PM

To: Santiago, Eugenio <esantiago@coralgables.com>

Cc: Lopez, Manuel <mlopez@coralgables.com>; Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Rafol, Christie <christie.rafol@thelawrencegroup.com>; Casey Candelaria <casey.candelaria@vuori.com>

Subject: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mr. Santiago,

On behalf of the design team on process # **BLDB-24-01-2291**, we would like to request a call with the design team to further discuss the below comment on this process. We would to get some guidance and help to properly address this comment for this work. We have copied the design team for visibility. Please advise on your availability for this meeting at your earliest convenience.

7) A-202: as per City of Coral Gables Zoning Code, all exterior wall surfaces must be concrete masonry or reinforced concrete.

Thank you in advance for your time and consideration,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
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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.

From: Team M.E.D. <permits@medexpeditors.com>
Subject: 358 San Lorenzo Ave, Space #2137 - BLDB-24-01-2261
To: Rodriguez, Steven <srodriguez@coralgables.com>
Sent: April 1, 2024 1:49 PM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Mr. Rodriguez,

On behalf of the design professional, could we please request a meeting at your earliest convenience for BLDB-24-01-2261 regarding the comment below?

Zoning • Disapproved • Rodriguez - Zoning Steven • Completed : 03/29/2024

Mandatory for the zoning division plan re-review(s) provide a written response sheet to all zoning comments. Note, plans will not be re-reviewed if the response sheet is not provided. In addition, avoid generic responses such as "SEE PLANS" or "SEE CALCULATIONS". Provide a response to each zoning comment, include the page number and how the correction has been addressed. The response sheet(s) will only be accepted as a digital file uploaded to the City Portal per review cycle.

PAGE A10.31, EXTERIOR USE OF PLYWOOD AND WOOD TRIM ARE NOT ALLOWED. ARTICLE 5, SECTION 5-301.

REVIEW BY: STEVEN RODRIGUEZ / ZONING REVIEWER EMAIL: srodriguez@coralgables.com T: 305-476-7216 CITY
WEB SITE: WWW.CORALGABLES.COM

Best regards,



From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: BLDB-24-03-2408 - 342 SAN LORENZO AVE #1057
To: Ramirez, Douglas <dramirez@coralgables.com>
Sent: April 5, 2024 4:22 PM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Following up on the email below.

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Ramirez, Douglas <dramirez@coralgables.com>
Date: Wednesday, April 3, 2024 at 12:41 PM
To: Team M.E.D. <permits@medexpeditors.com>
Subject: RE: BLDB-24-03-2408 - 342 SAN LORENZO AVE #1057

Good afternoon, we will look into this and advise.

Douglas A. Ramirez, PE, FRSE, CBO
Deputy Director for Development Services
City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134
(305)476-7239 direct dial



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Wednesday, April 3, 2024 12:31 PM
To: Ramirez, Douglas <dramirez@coralgables.com>
Subject: BLDB-24-03-2408 - 342 SAN LORENZO AVE #1057

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Mr. Ramirez,

On behalf of the tenant for 342 San Lorenzo #1057, they would like to point out that there may be an error in the review time given for this process. The plan was submitted on 03-20-24, and the due date is 05-01-24. Please verify if this is correct for a storefront so we may relay the message to their team.

Thank you in advance,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
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Coral Gables, Florida 33134

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From: Team M.E.D. <permits@medexpeditors.com>
Subject: No Blue Beam Session - #BLDB-23-11-2186
To: Hernandez, Analyn <ahernandez2@coralgables.com>
Sent: April 3, 2024 4:07 PM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Please advise if you can assist us with the technical difficulty of the “No Bluebeam session” for the fire review on process # #BLDB-23-11-2186. Please let us know if you need anything from our end.

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
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MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Subject: Process number Workflow Issues
To: Hernandez, Analyn <ahernandez2@coralgables.com>
Sent: March 20, 2024 12:21 PM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Mrs. Hernandez,

Please see below the process numbers where we noticed issues with the workflow not starting. Please let us know how to resolve this and if further information is needed from our end.

BLDB-24-03-2402 - 358 San Lorenzo Ave #2207

SHOP-24-03-0808 – 3809 Anderson

Best regards,



From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: EARLY START REQUEST FOR BLDB-23-11-2186 / M2024004830 358 SAN LORENZO AVE #2211 VICTORIA SECRET
To: Lopez, Manuel <mlopez@coralgables.com>
Sent: March 22, 2024 9:50 AM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mr. Lopez,

Happy Friday!

Following up on the emails below, please advise at your earliest convenience.

Best regards,

Madeline Perez



Madeline Perez
Executive Office Director
M.E.D. Expeditors
(786) 431-1299 | (786) 383-8505
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Date: Thursday, March 21, 2024 at 1:50 PM
To: Lopez, Manuel <mlopez@coralgables.com>
Subject: Re: EARLY START REQUEST FOR BLDB-23-11-2186 / M2024004830 358 SAN LORENZO AVE #2211 VICTORIA SECRET

Good afternoon Mr. Lopez,

We are following up on the email below, as our client is eager to begin as they are experiencing daily financial losses. Please advise at your earliest convenience.

Best regards,

Madeline Perez



Madeline Perez

Executive Office Director

M.E.D. Expeditors

(786) 431-1299 | (786) 383-8505

MEExpeditors.com

55 Merrick Way #214

Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>

Date: Wednesday, March 20, 2024 at 1:53 PM

To: Lopez, Manuel <mlopez@coralgables.com>

Subject: EARLY START REQUEST FOR BLDB-23-11-2186 / M2024004830 358 SAN LORENZO AVE #2211 VICTORIA SECRET

Good afternoon Mr. Lopez,

On behalf of the design team and the contractor we are requesting an early start for the Victoria Secret project BLDB-23-11-2186, please note that DERM is completely approved under M2024004830 / 2024028559. I thank you in advance for your help, please advise at your earliest convenience.

Best regards,

Madeline Perez



Madeline Perez

Executive Office Director

M.E.D. Expeditors

(786) 431-1299 | (786) 383-8505

MEExpeditors.com

55 Merrick Way #214

Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Subject: 358 San Lorenzo Ave Space #2137 - BLDB-24-01-2261 - Request for Meeting with Reviewer and Design team
To: Santiago, Eugenio <esantiago@coralgables.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>; Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Rafol, Christie <christie.rafol@thelawrencegroup.com>; Casey Candelaria <casey.candelaria@vuori.com>
Sent: February 27, 2024 5:12 PM (UTC-05:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mr. Santiago,

On behalf of the design team on process # BLDB-24-01-2261, we would like to request a call with the design team to further discuss the below comment on this process. We would to get some guidance and help to properly address this comment for this work. We have copied the design team for visibility. Please advise on your availability for this meeting at your earliest convenience.

7) A-202: as per City of Coral Gables Zoning Code, all exterior wall surfaces must be concrete masonry or reinforced concrete.

Thank you in advance for your time and consideration,







From: Team M.E.D. <permits@medexpeditors.com>
Subject: BLDB-23-11-2186 - Inquiry on review comments - 02-20-24
To: Perez, Rudy G. <rperez2@coralgables.com>
Sent: February 20, 2024 12:17 PM (UTC-05:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mr. Perez,

After reviewing your comments we would like to inquiry with you if you are able to see the Narratives provided for your review. Could you please advise if this information is available to you to review?

 Additional Files Fire Narrative Response_v1.pdf Version: 1 Status: Under Review	 Additional Files LL Approval Letter_Unit #2211_v1.pdf Version: 1 Status: Corrections Added	 Additional Files MEPNarrative Response_v1.pdf Version: 1 Status: Under Review	 Additional Files Plumbing Narrative Response_v1.pdf Version: 1 Status: Under Review

Best regards,



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
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55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Subject: FW: CC Request - Permit # BLDB-23-03-1511 - 02-22-24
To: Arguinzoni, Charles <carguinzoni@coralgables.com>
Sent: February 22, 2024 3:55 PM (UTC-05:00)
Attached: Scan2024-02-22_135432[16].pdf

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Sir Charles,

Could we kindly ask for your assistance in processing CC request for permit # BLDB-23-03-1511.

Please advise if there is any additional information needed.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134



City of Coral Gables
Development Services Department

CERTIFICATE REQUEST

2-22-24

Date:
Permit number: BLDB-23-03-1511

Address: 2 Alhambra Plaza Ste. 850

Contact: Joseph Perillo phone number: 954-444-5956

Please check appropriate box:

- [X] Certificate of Completion
[] Certificate of Occupancy
[] Temporary Certificate of Completion (Complete below)
[] Temporary Certificate of Occupancy (Complete below)

Reason or hardship causing the request of a Temporary Certificate and preventing the issuance of a Final Certificate:

Length of time needed for the Temporary Certificate to correct deficiencies and obtain a Final Certificate:

Signature and title of person authorized to request Temporary Certificate

Joseph Perillo

Print Name of person authorized

Signature and title of person authorized to request Temporary Certificate

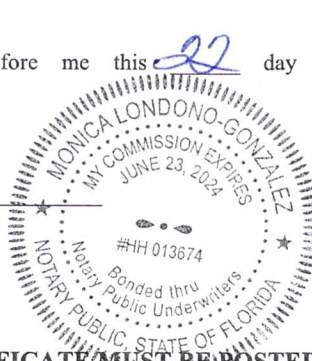
Owner/Tenant acknowledgement

The foregoing instrument was acknowledged before me this 22 day of February, 20 24

[X] is personally known to me.

[] has produced a as identification.

Notary Public Signature and Seal



THE APPROVED TEMPORARY CERTIFICATE MUST BE POSTED AT THE PREMISES AT ALL TIMES WHILE THE BUILDING IS OCCUPIED

From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: Certificate of Use - LBT - 4218 Ponce De Leon Blvd # 300 - Status Update - 03-15-24
To: Castro, Jeanette <jcastro@coralgables.com>
Cc: Thomas, Felicia <fthomas@coralgables.com>; Arguinzoni, Kathy <karguinzoni@coralgables.com>
Sent: March 15, 2024 9:50 AM (UTC-04:00)
Attached: 55 CGB - City of Coral Gables tax application.pdf

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning,

Please see attached the LBT application for this location.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Date: Wednesday, March 13, 2024 at 12:17 PM
To: Team M.E.D. <permits@medexpeditors.com>
Cc: Castro, Jeanette <jcastro@coralgables.com>, Thomas, Felicia <fthomas@coralgables.com>
Subject: RE: Certificate of Use - LBT

Hi Felix,

Please see attachment above for the Certificate of Use.
Please print for your records.

The ladies copied above can assist you with the Local Business Tax.
Please see attachment above for the LBT application.

Have a great day! ☐

Kind regards,

Katherine Arguinzoni
Certificate of Use
KArguinzoni@Coralgables.com
(305) 460-5269

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Tuesday, March 5, 2024 4:33 PM
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Subject: CU Application for Visual Comfort - 4218 Ponce De Leon Blvd # 300 - DERM Approved CU - 03-05-24

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Please see attached the DERM approved CU for Visual Comfort for your review.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

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.

Finance Department/Collection Division
Coral Gables City Hall
405 Biltmore Way
Coral Gables, FL 33134
305-460-5296
www.coralgables.com

City of Coral Gables
Local Business Tax Application



Tax Year _____

(Tax period expires September 30th)

Customer # _____

Account # _____

This application is NOT your Business Tax Receipt. Do not operate the business until the Certificate of Use and the Business Tax Receipt are issued.

TO BE COMPLETED BY APPLICANT

Business Name (DBA) CIRCA LIGHTING, LLC DBA: VISUAL COMFORT

Name of Owner / President / Partnership / Corp. Name GALE SINGER

Business Address 4216 PONCE DE LEON BLVD Suite 300

Business Phone 912-447-6670 Square Footage 4000

Contact Name KATHLEEN SINICROPI Cell Phone _____

Email Address TAX@VISUALCOMFORT.COM

Start Date at this Location _____ Does this business have a location outside the United States (Y/N)? N

Federal ID or Social Security No. _____ State License/Bar No. _____

Dept. of Agriculture No. _____ Driver License No. _____

Type of Business (be specific) RETAIL SALES

Number of Employees _____ Number of Seats / Units / Cost Value of Merchandise Carried _____

Mailing Address (if different) 513 W JONES STREET Suite _____

Attn ACCOUNTING City SAVANNAH State GA Zip Code 31401

Date 3/13/2024 Print Name KATHLEEN SINICROPI Signed Kathleen Sinicropi CONTROLLER

SWEAR THE INFORMATION GIVEN HEREON IS TRUE AND CORRECT (Owner, Officer or Manager)

NOTES:

- Qualifying food service providers and stores (as defined in Sec. 34-187, City of Coral Gables Code) are prohibited from selling, using, offering for sale or use or providing food/beverages in expanded polystyrene containers. Certain exceptions apply (as provided in Sec. 34-188(b) of the City Code) and waivers may be provided in specific circumstances (pursuant to Sec. 34-190 of the City Code). Violations may result in the imposition of fines.
- Retail establishment (as defined in Sec. 34-191, City of Coral Gables Code) are prohibited from providing to any customer a single-use carry out plastic bag. Certain exceptions apply (as provided in Sec. 34-191 (c) of the City Code). Violations may result in the imposition of fines. Retail establishments can propose innovative and creative environmentally sustainable alternative programs that eliminate the use of single use plastic bags.

CITY OF CORAL GABLES OFFICE USE ONLY

Classification/s _____

New Renewal Transfer of Location / Ownership

Other _____

Folio _____

Amount Paid _____

Date _____

Check No. _____

Received By _____

Inspection Fee	\$	25.00
Document Filing Fee		1.00
Recording Fee		7.00
Fire Inspection Fee		_____
Transfer Fee		_____
Prior Year Tax		_____
Penalty		_____
Business Tax		_____
Total Due	\$	_____

Public Records Exemptions

Enclosed please find a copy of the response documents for your public records request. The following information is provided to explain the process employed to review and produce the response documents.

Reason	Description	Pages
		3

From: Team M.E.D. <permits@medexpeditors.com>
Subject: BLDB-24-01-2260 - 358 San Lorenzo Space #2137 COLE HAAN Interior Tenant Fit Out
To: Nance, Robert <rnance@coralgables.com>; Perez, Rudy G. <rperez2@coralgables.com>
Sent: March 15, 2024 11:35 AM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mr. Nance and Mr. Perez,

Could we please request you reject your disciplines, as we are missing corrections that were not uploaded in this session? We would like to upload all corrections for a complete review before the date of this cycle. Please advise if there is any information you may need from our end and thank you for your understanding.

Thank you in advance,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Subject: Process #REVR-24-03-1952
To: Arguinzoni, Charles <carguinzoni@coralgables.com>
Sent: March 8, 2024 3:11 PM (UTC-05:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Sir,

Could we ask for your assistance in starting this process # REVR-24-03-1952. Please advise if there is any additional information needed.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Subject: Certificate of Use - DERM - Let Them Have Cake LLC - 367 Alhambra Cir - Customer #253346
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Sent: February 14, 2024 9:55 AM (UTC-05:00)
Attached: MDC CU Applicaiton.pdf, CCG CU Application.pdf

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Kathy,

Please see that attached the updated applications for this CU with the correction of the seat count. Seat Count should now show 18 seats instead of the previous application which indicated 10 seats. Please advise is any additional information is needed.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMIT
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134



MUNICIPAL APPLICATION FOR CERTIFICATE OF USE/OCCUPATIONAL LICENSE

**Section 1 & 2 must be completed prior to submittal for review accompanied with the municipal application along with the payment of the initial review fee. Submittal of application may result in further reviews and additional fees incurred.*

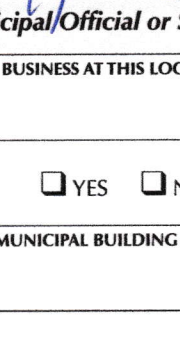
DATE

01/10/24

SECTION 1 – BUSINESS INFORMATION (to be completed by Applicant)

SITE/BUSINESS ADDRESS 367 Alhambra Cir, Coral Gables 33134		UNIT/SUITE#	PROPERTY TAX FOLIO NUMBER 03 4108 006 2550	
BUSINESS OWNER NAME Estefania Peynethi		BUSINESS NAME OR DBA Let them have cake, LLC		
MAILING ADDRESS 4779 Collins ave. apt 4205		CITY Miami beach	STATE FL	ZIP 33140
CORPORATE OFFICER/PARTNER/AUTHORIZED REPRESENTATIVE (NAME & TITLE) Estefania Peynethi		TELEPHONE NUMBER 3057739266	E-MAIL estefipeynethi@me.com	
SQUARE FOOTAGE OF UNIT(S): 1,635		PROPOSED USE/TYPE OF BUSINESS restaurant / bakery		
Please note that a lease agreement may be requested to verify square footage.)		Please note that some business types may require a DERM Operating Permit. To determine if your business requires an operating permit(s), please see page 2 of this application. this application		

Signature of applicant confirms the above information is true and correct. I understand the conditions under which my Certificate of Use (CU) is being approved and accept that no changes or refunds can be made once issued.

PRINT NAME Estefania Peynethi	SIGNATURE 
----------------------------------	---

SECTION 2 – MUNICIPAL INFORMATION (to be completed by Municipal Official or Staff)

MUNICIPAL CERTIFICATE OF USE APPLICATION NUMBER	PREVIOUS USE/TYPE OF BUSINESS AT THIS LOCATION	DATE OF LAST APPROVAL
Was a building permit required to establish/expand the current proposed use? <input type="checkbox"/> YES <input type="checkbox"/> NO If Yes, provide the following:		
MUNICIPAL BUILDING PERMIT NUMBER	MIAMI-DADE COUNTY MUNICIPAL BUILDING APPROVAL NUMBER	
MUNICIPAL OFFICIAL PRINT NAME	TITLE	
SIGNATURE	TELEPHONE NUMBER	

Please note that if your business type is not listed below it may not exempt you from the requirement of obtaining an operating permit. To obtain a copy of the specific operating permit application, please visit our website at <http://www.miamidade.gov/permits/> or to verify if you require an operating permit contact us at (786) 315-2800.

TYPE OF BUSINESS / SPECIFIC USE	REQUIRED OPERATING PERMIT(S)
Agricultural Packing Houses	AW
Air Conditioning Repair	AP (if coating or painting) and IW5
Aircraft Dismantling, Maintenance, Repair	AP and IW or IW5 or IWP
Animal Grooming/Kennels	IW5
Animal Hospital/Clinic	IW5
Asphalt Plants	AP and IW or IW5
Automotive Repair	IW5
Boat Manufacturing	AP and IW5
Boat Repair, Maintenance	AP and IW5 and MOP
Body Shops with Painting	AP and IW5
Carpentry Shop	AP and IW5
Chemical Manufacturing	AP and IW or IW5 or IWP
Chemical or Medical laboratory	AP and IW5
Concrete Batch Plants	AP and IW5
Crematories (Human or Animal)	AP
Doctors and Dentist with X-ray Developing	IW5 and One-Time Compliance Report for Dental Dischargers (40 CFR 441.50)
Dry Cleaners	AP (if using perchloroethylene "PERC") and IW5
Food Processing Facilities	AP and GDO or IWP
Funeral Homes with Embalming	AP (if cremations conducted on-site) and IW5
General – businesses that use, handle, store or generate hazardous materials or hazardous waste	IW5
General – businesses inside wellfield protection areas and served by septic tank systems	IW6
General – businesses requiring handling, purchase or sale refrigerants containing ozone-depleting compounds	APCF
General – businesses that use a potable water supply well	PWO
General Construction Contractor	IW5
Industrial Facilities	AP and IW or IW5 or IWP
Industrial/Commercial Laundry	IW or IW5 or IWP
Junkyards	AP and IW5
Machine Shop	AP and IW5
Marinas	AP and MOP
Metal Finisher	AP and IWP
Pharmaceutical Manufacturing	AP and IWP
Photographic Film Processing	IW5
Plastics Manufacturing	AP and IW or IW5 or IWP
Powder Coating	AP and IW5 or IWP
Precious Metals Handling	AP and IW5
Print Shop	AP and IW5
Resource Recovery/Scrap Metal Facilities	AP and SW
Restaurants/Food Service Establishments	GDO
Rock Mining Operations	AP (if crushing activities on-site) and IW5
Silk Screening	AP and IW5
Stone Cutting	IW5
Tire Sales and Related Services	IW5
Transmission Repair Shop	IW5
Transporters of Liquid Wastes and Hazardous Materials	LW

Operating Permit Abbreviation Key:

AP – Air Operating Permit
 APCF – Stratospheric Ozone Protection
 AW – Agricultural Waste

GDO – Grease Discharge
 IW5 – Industrial Facility
 IW6 – Wellfield Protection

IW – Industrial Facility
 IWP- Industrial Waste Pretreatment
 LW – Liquid Waste Transporters

MOP – Marine Facility
 PWO – Potable Water Supply
 SW – Solid Waste

Development Services/Concurrency Office
305-460-5269
www.coralgables.com

City of Coral Gables Certificate of Use



Activity # _____

Certificate of Use # _____

CUST# 253346

TO BE COMPLETED BY APPLICANT

Business Contact Name: Estefania Peynethi

Email Address: estefipeynethi@me.com Cell #: 3057739266

Business Name: let them have cake, LLC

DBA Name: let them have cake

Business Address: 367 Alhambra Cir Unit/Suite #: _____

Zip Code: 33134 Square Footage of Unit/Suite: 1,635 sq. ft.

Check here if you would like the Certificate of Use to be mailed to you.

Mailing address if different from above: 4779 Collins ave apt 4205 Miami beach, FL 33140

Prior Tenant: restaurant CU # of Prior Tenant: 20461

Nature of Business (description of type of business proposed, type of merchandise carried, or nature of services rendered):

bakery, wedding cakes, pastry shop
restaurant w/ (18) indoor seat

Permit Number (if there was renovation, expansion, establishment of use, or new construction): BLDB-23-12-2217

Signature of applicant verifies the above information is true and correct and subject to the City's False Claim Ord. (Chapter 39 City Code). I understand the conditions under which my Certificate of Use (CU) is being approved and accept that no changes or refunds can be made once issued. I am authorized to sign for the business and understand that any misrepresentation of information on this application may result in the revocation of the CU and/or possible enforcement action being initiated against the business and/or its authorized representatives.

Please note, there will be a \$114.19 fee payable to the "City of Coral Gables" via our Online services to process the application after you have received your Miami Dade County Approval.

Date: 01/10/24 Print Name: Estefania Peynethi Signature: [Signature]

TO BE COMPLETED BY DEPARTMENT STAFF ONLY

Folio # : _____ Lot: _____

Block: _____ Sect.: _____

Proposed Use: _____ Prior Use: _____ Existing Zoning: _____

Restrictions: _____

Required parking provided _____ Year built: _____

Approved Denied Signature: _____ Date: _____

Notes: _____

COUNTY DEPARTMENT OF ENVIRONMENTAL REGULATIONS MANAGEMENT (DERM) REVIEW BELOW

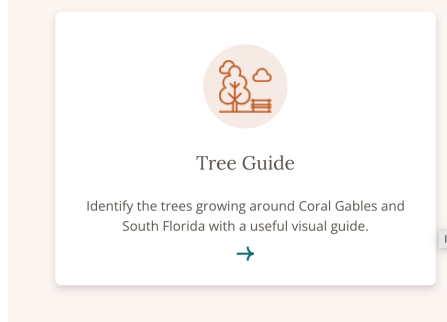
From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: BLDR-23-08-4182
To: Ben Milgram <Ben@hellochapter.com>; Maria, Daniela <dmaria@coralgables.com>
Cc: Andres Garcia <Andres.Garcia@hellochapter.com>
Sent: April 11, 2024 3:03 PM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Please see the link below and press Tree Guide for the approved trees for the city.

<https://www.coralgables.com/department/public-works/greenspace-management-division/services/greenspace-management/tree-management-projects>



Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Date: Thursday, April 11, 2024 at 2:26 PM
To: Ben Milgram <Ben@hellochapter.com>, Maria, Daniela <dmaria@coralgables.com>
Cc: Andres Garcia <Andres.Garcia@hellochapter.com>
Subject: Re: BLDR-23-08-4182

Good afternoon,

Please see below.

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Ben Milgram <Ben@hellochapter.com>
Date: Wednesday, April 3, 2024 at 5:47 PM
To: Maria, Daniela <dmaria@coralgables.com>
Cc: Andres Garcia <Andres.Garcia@hellochapter.com>, Team M.E.D. <permits@medexpeditors.com>
Subject: Re: BLDR-23-08-4182

Daniela,

Would we need the landscape legend done by a landscape architect or will our engineer/architect on record be sufficient for this?

Thanks,
Ben

From: Maria, Daniela <dmaria@coralgables.com>
Sent: Wednesday, April 3, 2024 8:32:16 AM
To: Ben Milgram <Ben@hellochapter.com>
Cc: Andres Garcia <Andres.Garcia@hellochapter.com>; Team M.E.D. <permits@medexpeditors.com>
Subject: Re: BLDR-23-08-4182

Hi,

The landscape legend would not be on the tree survey. This information is typically on a site plan/existing planting plan where you have the property, extents of the residence and the proposed new layout of the residence.

For information needing to be provided in the legend, please refer to section 6-105 of the zoning code.

Best,

Daniela Maria

Landscape Plan Reviewer and Inspector

Development Services Department

City of Coral Gables

427 Biltmore Way,

Coral Gables, FL 33134

305-569-1857



From: Ben Milgram <Ben@hellochapter.com>
Sent: Wednesday, April 3, 2024 7:59 AM
To: Maria, Daniela <dmaria@coralgables.com>
Cc: Andres Garcia <Andres.Garcia@hellochapter.com>; Team M.E.D. <permits@medexpeditors.com>
Subject: Re: BLDR-23-08-4182

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good Morning,

Is there a specific format for the landscape legend?

The tree survey shows every tree and plant that is on the property.

Thanks,
Ben

From: Maria, Daniela <dmaria@coralgables.com>
Sent: Wednesday, April 3, 2024 7:54:27 AM
To: Ben Milgram <Ben@hellochapter.com>
Cc: Andres Garcia <Andres.Garcia@hellochapter.com>; Team M.E.D. <permits@medexpeditors.com>
Subject: Re: BLDR-23-08-4182

Good morning,

The comments call for zoning landscape legend which is to be filled out.

Best,

Daniela Maria

Landscape Plan Reviewer and Inspector

Development Services Department

City of Coral Gables

427 Biltmore Way,

Coral Gables, FL 33134

305-569-1857



From: Ben Milgram <Ben@hellochapter.com>
Sent: Tuesday, April 2, 2024 7:00 PM
To: Maria, Daniela <dmaria@coralgables.com>
Cc: Andres Garcia <Andres.Garcia@hellochapter.com>; Team M.E.D. <permits@medexpeditors.com>
Subject: Re: BLDR-23-08-4182

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Hello Daniela,

I hope this email finds you well.

We uploaded a tree survey which includes all the existing landscaping, we are not making any modifications to the landscaping.

I hope this will remove your comment in regards to this permit.

Thanks,



Ben Milgram
Chapter Miami President

e. ben@hellochapter.com

w. www.hellochapter.com

p. 305-707-8792

a. 252 NW 29th St, 9th Floor, Miami, FL 33127



From: Ben Milgram <Ben@hellochapter.com>
Sent: Wednesday, March 20, 2024 3:04 PM
To: Maria, Daniela <dmaria@coralgables.com>
Cc: Andres Garcia <Andres.Garcia@hellochapter.com>; Team M.E.D. <permits@medexpeditors.com>
Subject: Re: BLDR-23-08-4182

Hello Daniela,

I hope you're well.

Just wanted to follow up on the below email.

Thanks,



Ben Milgram
Chapter Miami President

e. ben@hellochapter.com

w. www.hellochapter.com

p. 305-707-8792

a. 252 NW 29th St, 9th Floor, Miami, FL 33127



From: Ben Milgram
Sent: Monday, March 18, 2024 5:35 PM
To: Maria, Daniela <dmaria@coralgables.com>
Cc: Andres Garcia <Andres.Garcia@hellochapter.com>
Subject: BLDR-23-08-4182

Hello Daniela,

I hope this email finds you well.

In regard to your comment - we are not making any modifications to the landscaping, it's all existing to remain. Why do we need to provide a landscape set?

We have a tree survey which shows the existing conditions (see attached), will that be sufficient?

Your assistance is much appreciated.

Thanks,



Ben Milgram
Chapter Miami President

e. ben@hellochapter.com

w. www.hellochapter.com

p. 305-707-8792

a. 252 NW 29th St, 9th Floor, Miami, FL 33127



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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.

From: Team M.E.D. <permits@medexpeditors.com>
Subject: ZONR-23-09-1372 - Request for pending Permit fees 02-14-24
To: Serrano, Amanda <aserrano@coralgables.com>
Sent: February 14, 2024 10:29 AM (UTC-05:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Ms. Amanda Serrano,

I hope that this Valentine's Day is treating well to start off.

Could we kindly ask for your assistance with the pending invoice for process #ZONR-23-09-1372? Please advise.

Best regards,



From: Team M.E.D. <permits@medexpeditors.com>
Subject: BLDB-24-03-2408 - 342 SAN LORENZO AVE #1057
To: Ramirez, Douglas <dramirez@coralgables.com>
Sent: April 3, 2024 12:31 PM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Mr. Ramirez,

On behalf of the tenant for 342 San Lorenzo #1057, they would like to point out that there may be an error in the review time given for this process. The plan was submitted on 03-20-24, and the due date is 05-01-24. Please verify if this is correct for a storefront so we may relay the message to their team.

Thank you in advance,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Subject: Microfilm
To: Yhuit, Wilma <wyhuit@coralgables.com>
Sent: April 15, 2024 12:48 PM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Wilma,

It has been a while, I hope all is well! Our client requested a copy of the plans below, please advise on what we will need to obtain this. Thank you!

BLDB-22-04-0630 / 3011 PONCE DE LEON PH1

BLDB-22-04-0631 / 3011 PONCE DE LEON PH 2 (13TH FLOOR)

BLDB-22-04-0660 / 3011 PONCE DE LEON 12th FLOOR COMMON CORRIDORS

BLDB-22-04-0661 / 3011 PONCE DE LEON #SUITE 1410

BLDB-22-04-0662 / 3011 PONCE DE LEON #SUITE 1420

BLDB-22-04-0663 / 3011 PONCE DE LEON #SUITE 1430

Best regards,



From: Team M.E.D. <permits@medexpeditors.com>
Subject: CC Request - Permit # BLDB-23-03-1511 - 02-22-24
To: Arguinzoni, Charles <carguinzoni@coralgables.com>
Sent: February 22, 2024 3:55 PM (UTC-05:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Sir Charles,

Could we kindly ask for your assistance in processing CC request for permit # BLDB-23-03-1511.

Please advise if there is any additional information needed.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Subject: Permit extension for BL-20-06-6087 - permit expires 04/11/2024
To: DevelopmentServices <DevelopmentServices@coralgables.com>
Cc: Hernandez, Analyn <ahernandez2@coralgables.com>
Sent: April 10, 2024 12:46 PM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Please see the attached letter and permit app to extend permit # BL-20-06-6087 / 2800 Ponce De Leon Blvd. Please note the permit expires 04/11/2024.

Best regards,

Madeline Perez



Madeline Perez
Executive Office Director
M.E.D. Expeditors
(786) 431-1299 | (786) 383-8505
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Subject: Automatic reply: Certificate of Use - DERM - Victoria's Secret - 350 San Lorenzo Ave #2211 - Customer #253581
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Sent: February 17, 2024 6:30 AM (UTC-05:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Please be advised that our offices will be closed on Monday, February 19th, in observance of President's Day. We will resume regular hours on Tuesday, February 20th.

Best regards,

Team M.E.D.
M.E.D. Permit Expeditors
786-431-1299

From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: BLDR-23-08-4182
To: Maria, Daniela <dmaria@coralgables.com>
Sent: April 4, 2024 10:26 AM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Great, thank you. I will relay the message.

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Maria, Daniela <dmaria@coralgables.com>
Date: Thursday, April 4, 2024 at 10:22 AM
To: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: BLDR-23-08-4182

Good morning,

If there is a landscape architect, that is who should complete the landscape legend. If not, then the architect can complete.

best,

Daniela Maria

Landscape Plan Reviewer and Inspector

Development Services Department

City of Coral Gables

427 Biltmore Way,

Coral Gables, FL 33134

305-569-1857



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Thursday, April 4, 2024 9:40 AM
To: Maria, Daniela <dmaria@coralgables.com>
Subject: Re: BLDR-23-08-4182

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning,

We wanted to follow up on this as the owner wants to further understand who will need to complete the legend:

Could you please help us understand who should complete the landscape legend? Should it be a landscape architect or the engineer/architect on record for this plan? Your response would be greatly appreciated, as the owner is eager to finalize this plan.

Thank you in advance,

Veronika Cueto



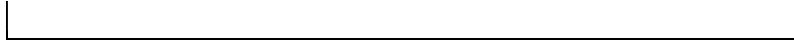
Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERIMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Date: Wednesday, April 3, 2024 at 5:15 PM
To: dmaria@coralgables.com <dmaria@coralgables.com>
Subject: BLDR-23-08-4182

Good afternoon Daniella,

Could you please help us understand who should complete the landscape legend? Should it be a landscape architect or the engineer/architect on record for this plan? Your response would be greatly appreciated, as the owner is eager to finalize this plan.

Thank you in advance,



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.

From: Team M.E.D. <permits@medexpeditors.com>
Subject: EARLY START REQUEST FOR BLDB-23-11-2186 / M2024004830 358 SAN LORENZO AVE #2211
VICTORIA SECRET
To: Lopez, Manuel <mlopez@coralgables.com>
Sent: March 20, 2024 1:53 PM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Mr. Lopez,

On behalf of the design team and the contractor we are requesting an early start for the Victoria Secret project BLDB-23-11-2186, please note that DERM is completely approved under M2024004830 / 2024028559. I thank you in advance for your help, please advise at your earliest convenience.

Best regards,



From: Team M.E.D. <permits@medexpeditors.com>
Subject: 13636 SW 60 ave
To: Hernandez, Analyn <ahernandez2@coralgables.com>
Sent: March 25, 2024 11:33 AM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: BL-20-06-6087 - 2800 Ponce
To: Hernandez, Analyn <ahernandez2@coralgables.com>
Sent: April 9, 2024 4:12 PM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

This would be for a permit extension since the permit is currently active. Would it be the same procedure?

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Hernandez, Analyn <ahernandez2@coralgables.com>
Date: Tuesday, April 9, 2024 at 4:09 PM
To: Team M.E.D. <permits@medexpeditors.com>
Subject: RE: BL-20-06-6087 - 2800 Ponce

Good afternoon,

To renew a permit in Eden/Legacy (permits starting with two letters), please email the following documents to developmentservices@coralgables.com.

- Permit application signed by owner & contractor.
- Explanation letter stating reason for delay and estimated time frame of completion.

To renew a permit in EnerGov (new system), you will need to apply for the permit renewal under sub-records in the master permit. The same documents mentioned above will be required.

Sincerely,

Analyn Hernandez

Permit Clerk Supervisor

City of Coral Gables

427 Biltmore Way,

Coral Gables, Florida 33134

Main Phone: (305) 460-5383

Cell : (305) 619-5302



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Tuesday, April 9, 2024 3:45 PM
To: Hernandez, Analyñ <ahernandez2@coralgables.com>
Subject: BL-20-06-6087 - 2800 Ponce

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Could you please advise on the procedure for the extension of BL-20-06-6087, as it is a permit from the old system?
Thank you in advance.

Best regards,



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

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.

From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: 1051 SAN PEDRO - BLDR-22-06-1738
To: Del Valle, Ann <adelvalle@coralgables.com>
Sent: April 19, 2024 12:56 PM (UTC-04:00)
Attached: Permit Card -Updated. 2-9-2023.pdf

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good Afternoon,

The contact information is as follows: Jose Arguelles - 1051 San Pedro Ave Coral Gables, FL 33156 - 305-322-7172

There is no business name, just personal. Could you send me the date that it was paid so I can provide the proof? We will need to try and find it as all we have is the attached.

Best regards,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Del Valle, Ann <adelvalle@coralgables.com>
Date: Friday, April 19, 2024 at 8:04 AM
To: Team M.E.D. <permits@medexpeditors.com>
Subject: RE: 1051 SAN PEDRO - BLDR-22-06-1738

Good morning,

Thank you for your email.

Please provide proof of payment (scanned pdf file of the receipt will do) and **the contact information** of who paid this bond so that we can disburse the amount to them. Also, kindly provide their exact business name/person's name and mailing address.

Should you have any questions, feel free to reach out to me.

Best regards,
Ann Caroline Del Valle

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Thursday, April 18, 2024 2:30 PM
To: Del Valle, Ann <adelvalle@coralgables.com>
Subject: 1051 SAN PEDRO - BLDR-22-06-1738

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

We wanted to know if we could please refund the bond for 1051 SAN PEDRO - BLDR-22-06-1738

Best regards,



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.



City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

Permit

Permit NO.: **BLDR-22-06-1738**

Permit Type: **FBC Residential**

Work Classification: **Seawalls/Bulkheads/Docks/Decks**

Permit Status: **Issued**

Issue Date: 01/30/2023 **Expiration: 07/31/2023**

Location Address	Parcel Number	Building Code Version
1051 SAN PEDRO AVE, Coral Gables, FL 33156-6341	0351180060670	FBC 2020

Owner Name	JOSE IGNACIO ARGUELLES JR, ALEXANDRA PARDO
-------------------	---

Contacts

Melissa C Castro, MED EXPEDITORS Applicant 2525 Ponce de Leon BLVD #300 300, CORAL GABLES, FL 33134 (786) 384-2353 MEDEXPEDITORS@GMAIL.COM	TRIDENT ENVIRONMENTAL Applicant 1850 SW 8th Street 313, Miami, FL 33135 bibi@tridentenv.com
Jason Klein, Contour Marine Contractor 1015 Adams Street, Hollywood, FL 33121 (954) 274-9275 contourmarine22jklein@gmail.com	

Description: SEAWALL REINFORCEMENT, NEW TIMBER DOCK, AND NEW 40K ELEVATOR BOATLIFT	Valuation: <u> \$32,000.00</u>
	Total Sq Feet: <u> 0.00</u>

Fees	Amount	Payments	Amt Paid
Code Compliance Fee	\$19.20	Total Fees	\$1,446.94
Residential Upfront Fee	\$200.00	Credi Card	\$1,161.50
Bond Fee	\$500.00	Credi Card	\$285.44
Board of Architect Fee	\$85.44	Amount Due:	\$0.00
FBC Residential Permit Fee	\$440.00		
Lien Law	\$5.00		
BCAIB	\$9.60		
Dept of Business and Professional Regulation	\$6.40		
Document preservation fee (\$1.45 per page)	\$107.30		
Ordinance 2006-27 Filing Fee (\$1 per page)	\$74.00		
Total:	\$1,446.94		

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. (F.S. 713.135)

THE NOTICE OF COMMENCEMENT MUST BE DISPLAYED AT THE JOB SITE.

NOTICE: In addition to the requirements of this permit there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. Please be advised that in accordance with City Ordinance No. 2765, it is the responsibility of the property owner to repair all broken sidewalks. Compliance must be obtained prior to final Public Works approval.



City of Coral Gables
 405 Biltmore Way
 Coral Gables, FL 33134

Permit

Permit NO.: **BLDR-22-06-1738**

Permit Type: **FBC Residential**

Work Classification: **Seawalls/Bulkheads/Docks/Decks**

Permit Status: **Issued**

Issue Date: 01/30/2023 **Expiration: 07/31/2023**

**A CERTIFICATE OF OCCUPANCY OR COMPLETION MUST BE SECURED
 BEFORE THIS BUILDING CAN BE USED FOR ANY PURPOSE.**

January 30, 2023

 Issued By: Charles Arguinzoni

 Date

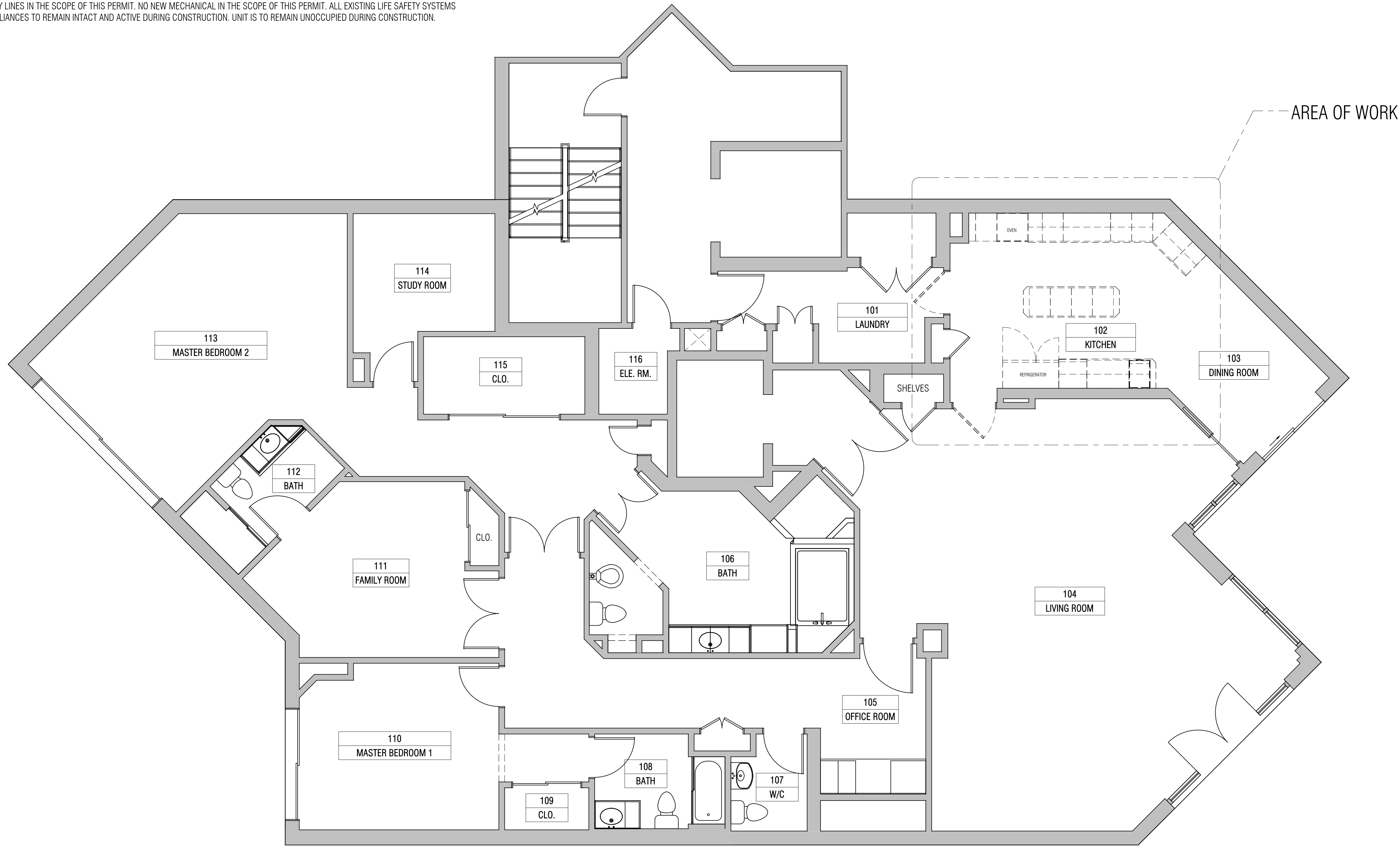
Required Inspections:

Inspection Type	Inspector Initials	Date
Public Works - Final DERM letter/ Inspection		
Public Works - Frame		
Public Works - Pre-Pour Sea Wall Cap		
Public Works - Storm water and Sedimentation		
Public Works - Tie Back		
Building - Foundation/Monolithic Slab		
Concrete Slab on Grade		
Final Public Works		
Final Zoning		
Final Building		

From: Team M.E.D. <permits@medexpeditors.com>
Subject: BLDB-23-03-1546
To: Hernandez, Analyn <ahernandez2@coralgables.com>
Sent: April 3, 2024 9:37 AM (UTC-04:00)
Attached: A1-01.pdf, A1-02.pdf, A1-04.pdf, Narrative.pdf, Permit application.pdf

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

PROJECT SCOPE OF WORK:
 LEVEL 02 ALTERATION
 REMODELING OF EXISTING KITCHEN, NEW APPLIANCES, NEW PLUMBING FIXTURES IN EXISTING LOCATIONS AND NEW POWER RECEPTACLES. ALL NEW PLUMBING WATER SUPPLY THROUGHOUT APARTMENT. EXISTING MANIFOLD PLUMBING SUPPLY SYSTEM TO BE ABANDONED AND CAPPED AT SERVICE ENTRANCE. NEW PLUMBING FOR WATER SUPPLY TO BE INSTALLED IN CEILING AND EXISTING PARTITIONS. NO NEW SANITARY LINES IN THE SCOPE OF THIS PERMIT. NO NEW MECHANICAL IN THE SCOPE OF THIS PERMIT. ALL EXISTING LIFE SAFETY SYSTEMS AND APPLIANCES TO REMAIN INTACT AND ACTIVE DURING CONSTRUCTION. UNIT IS TO REMAIN UNOCCUPIED DURING CONSTRUCTION.



KEY NOTES

GENERAL NOTES



BUILDING CENTER No. 3
 bcnumber3.com
 261 N.E. 73rd St. Unit 01
 Miami, FL 33138
 305.371.6504

OFFICE REGISTRATION:
 AA26002186
PROPERTY ADDRESS:
 10 EDGEWATER DR, MIAMI, FL
 33133, USA

10 EDGEWATER

REVISION - SUBMISSION
 01 - 03.10.2023 - PERMIT

Architect of Record:
 Jason W. Tapia
 AR94313

DESCRIPTION:
 EXISTING FLOOR PLAN

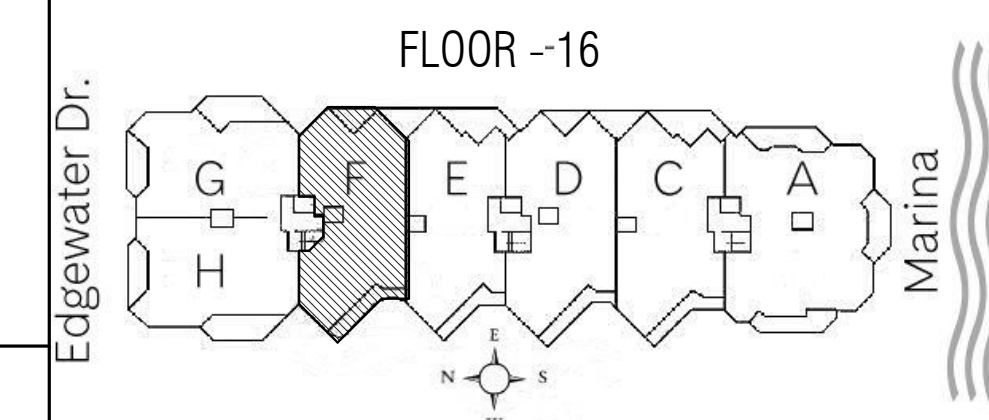
Sheet No.

A1-01

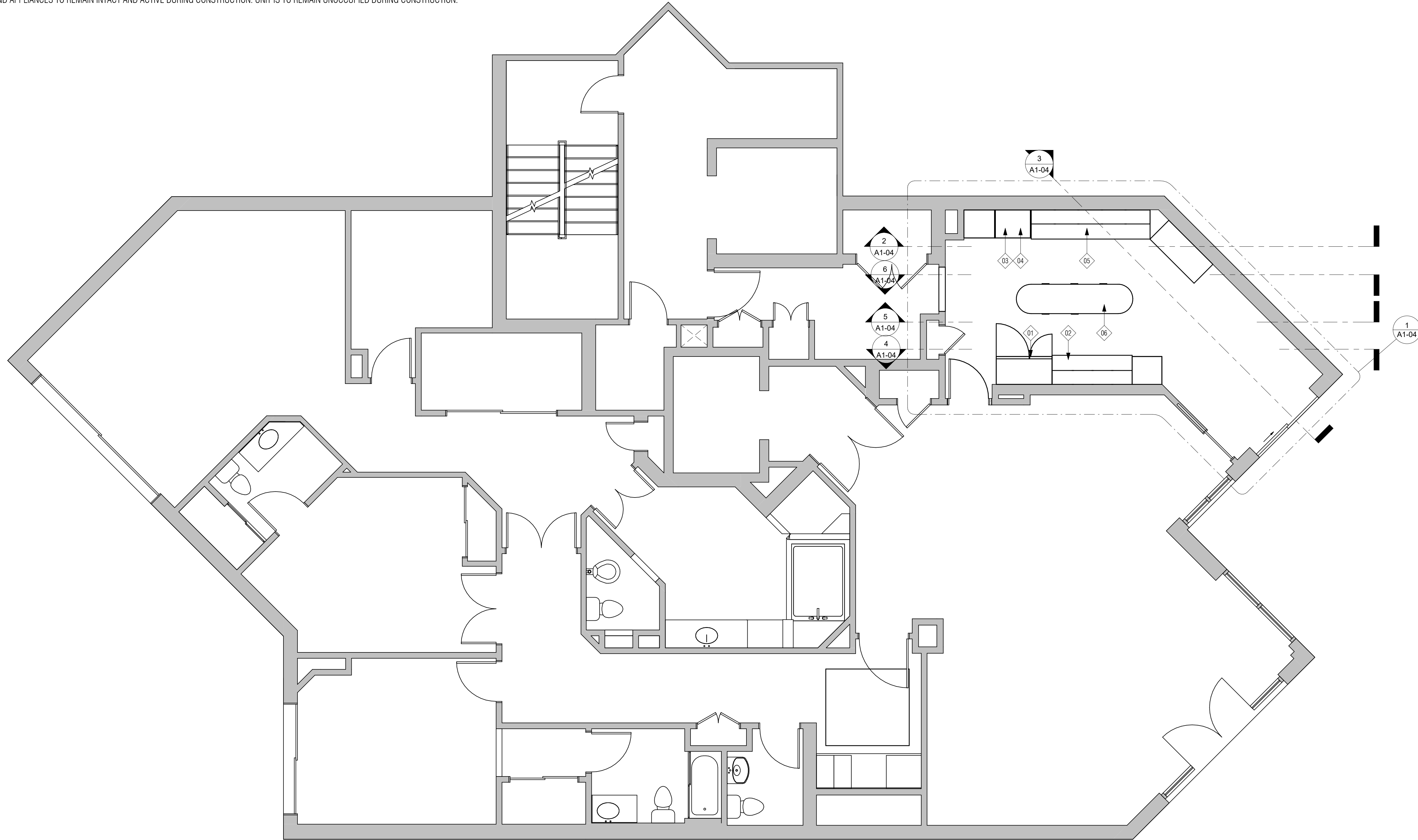
LEGEND

- AREA NOT IN SCOPE
- EXISTING TO REMAIN
- NEW
- EXISTING TO BE REMOVED
- EXTERIOR WALL

KEY PLAN



PROJECT SCOPE OF WORK:
LEVEL 02 ALTERATION
 REMODELING OF EXISTING KITCHEN, NEW APPLIANCES, NEW PLUMBING FIXTURES IN EXISTING LOCATIONS AND NEW POWER RECEPTACLES. ALL NEW PLUMBING WATER SUPPLY THROUGHOUT APARTMENT. EXISTING MANIFOLD PLUMBING SUPPLY SYSTEM TO BE ABANDONED AND CAPPED AT SERVICE ENTRANCE. NEW PLUMBING FOR WATER SUPPLY TO BE INSTALLED IN CEILING AND EXISTING PARTITIONS. NO NEW SANITARY LINES IN THE SCOPE OF THIS PERMIT. NO NEW MECHANICAL IN THE SCOPE OF THIS PERMIT. ALL EXISTING LIFE SAFETY SYSTEMS AND APPLIANCES TO REMAIN INTACT AND ACTIVE DURING CONSTRUCTION. UNIT IS TO REMAIN UNOCCUPIED DURING CONSTRUCTION.



KEY NOTES

GENERAL NOTES

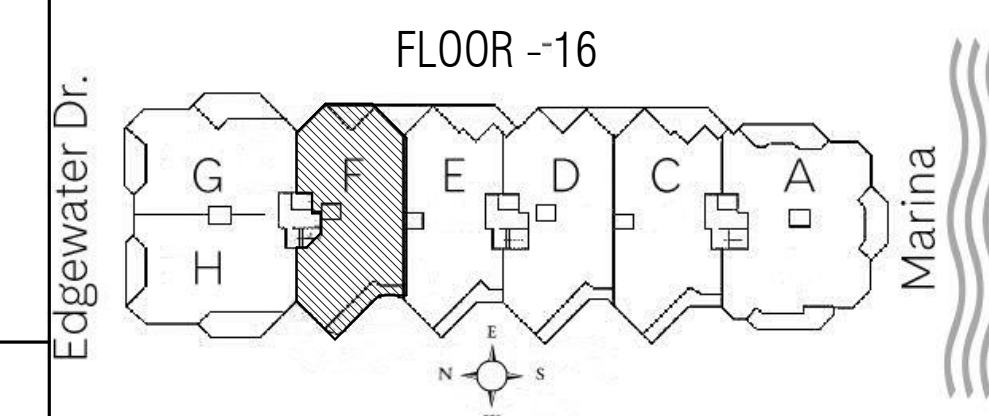
APPLIANCES SCHEDULE

APPLIANCE SCHEDULE				
TAG	DESCRIPTION	MANUFAC.	MODEL	SIZE (W X H X D)
01	REF / FREEZER	SUB-ZERO	CL4850SID/O	48" X 84" X 24"
02	DISH WASHER	BOSCH	SHVM78Z53N	23 9/16" X 33 7/8" X 23 1/16"
03	WALL OVEN	BOSCH	HBL5451UC	29 3/4" X 29" X 24 1/2"
04	MIRCOWAVE	BOSCH	HMB50152UC	29 3/4" X 19 5/8" X 19 5/8"
05	RANGE	-	-	-
06	WINE COOLER	-	DEU2450W	24" X 34 1/2" X 23 1/8"

LEGEND

- AREA NOT IN SCOPE
- EXISTING TO REMAIN
- NEW
- EXISTING TO BE REMOVED
- EXTERIOR WALL

KEY PLAN



BUILDING CENTER No. 3
 bnumber3.com
 261 N.E. 73rd St. Unit 01
 Miami, FL 33138
 305.371.6504

OFFICE REGISTRATION:
 AA26002186
PROPERTY ADDRESS:
 10 EDGEWATER DR, MIAMI, FL
 33133, USA

10 EDGEWATER

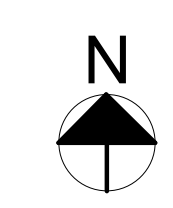
REVISION - SUBMISSION
 01 - 03.10.2023 - PERMIT

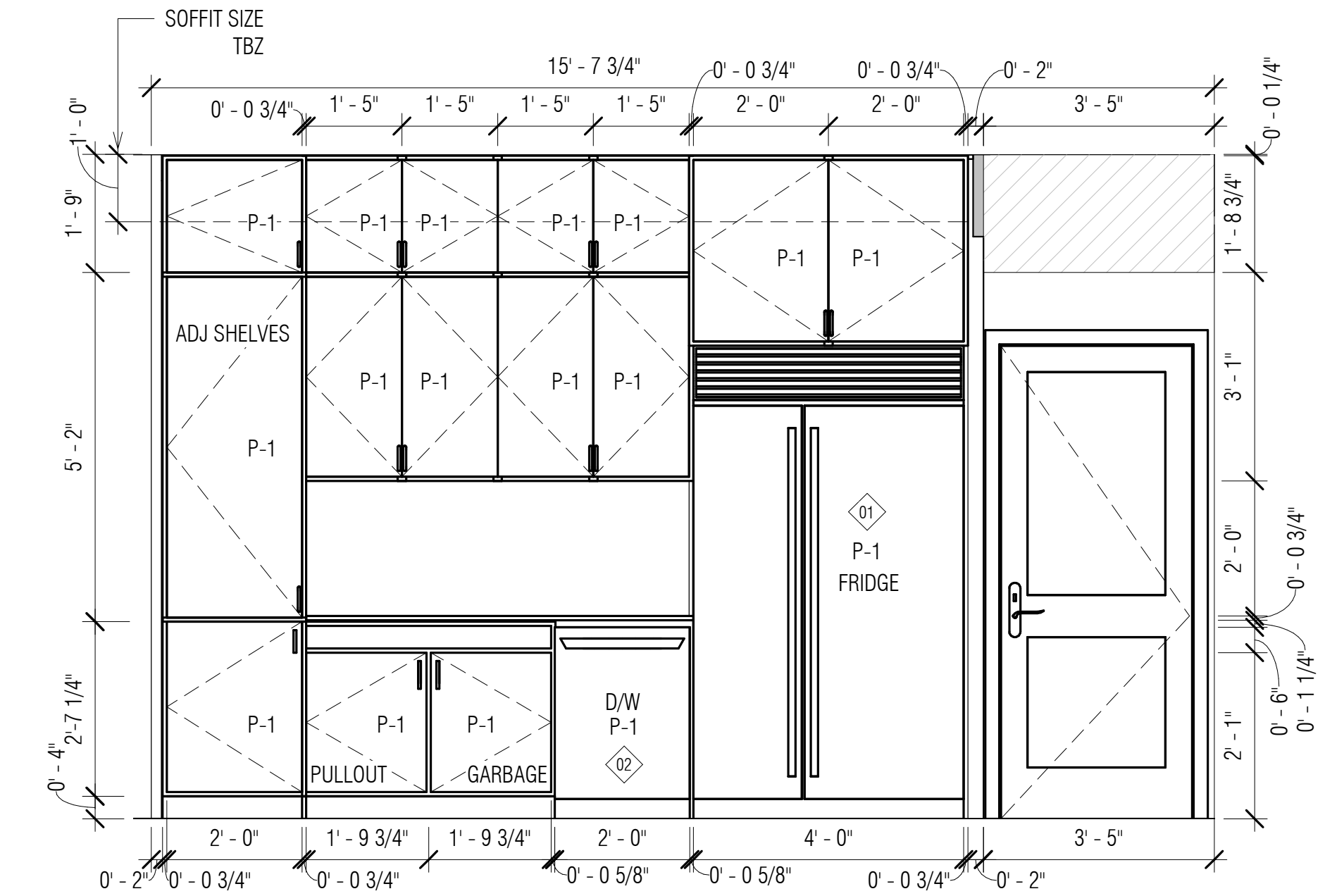
Architect of Record:
 Jason W. Tapia
 AR94313

DESCRIPTION:
 CONSTRUCTION FLOOR PLAN

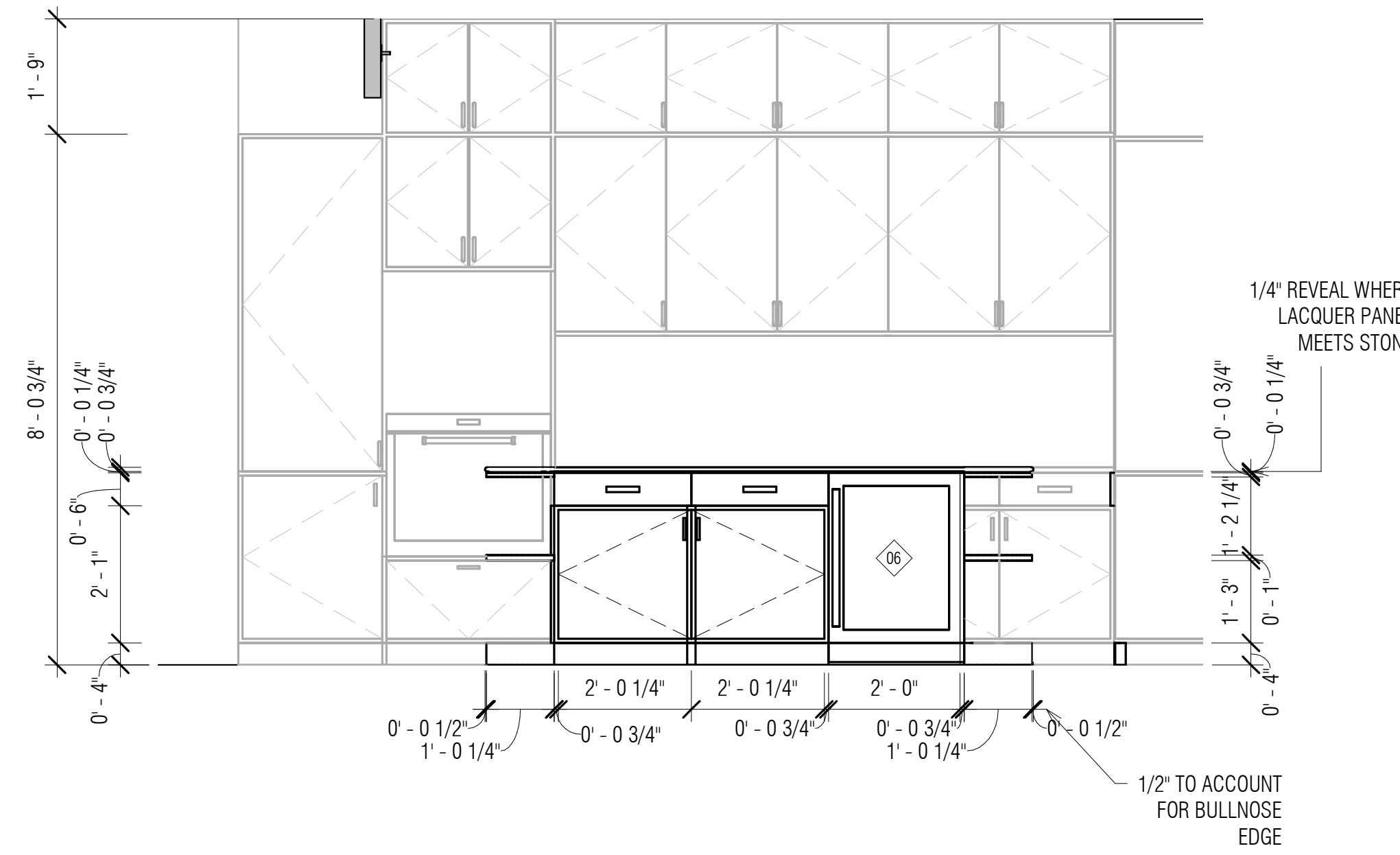
Sheet No.

A1-02

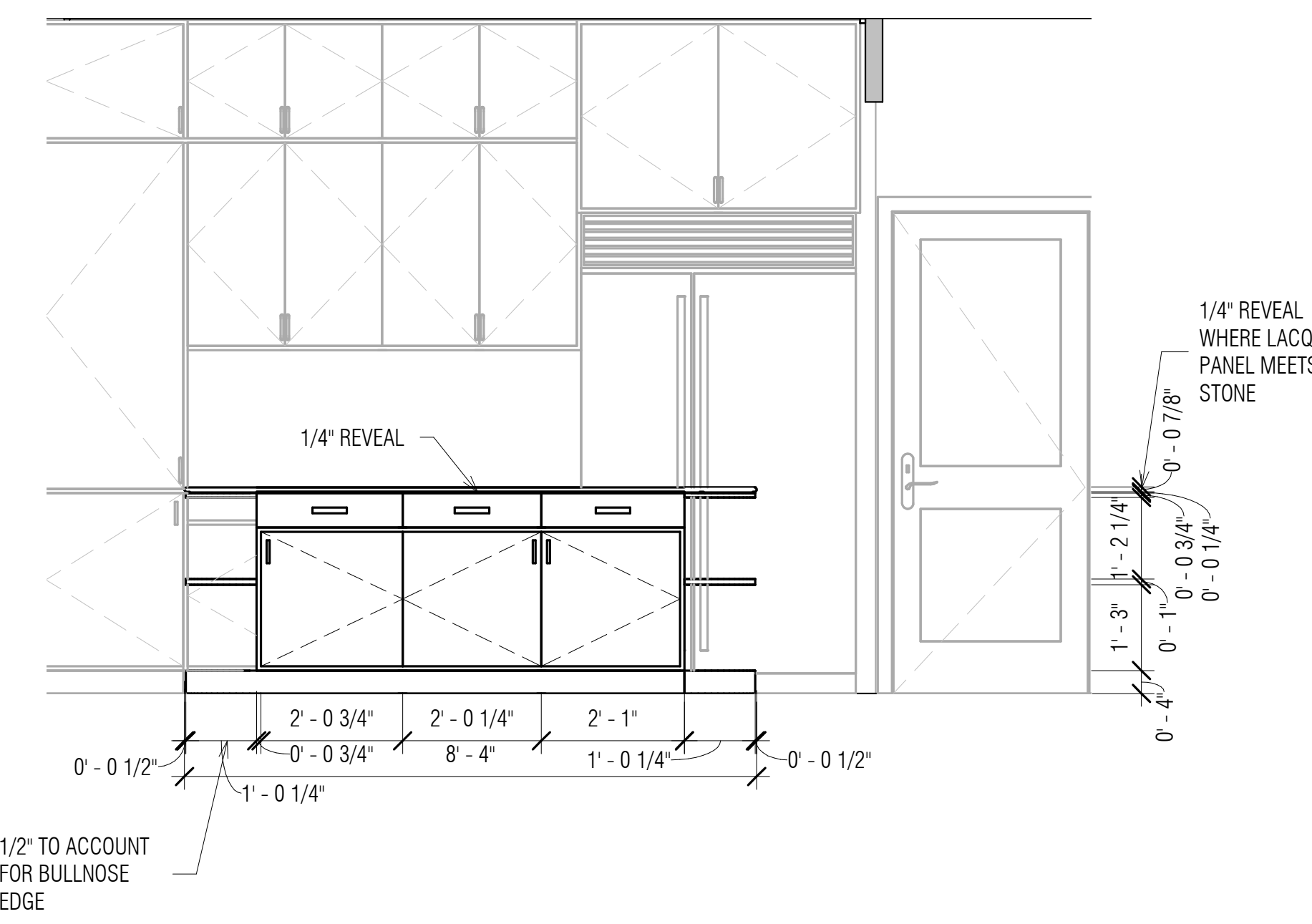




4 KITCHEN SOUTH ELEVATION
1/2" = 1'-0"

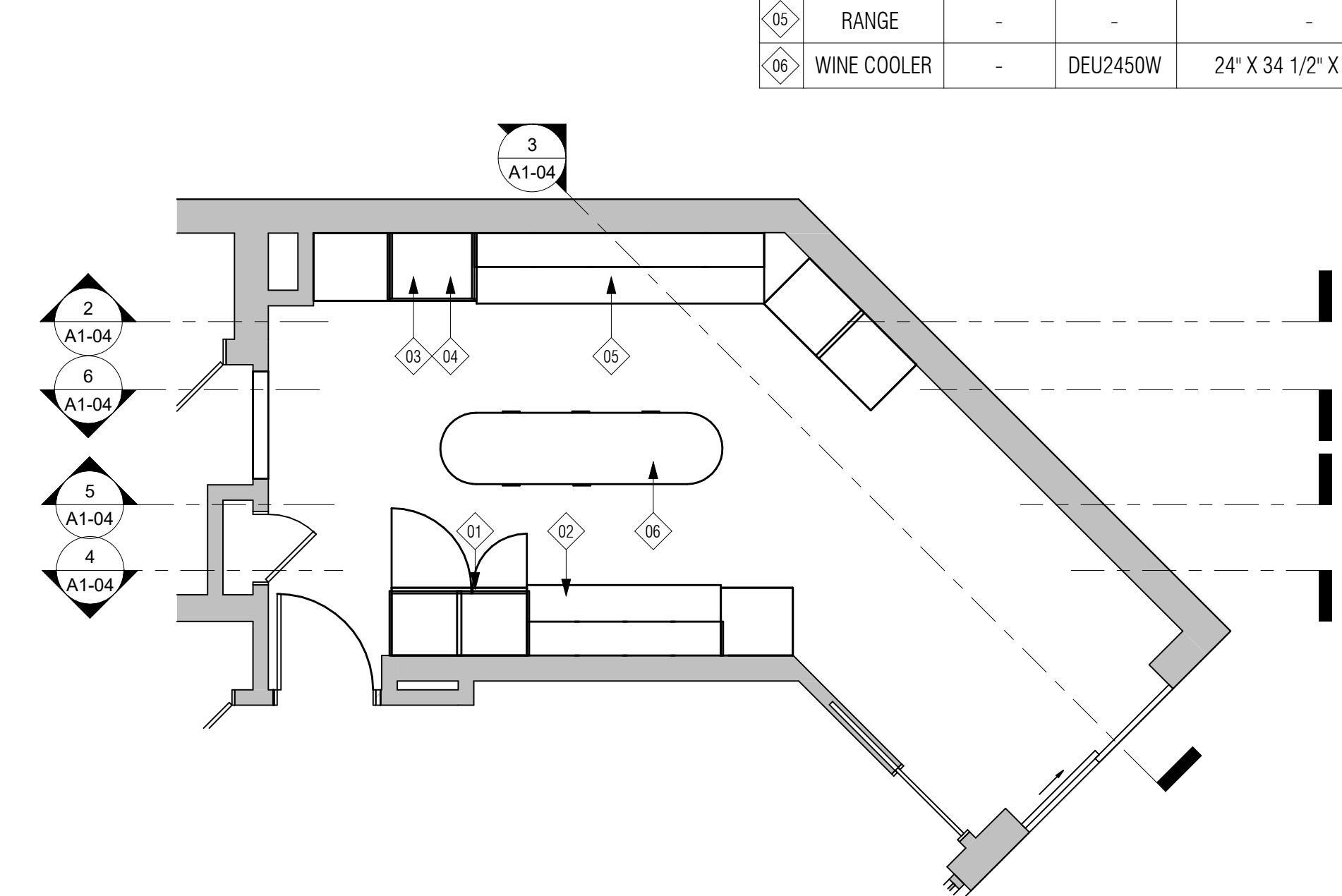


5 KITCHEN NORTH ELEVATION 1
1/2" = 1'-0"

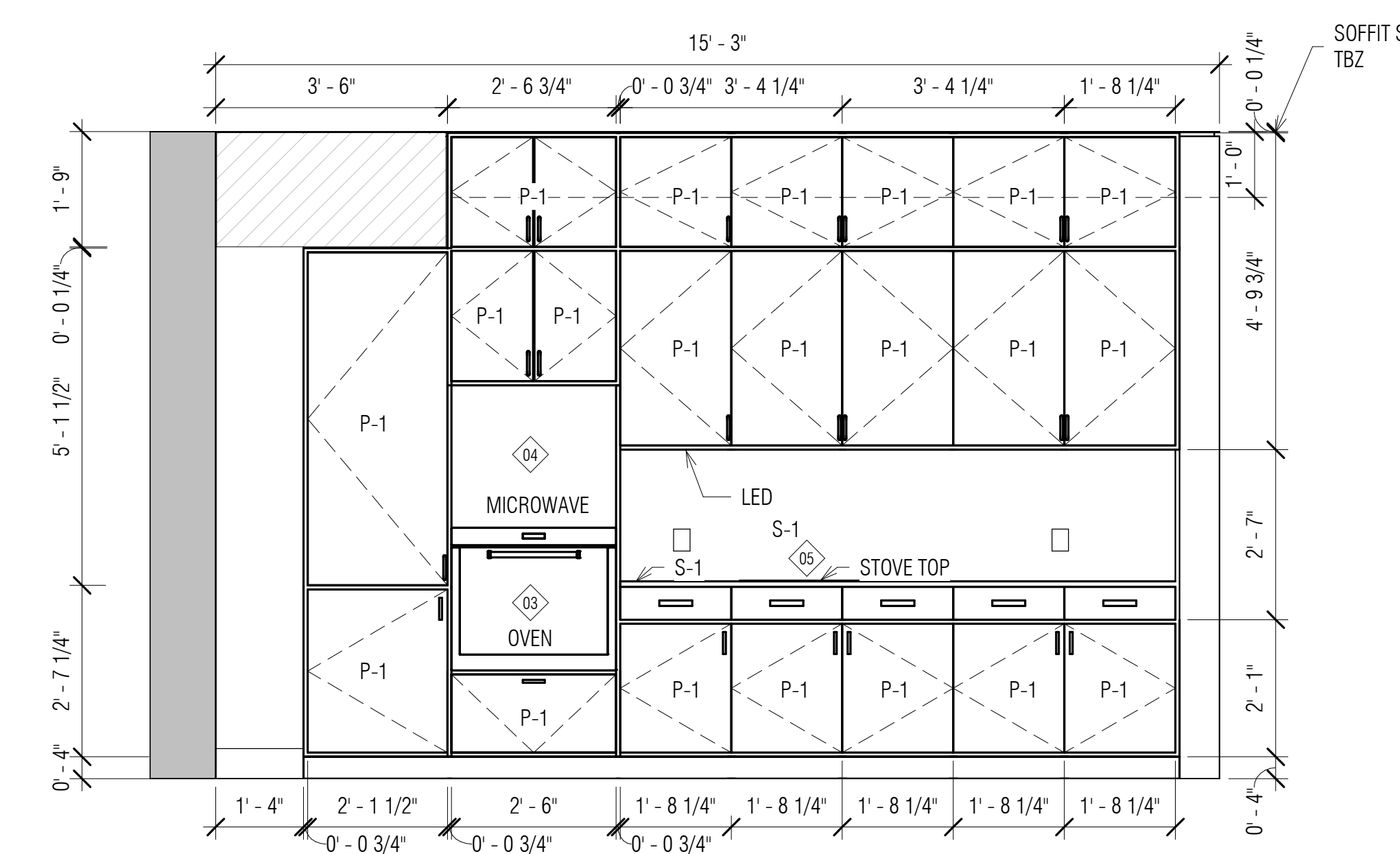


6 KITCHEN SOUTH ELEVATION 1
1/2" = 1'-0"

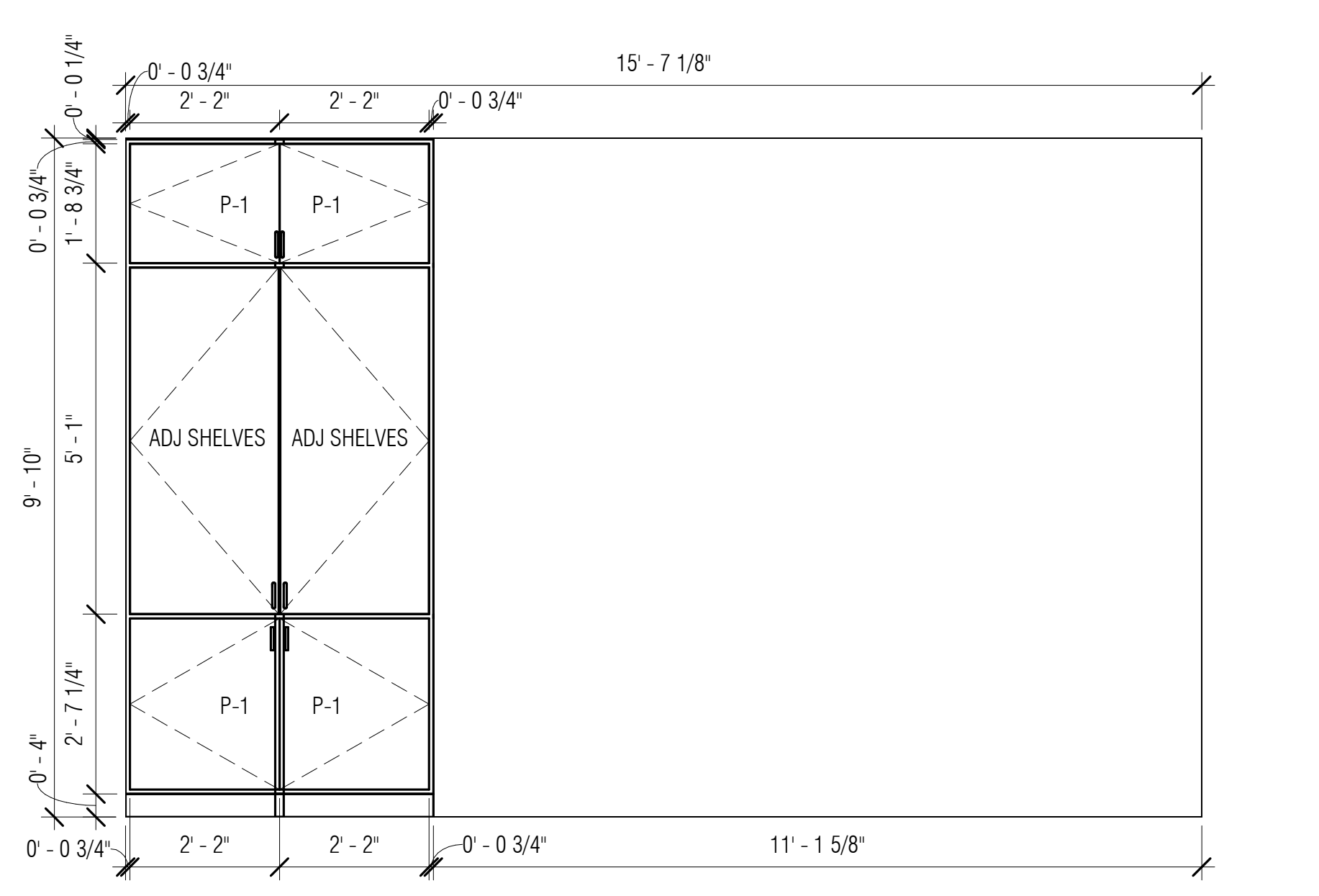
TAG	DESCRIPTION	MANUFAC.	MODEL	SIZE (W X H X D)
01	REF / FREEZER	SUB-ZERO	CL4850SID/O	48" X 84" X 24"
02	DISH WASHER	BOSCH	SHVM78Z53N	23 9/16" X 33 7/8" X 23 1/16"
03	WALL OVEN	BOSCH	HLB5451UC	29 3/4" X 29" X 24 1/2"
04	MICROWAVE	BOSCH	HMB50152UC	29 3/4" X 19 5/8" X 19 5/8"
05	RANGE	-	-	-
06	WINE COOLER	-	DEU2450W	24" X 34 1/2" X 23 1/8"



1 KITCHEN PLAN
1/4" = 1'-0"



2 KITCHEN NORTH ELEVATION
1/2" = 1'-0"



3 KITCHEN EAST ELEVATION
1/2" = 1'-0"

Narrative

To Whom It May Concern:

Please refer to sheet A1-01 where in the area of work the entire is indicated in dashed lines—the legend indicates the dashed line mean existing to be removed.

Please refer to A1-02 where it indicates a new kitchen in the same configuration as the old kitchen.

Please refer to A1-04 where it indicates all of the dimensions and interior elevations of the new kitchen.

-

Jason Tapia, AIA, NCARB, CDT, LEED AP
Principal - Registered Architect

Building Center No. 3

O: 305.371.6504

F: 305.925.1254

bcnumber3.com

Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134



Tel: 305-460-5245
Fax: 305-460-5261
www.coralgables.com
applications@coralgables.com

CITY OF CORAL GABLES
DEVELOPMENT SERVICE DEPARTMENT
Permit Application

ALL OF THE FOLLOWING MUST BE COMPLETED BY APPLICANT ACCORDING TO FS 713.135

Date: 03/25/2024	Permit Type: <input checked="" type="checkbox"/>	Master Permit #: BLDB-23-03-1546
Permit Change: <input checked="" type="checkbox"/>	Building <input checked="" type="checkbox"/>	Sub Permit #:
Change of Contractor <input checked="" type="checkbox"/>	Electrical <input type="checkbox"/>	Project Information: <input checked="" type="checkbox"/>
Permit Extension <input type="checkbox"/>	Mechanical <input type="checkbox"/>	Commercial: <input checked="" type="checkbox"/> Residential: <input type="checkbox"/>
Permit Renewal <input type="checkbox"/>	Plumbing <input type="checkbox"/>	Linear Feet: <input checked="" type="checkbox"/>
Permit Revision <input type="checkbox"/>	Misc. <input type="checkbox"/>	Square Feet: <input checked="" type="checkbox"/>
Permit Supplement <input type="checkbox"/>	App. _____ Date: _____	Cost of Work: <input checked="" type="checkbox"/>

DESCRIPTION OF WORK (PRINT):
Change of Contractor application for permit BLDB-23-03-1546

Job Address:
10 Edgewater Drive, Unit 16F
Folio #: 03-4129-066-0710
Lot: _____ Block: _____
Subdivision: The Glables Condo
Plat book: _____ Page: _____

PROPERTY OWNER:
Name: Aljemar, Inc.
Address: 2600 SW 3RD AVE SUITE 600
City/State/Zip: MIAMI, FL 33129
Telephone No.: 917-488-4411
Email: andres@grdesignassociates.com

CONTRACTOR COMPANY NAME:
Qualifier Name: J Romano Group, Inc (GC - Juan Romano)
Address: 1882 NE 170th St, Ste. A
City/State/Zip: North Miami Beach, FL. 33162
License No.: CGC1522859 Telephone No.: 305-330-4940
Email: info@jromanogroup.net

ARCHITECT:
Name: _____
Address: _____

ENGINEER:
Name: _____
Address: _____

BONDING:
Name: _____
Address: _____

MORTGAGE LENDER:
Name: _____
Address: _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES BOILERS, HEATERS TANKS, AND AIR CONDITIONERS, etc. **AFFIDAVIT OF OWNER/LESSEE/AUTHORIZED AGENT:** Under penalties of perjury and the City of Coral Gables False Claims and Presentations Ordinance, City Code Chapter 39, I certify that I am the owner or that I have the owner's full consent and authorization to sign this application to obtain a permit to perform the above-mentioned work; that all the foregoing information is accurate; and that all work will be done in compliance with all applicable laws regulating construction and zoning. **WARNING TO OWNER:** YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT. **The Historical Resources & Cultural Arts Department's approval is required prior to the issuance of a demolition permit. The Qualifier cannot sign below as Owner/Lessee/Authorized Agent.**

Signature of Owner/Lessee/Authorized Agent: [Signature]
Owner/Lessee/Authorized Agent Name (Print): Eduardo M. Lima

Signature of Qualifier: [Signature]
Qualifier Name (Print): Juan Romano, General Contractor

STATE OF FLORIDA)
SS)
COUNTY OF MIAMI-DADE)

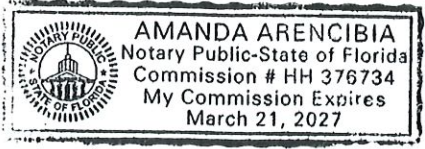
Sworn to or affirmed and subscribed before me this 26 day of Mar in the year 2024 by Eduardo M. Lima who has taken an oath and is personally known to me or has produced _____ as identification.

My Commission Expires: [Signature]
Notary Public

STATE OF FLORIDA)
SS)
COUNTY OF MIAMI-DADE)

Sworn to or affirmed and subscribed before me this 25 day of 03 in the year 2024 by Juan Romano who has taken an oath and is personally known to me or has produced _____ as identification.

My Commission Expires: [Signature]
Notary Public, State of Florida
Commission # HH 395539
My Comm. Expires May 7, 2027
Bonded through National Notary Assn.



From: Team M.E.D. <permits@medexpeditors.com>
Subject: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team
To: Santiago, Eugenio <esantiago@coralgables.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>; Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Rafol, Christie <christie.rafol@thelawrencegroup.com>; Casey Candelaria <casey.candelaria@vuori.com>
Sent: February 27, 2024 5:16 PM (UTC-05:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mr. Santiago,

On behalf of the design team on process # BLDB-24-01-2291, we would like to request a call with the design team to further discuss the below comment on this process. We would to get some guidance and help to properly address this comment for this work. We have copied the design team for visibility. Please advise on your availability for this meeting at your earliest convenience.

7) A-202: as per City of Coral Gables Zoning Code, all exterior wall surfaces must be concrete masonry or reinforced concrete.

Thank you in advance for your time and consideration,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Subject: BLDB-24-01-2260 - Pending review
To: Redila, Arceli <aredila@coralgables.com>
Sent: March 6, 2024 10:32 AM (UTC-05:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mrs. Redila,

May I please ask for your assistance in our pending review for concurrency for process #**BLDB-24-01-2260**? This would mean a lot to the tenant, as this is the last review of the cycle.

Thank you in advance for your time and consideration,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: Permit extension for BL-20-06-6087 - permit expires 04/11/2024
To: Hernandez, Analyn <ahernandez2@coralgables.com>
Sent: April 10, 2024 1:53 PM (UTC-04:00)
Attached: Permit app.pdf, Letter.pdf

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

My apologies, please see attached.

Best regards,

Madeline Perez



Madeline Perez
Executive Office Director
M.E.D. Expeditors
(786) 431-1299 | (786) 383-8505
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Hernandez, Analyn <ahernandez2@coralgables.com>
Date: Wednesday, April 10, 2024 at 1:42 PM
To: Team M.E.D. <permits@medexpeditors.com>
Subject: RE: Permit extension for BL-20-06-6087 - permit expires 04/11/2024

No attachment in this email.

Sincerely,

Analyn Hernandez

Permit Clerk Supervisor
City of Coral Gables
427 Biltmore Way,
Coral Gables, Florida 33134
Main Phone: (305) 460-5383
Cell : (305) 619-5302



From: Team M.E.D. <permits@medexpeditors.com>
Sent: Wednesday, April 10, 2024 12:46 PM
To: DevelopmentServices <DevelopmentServices@coralgables.com>
Cc: Hernandez, Analyn <ahernandez2@coralgables.com>
Subject: Permit extension for BL-20-06-6087 - permit expires 04/11/2024

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon,

Please see the attached letter and permit app to extend permit # BL-20-06-6087 / 2800 Ponce De Leon Blvd. Please note the permit expires 04/11/2024.

Best regards,

Madeline Perez



Madeline Perez

Executive Office Director

M.E.D. Expeditors

(786) 431-1299 | (786) 383-8505

MEDexpeditors.com

55 Merrick Way #214

Coral Gables, Florida 33134

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.

Development Services Department
405 Billmore Way, 3rd Floor
Coral Gables, Florida 33134



Tel: 305-460-5245
Fax: 305-460-5261
www.coralgables.com
applications@coralgables.com

CITY OF CORAL GABLES
DEVELOPMENT SERVICE DEPARTMENT

Permit Application

BL-20-06-6087

ALL OF THE FOLLOWING MUST BE COMPLETED BY APPLICANT ACCORDING TO RS 713.135

Date:	Permit Type: <input checked="" type="checkbox"/>	Master Permit #:
Permit Change: <input checked="" type="checkbox"/>	Building <input type="checkbox"/>	Sub Permit #:
Change of Contractor <input type="checkbox"/>	Electrical <input type="checkbox"/>	Project Information: <input checked="" type="checkbox"/>
Permit Extension <input checked="" type="checkbox"/>	Mechanical <input type="checkbox"/>	Commercial: <input type="checkbox"/> Residential: <input type="checkbox"/>
Permit Renewal <input type="checkbox"/>	Plumbing <input type="checkbox"/>	Linear Feet: <input checked="" type="checkbox"/>
Permit Revision <input type="checkbox"/>	Misc. <input type="checkbox"/>	Square Feet: <input checked="" type="checkbox"/>
Permit Supplement <input type="checkbox"/>	App. <input type="checkbox"/> Date:	Cost of Work: <input checked="" type="checkbox"/>

DESCRIPTION OF WORK (PRINT):
Permit Extension

Job Address: 2800 Ponce de Leon Blvd, Coral Gables, FL 33134
2800 Ponce de Leon Blvd.
Folio #: 03-4117-005-5220
Lot: Block:
Subdivision:
Plat book: Page:

PROPERTY OWNER:
Name: SCRS 2800 Ponce de Leon Blvd
Address: 2800 Ponce de Leon Blvd
City/State/Zip: Coral Gables, FL 33134
Telephone No.: 305 781-9041
Email: KARINA DELJUNCO @

CONTRACTOR COMPANY NAME: Maer Construction Company
Qualifier Name: Brian Sudduth
Address: 5750 Powerline Road
City/State/Zip: Fort Lauderdale, FL 33309
License No.: CGC 1526147 Telephone No.: 954-764-6550
Email:

ARCHITECT: Avisa Young, Con
Name:
Address:

ENGINEER:
Name:
Address:

BONDING:
Name:
Address:

MORTGAGE LENDER:
Name:
Address:

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES BOILERS, HEATERS TANKS, AND AIR CONDITIONERS, etc. **AFFIDAVIT OF OWNER/LESSEE/AUTHORIZED AGENT:** Under penalties of perjury and the City of Coral Gables False Claims and Presentations Ordinance, City Code Chapter 39, I certify that I am the owner or that I have the owner's full consent and authorization to sign this application to obtain a permit to perform the above-mentioned work; that all the foregoing information is accurate; and that all work will be done in compliance with all applicable laws regulating construction and zoning. **WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT. The Historical Resources & Cultural Arts Department's approval is required prior to the issuance of a demolition permit. The Qualifier cannot sign below as Owner/Lessee/Authorized Agent.**

Signature of Owner/Lessee/Authorized Agent: Karina DelJunco Signature of Qualifier: Brian Sudduth
Owner/Lessee/Authorized Agent Name (Print): KARINA DELJUNCO Qualifier Name (Print): Brian Sudduth

STATE OF FLORIDA)
ss)
COUNTY OF MIAMI-DADE)
Sworn to and affirmed and subscribed before me this 20th day of April in the year 2020 by KARINA DELJUNCO who has taken an oath and is personally known to me or has produced FL as identification.
My Commission Expires: 3/17/2026
Notary Public: Dalia Maria Morales

STATE OF FLORIDA)
ss)
COUNTY OF MIAMI-DADE)
Sworn to and affirmed and subscribed before me this 20th day of April in the year 2020 by Brian Sudduth who has taken an oath and is personally known to me or has produced _____ as identification.
My Commission Expires: _____
Notary Public: Mari Seda

Notary Public State of Florida
Dalia Maria Morales
My Commission
HH 241845
Exp. 3/17/2026

MARIJUS SEDA
MY COMMISSION # HH 133922
EXPIRES: June 20, 2025
Bonded thru Notary Public

April 03, 2024

City of Coral Gables Building Department
Manuel Lopez, Deputy Building Official
405 Biltmore Way
Coral Gables, FL 33134

Re: Permit Renewal of Permit #BL-20-06-6087

Dear Mr. Lopez:

We are pleased to continue to build our relationship with the City of Coral Gables. We respectfully request permit ~~renewal~~ ^{Extension} of Permit #BL-20-06-6087.

The reason for the delays on this permit is due to the owner redesigning a portion of the future restaurant's MEP work. We expect to begin receiving plans at the beginning of September 2024 submit as a revision.

We look forward to working with the City of Coral Gables, to make this a successful project for our client. If you have any questions or concerns, please feel free to call me at 954-764-6550.

Sincerely,

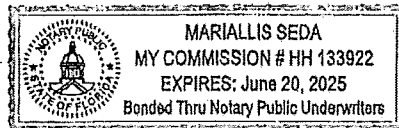
Brian Sudduth
Qualifier
Miller Construction Company
954-764-6550 / 954-847-0607
bsudduth@millerconstruction.com / mseda@millerconstruction.com

State of FLORIDA

County of BROWARD

The foregoing instrument was acknowledged before me this 3rd day of April, 2024, by Brian Sudduth who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

By: Mari Seda
Notary Public, State of Florida (Notary Seal)



From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: BLDB-23-11-2186 - 358 San Lorenzo Ave #2211 - Victoria Secret - CU Application 02-13-24
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Sent: February 14, 2024 12:10 PM (UTC-05:00)
Attached: 240212 CU Application On Line[75].pdf

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Kathy,

Please see the updated document attached with the Coral Gables, FL address that should be there.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMIT
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134



From: Arguinzoni, Kathy <karguinzoni@coralgables.com>
Date: Wednesday, February 14, 2024 at 11:45 AM
To: Team M.E.D. <permits@medexpeditors.com>
Subject: RE: BLDB-23-11-2186 - 358 San Lorenzo Ave #2211 - Victoria Secret - CU Application 02-13-24

Hi Felix,

Please fix the application to show the business location.

I know it's not in OHIO..

Katherine Arguinzoni
Certificate of Use
KArguinzoni@Coralgables.com
(305) 460-5269

From: Team M.E.D. <permits@medexpeditors.com>
Sent: Tuesday, February 13, 2024 4:35 PM
To: Arguinzoni, Kathy <karguinzoni@coralgables.com>

Subject: BLDB-23-11-2186 - 358 San Lorenzo Ave #2211 - Victoria Secret - CU Application 02-13-24

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Ms. Kathy,

Please see attached the CU application for Victoria Secret.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERIMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

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.

Development Services/Concurrency Office
305-460-5269
www.coralgables.com

City of Coral Gables Certificate of Use



Activity # _____

Certificate of Use # _____

TO BE COMPLETED BY APPLICANT

Business Contact Name: Bruce Larsen

Email Address: blarsen@victoria.com Cell #: 614-205-7518

Business Name: Victoria's Secret

DBA Name: _____

Business Address: 350 San Lorenzo Ave Unit/Suite #: #2211

Zip Code: 33146 Square Footage of Unit/Suite: 5,466

Check here if you would like the Certificate of Use to be mailed to you.

Mailing address if different from above: _____

Prior Tenant: Victoria's Secret CU # of Prior Tenant: Same Tenant

Nature of Business (description of type of business proposed, type of merchandise carried, or nature of services rendered):

Intimate apparel and beauty products

Permit Number (if there was renovation, expansion, establishment of use, or new construction): BLDB-23-11-2186

Signature of applicant verifies the above information is true and correct and subject to the City's False Claim Ord. (Chapter 39 City Code). I understand the conditions under which my Certificate of Use (CU) is being approved and accept that no changes or refunds can be made once issued. I am authorized to sign for the business and understand that any misrepresentation of information on this application may result in the revocation of the CU and/or possible enforcement action being initiated against the business and/or its authorized representatives.

Please note, there will be a \$114.19 fee payable to the "City of Coral Gables" via our Online services to process the application after you have received your Miami Dade County Approval.

Date: 2/12/24 Print Name: Bruce Larsen Signature: [Handwritten Signature]

MUNICIPAL APPLICATION FOR CERTIFICATE OF USE/OCCUPATIONAL LICENSE


**Section 1 & 2 must be completed prior to submittal for review accompanied with the municipal application along with the payment of the initial review fee. Submittal of application may result in further reviews and additional fees incurred.*

DATE

02-13-24**SECTION 1 – BUSINESS INFORMATION (to be completed by Applicant)**

SITE/BUSINESS ADDRESS 350 San Lorenzo Ave, Coral Gables FL 33146		UNIT/SUITE# 2211	PROPERTY TAX FOLIO NUMBER 03-4120-067-0040	
BUSINESS OWNER NAME Corporation (no single owner)		BUSINESS NAME OR DBA Victoria's Secret		
MAILING ADDRESS Four Limited Parkway		CITY Reynoldsburg	STATE OH	ZIP 43068
CORPORATE OFFICER/PARTNER/AUTHORIZED REPRESENTATIVE (NAME & TITLE) Bruce Larsen, VP Store Design/Construction		TELEPHONE NUMBER 614-205-7518	E-MAIL blarsenevictoria.com	
SQUARE FOOTAGE OF UNIT(S): 5,466		PROPOSED USE/TYPE OF BUSINESS Intimate apparel & beauty products		
<i>Please note that a lease agreement may be requested to verify square footage.)</i>		<i>Please note that some business types may require a DERM Operating Permit. To determine if your business requires an operating permit(s), please see page 2 of this application. this application</i>		

Signature of applicant confirms the above information is true and correct. I understand the conditions under which my Certificate of Use (CU) is being approved and accept that no changes or refunds can be made once issued.

PRINT NAME Bruce Larsen	SIGNATURE 
-----------------------------------	---

SECTION 2 – MUNICIPAL INFORMATION (to be completed by Municipal Official or Staff)

MUNICIPAL CERTIFICATE OF USE APPLICATION NUMBER Text	PREVIOUS USE/TYPE OF BUSINESS AT THIS LOCATION	DATE OF LAST APPROVAL
Was a building permit required to establish/expand the current proposed use? <input type="checkbox"/> YES <input type="checkbox"/> NO <i>If Yes, provide the following:</i>		
MUNICIPAL BUILDING PERMIT NUMBER	MIAMI-DADE COUNTY MUNICIPAL BUILDING APPROVAL NUMBER	
MUNICIPAL OFFICIAL PRINT NAME	TITLE	
SIGNATURE	TELEPHONE NUMBER	

TO BE COMPLETED BY DEPARTMENT STAFF ONLY

Folio # : _____ Lot: _____

Block: _____ Sect.: _____

Proposed Use: _____ Prior Use: _____ Existing Zoning: _____

Restrictions: _____

Required parking provided _____ Year built: _____

Approved Denied Signature: _____ Date: _____

Notes: _____

COUNTY DEPARTMENT OF ENVIRONMENTAL REGULATIONS MANAGEMENT (DERM) REVIEW BELOW

From: Team M.E.D. <permits@medexpeditors.com>
Subject: BLDR-23-08-4182 - inquiry on workflow 02-20-24
To: Hernandez, Analyn <ahernandez2@coralgables.com>
Sent: February 20, 2024 11:58 AM (UTC-05:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Madame,

We have uploaded corrections for process #

BLDR-23-08-4182 could we kindly ask for your assistance in starting the workflow for this project. Corrections were uploaded early last week. Please advise.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERIMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Subject: EARLY START REQUEST FOR BLDB-23-11-2186 / M2024004830 358 SAN LORENZO AVE #2211 VICTORIA SECRET - 03-25-24
To: Lopez, Manuel <mlopez@coralgables.com>
Sent: March 25, 2024 9:48 AM (UTC-04:00)
Attached: Miami-Dade County Building Department.pdf

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mr. Lopez,

Could we on behalf of the tenant who has already acquired DERM approval please see attached the permit card for that approval. We would like to kindly ask for your assistance in request an early start for permit #BLDB-23-11-2186. Could you advise on this please for our landlord is pending this approval to allow us to begin work up to the first inspection. Please advise for it would be a great help to avoid any delays in opening this location. Please advise if you need any additional information to process with this request.

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERIMITS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Date: Friday, March 22, 2024 at 9:49 AM
To: Lopez, Manuel <mlopez@coralgables.com>
Subject: Re: EARLY START REQUEST FOR BLDB-23-11-2186 / M2024004830 358 SAN LORENZO AVE #2211 VICTORIA SECRET

Good morning Mr. Lopez,

Happy Friday!

Following up on the emails below, please advise at your earliest convenience.

Best regards,

Madeline Perez



Madeline Perez
Executive Office Director
M.E.D. Expeditors
(786) 431-1299 | (786) 383-8505
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Date: Thursday, March 21, 2024 at 1:50 PM
To: Lopez, Manuel <mlopez@coralgables.com>
Subject: Re: EARLY START REQUEST FOR BLDB-23-11-2186 / M2024004830 358 SAN LORENZO AVE #2211 VICTORIA SECRET

Good afternoon Mr. Lopez,

We are following up on the email below, as our client is eager to begin as they are experiencing daily financial losses. Please advise at your earliest convenience.

Best regards,

Madeline Perez



Madeline Perez
Executive Office Director
M.E.D. Expeditors
(786) 431-1299 | (786) 383-8505
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Team M.E.D. <permits@medexpeditors.com>
Date: Wednesday, March 20, 2024 at 1:53 PM
To: Lopez, Manuel <mlopez@coralgables.com>
Subject: EARLY START REQUEST FOR BLDB-23-11-2186 / M2024004830 358 SAN LORENZO AVE #2211 VICTORIA SECRET

Good afternoon Mr. Lopez,

On behalf of the design team and the contractor we are requesting an early start for the Victoria Secret project BLDB-23-11-2186, please note that DERM is completely approved under M2024004830 / 2024028559. I thank you in advance for your help, please advise at your earliest convenience.

Best regards,

Madeline Perez



Madeline Perez
Executive Office Director
M.E.D. Expeditors

(786) 431-1299 | (786) 383-8505

MEDexpeditors.com

55 Merrick Way #214

Coral Gables, Florida 33134



MUNICIPAL INSPECTION REQUIREMENTS AND RECORD 02/23/2024
MUNICIPAL NO.2024-028559 FOLIO: 0341200670030
JOB SITE ADDRESS 350 SAN LORENZO AVE
PROPOSED USE PAVING/OPEN LOTS /INTERIOR BUILDOUT
LEGAL MERRICK PLAT PB 168-022
APPLICATION TYPE ALTER INTERIOR 5466 SQFT 1 UNITS 1 FLOORS
OWNER NAME CITY OF CORAL GABLES
CONTRACTOR
QUALIFIER
PERMIT TYPE MUNICIPAL BLDG
CATEGORIES 0001 MUNICIPAL GENERAL BUILDING

DATE: 2/23/2024 PROCESS NUMBER: M2024004830 NEW *AMOUNT PAID 198.88
DERM 1 ASBESTOS REVI 175.00 DERM 1 UP FRONT FEE- 80.00
DERM 1 MIN COMM REV(90.00 RSUR 2 RER 7.5% SUR 13.88
UBS1 1 BLDG 7.5% UPF 1.88 UPMU 25 UPFRONT FEE F 25.00
URS1 1 RER 7.5% UPFR 6.00

2/23/2024 15:24 BNZWEB1 182402235788 WEBIPAS 198.88

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E-mail your comments, questions and suggestions to [Webmaster](#)
This page was last edited on: February 23, 2004

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From: Team M.E.D. <permits@medexpeditors.com>
Subject: Re: BLDB-24-01-2260 - 358 San Lorenzo Space #2137 COLE HAAN Interior Tenant Fit Out
To: Perez, Rudy G. <rperez2@coralgables.com>
Sent: March 18, 2024 9:39 AM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mr. Perez,

Could we please request that you reject your discipline, as we are missing corrections that were not uploaded to this session? We would like to upload all corrections for a complete review before the date of this cycle. Please advise if you need any information from our end, and thank you for your understanding.

Thank you in advance,

Veronika Cueto



Veronika Cueto
Events & Marketing Specialist | Jr. Permit Update Specialist
M.E.D. Expeditors
Permits | Licenses | Code Violations
(786) 431-1299 | 1 (833) MED-PERMITTS
MEDexpeditors.com
55 Merrick Way #214
Coral Gables, Florida 33134

From: Nance, Robert <rnance@coralgables.com>
Date: Friday, March 15, 2024 at 12:05 PM
To: Team M.E.D. <permits@medexpeditors.com>, Perez, Rudy G. <rperez2@coralgables.com>
Subject: RE: BLDB-24-01-2260 - 358 San Lorenzo Space #2137 COLE HAAN Interior Tenant Fit Out

Good afternoon Veronika:

Well, that's a first for me...Noone has ever asked me to reject their plans but I will...

Have a great day.

Robert Nance
Fire Plans Examiner
rnance@coralgables.com
O - 305-569-1853



From: Team M.E.D. <permits@medexpeditors.com>

Sent: Friday, March 15, 2024 11:35 AM

To: Nance, Robert <rnance@coralgables.com>; Perez, Rudy G. <rperez2@coralgables.com>

Subject: BLDB-24-01-2260 - 358 San Lorenzo Space #2137 COLE HAAN Interior Tenant Fit Out

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mr. Nance and Mr. Perez,

Could we please request you reject your disciplines, as we are missing corrections that were not uploaded in this session? We would like to upload all corrections for a complete review before the date of this cycle. Please advise if there is any information you may need from our end and thank you for your understanding.

Thank you in advance,

Veronika Cueto



Veronika Cueto

Events & Marketing Specialist | Jr. Permit Update Specialist

M.E.D. Expeditors

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(786) 431-1299 | 1 (833) MED-PERMITTS

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55 Merrick Way #214

Coral Gables, Florida 33134

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From: Team M.E.D. <permits@medexpeditors.com>
Subject: R358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Follow up
To: Lopez, Manuel <mlopez@coralgables.com>
Cc: Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Casey Candelaria <casey.candelaria@vuori.com>; Lundgren, Matt <matt.lundgren@thelawrencegroup.com>; Rafol, Christie <christie.rafol@thelawrencegroup.com>; Santiago, Eugenio <esantiago@coralgables.com>
Sent: March 15, 2024 1:28 PM (UTC-04:00)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good afternoon Mr. Lopez,

We are following up on the below email to confirm the use of;

**I believe only steel or impact glass can be filling the space between the tubes.
Again, discuss it with Mr. Manny Lopez, PE, BO who is copied here.**

**Could you please advise for we are pending this information to complete the correction request for
submittal and review. Please advise on this.**

Best regards,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
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From: Santiago, Eugenio <esantiago@coralgables.com>
Date: Wednesday, March 6, 2024 at 9:35 AM
To: Rafol, Christie <christie.rafol@thelawrencegroup.com>, Team M.E.D. <permits@medexpeditors.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>, Hunt, Isis <ihunt@coralgables.com>, Sarah Crutchfield <sarah.crutchfield@vuori.com>, Casey Candelaria <casey.candelaria@vuori.com>, Lundgren, Matt <matt.lundgren@thelawrencegroup.com>
Subject: RE: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team

Manny, is this ok with us?

If it is, please let them know

Eugenio M. Santiago, PE, CBO
Structural Engineer

City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134
(305)476-7296 direct dial



From: Rafol, Christie <christie.rafol@thelawrencegroup.com>
Sent: Wednesday, March 6, 2024 7:21 AM
To: Santiago, Eugenio <esantiago@coralgables.com>; Team M.E.D. <permits@medexpeditors.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>; Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Casey Candelaria <casey.candelaria@vuori.com>; Lundgren, Matt <matt.lundgren@thelawrencegroup.com>
Subject: RE: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good morning Mr. Santiago, Mr. Lopez,

We have 3/16" aluminum sheets/paneling to be used as structural sheathing on top of our aluminum tubular sections. In discussion with the landlord and their current Design Criteria, this has been previously approved by the City of Coral Gables and Miami-Dade county to be used as an alternative to the masonry that the structural comment we had in question was referring to. Where we do not have the steel tubular framing, we will have storefront.

As mentioned previously, we will include this in our formal response letter with our re-submission.

Please let us know if there are any other concerns.

Thank you,

Christie Rafol
Design Professional



Celebrating 40 years!

From: Santiago, Eugenio <esantiago@coralgables.com>
Sent: Thursday, February 29, 2024 9:22 AM
To: Rafol, Christie <christie.rafol@thelawrencegroup.com>; Team M.E.D. <permits@medexpeditors.com>
Cc: Lopez, Manuel <mlopez@coralgables.com>; Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Casey Candelaria <casey.candelaria@vuori.com>; Lundgren, Matt

<matt.lundgren@thelawrencegroup.com>

Subject: RE: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team

Mr. Rafol,

I believe only steel or impact glass can be filling the space between the tubes.

Again, discuss it with Mr. Manny Lopez, PE, BO who is copied here.

Best regards,

Eugenio M. Santiago, PE, CBO

Structural Engineer

City of Coral Gables

427 Biltmore Way

Coral Gables, FL 33134

(305)476-7296 direct dial



From: Rafol, Christie <christie.rafol@thelawrencegroup.com>

Sent: Thursday, February 29, 2024 8:58 AM

To: Santiago, Eugenio <esantiago@coralgables.com>; Team M.E.D. <permits@medexpeditors.com>

Cc: Lopez, Manuel <mlopez@coralgables.com>; Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Casey Candelaria <casey.candelaria@vuori.com>; Lundgren, Matt <matt.lundgren@thelawrencegroup.com>

Subject: RE: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team

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Thank you for your response to our question, Mr. Santiago.

We have steel tube framing as the construction of our exterior walls so we will be in compliance with what is required. We will submit a written narrative in response to all the structural comments we received in totality and will include this information in our response, as well.

We appreciate you taking the time to clarify.

All the best,

Christie Rafol

Design Professional



Celebrating 40 years!

From: Santiago, Eugenio <esantiago@coralgables.com>

Sent: Wednesday, February 28, 2024 9:17 AM

To: Team M.E.D. <permits@medexpeditors.com>

Cc: Lopez, Manuel <mlopez@coralgables.com>; Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Rafol, Christie <christie.rafol@thelawrencegroup.com>; Casey Candelaria <casey.candelaria@vuori.com>

Subject: RE: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team

Mr. Agapay,

Another option is steel or storefront.

Again, the final decider on this matter is our Building Official, Mr. Manny Lopez'

Perhaps you can arrange a meeting with him to discuss further.

Best regards,

Eugenio M. Santiago, PE, CBO

Structural Engineer

City of Coral Gables

427 Biltmore Way

Coral Gables, FL 33134

(305)476-7296 direct dial



From: Team M.E.D. <permits@medexpeditors.com>

Sent: Tuesday, February 27, 2024 5:16 PM

To: Santiago, Eugenio <esantiago@coralgables.com>

Cc: Lopez, Manuel <mlopez@coralgables.com>; Hunt, Isis <ihunt@coralgables.com>; Sarah Crutchfield <sarah.crutchfield@vuori.com>; Rafol, Christie <christie.rafol@thelawrencegroup.com>; Casey Candelaria <casey.candelaria@vuori.com>

Subject: 358 San Lorenzo Ave Space #2145 - BLDB-24-01-2291 - Request for Meeting with Reviewer and Design team

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Good morning Mr. Santiago,

On behalf of the design team on process # BLDB-24-01-2291, we would like to request a call with the design team to further discuss the below comment on this process. We would to get some guidance and help to properly address this comment for this work. We have copied the design team for visibility. Please advise on your availability for this meeting at your earliest convenience.

7) A-202: as per City of Coral Gables Zoning Code, all exterior wall surfaces must be concrete masonry or reinforced concrete.

Thank you in advance for your time and consideration,

Felix Agapay



Felix Agapay
Sr. Update and Permit Specialist
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