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 Permits and Inspections: Actions

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BL-21-06-8531

Applied	Approved	Issued	Final	Expires
06/28/2021				12/25/2021

Type **DRIVEWAY/WALKWAY** Status **pending**
 Permit Description Permit Address **6956 SUNRISE TER CORAL GABLES FL 33133-7032**
RESIDENTIAL *AFTER THE FACT *NEW CONCRETE SLAB DRIVEWAY WITH ARTIFICIAL TURF IN BETWEEN 4" SPACERS \$10,000
 Applicant **YAHYA T KOITA & W SAIDA** Owner **Y**
 Owner **YAHYA T KOITA & W SAIDA**

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Group	Action	Approver	Start Date	Comp'd Date	Comp'd Code	Comment
PLAN REVIEW	pradmin - ADMINISTRATIVE BOARD OF ARCHITECTS PLAN REVIEW					
PLAN REVIEW	pradmin - ADMINISTRATIVE BOARD OF ARCHITECTS PLAN REVIEW	arestrepo	08/13/2021	08/24/2021	DEFERRED	0- CLARIFY IF THE APPLICATION IS AFTER THE FACT 1- COMPLY WITH ZONING COMMENTS 2- ARTIFICIAL TURF MAY BE APPROVED AS DETERMINED BY THE PUBLIC WORKS LANDSCAPE DIVISION. Artificial turf will be allowed in driveways between paver joints as long as there is a solid border around the perimeter of the drive to keep the turf contained.
PLAN REVIEW	pradmin - ADMINISTRATIVE BOARD OF ARCHITECTS PLAN REVIEW	arestrepo	09/23/2021	09/23/2021	DEFERRED	AS PER ZONING CODE, ARTIFICIAL TURF TO BE APPROVED BY THE LANDSCAPE DIVISION: If artificial turf is used as paver joints, use a concrete or paver curb to separate artificial turf from natural sod. Further review after resubmittal.
PLAN REVIEW	pradmin - ADMINISTRATIVE BOARD OF ARCHITECTS PLAN REVIEW	arestrepo	01/28/2022	02/09/2022	DEFERRED	THIS IS AN AFTER THE FACT PERMIT, THIS REVIEW IS ONLY FOR THE NEW CONCRETE DRIVEWAY: 1- ACCORDING TO THE PHOTOS PROVIDED, THERE IS A 4" INCHES GAP BETWEEN THE CONCRETE SLABS. THE GAP WAS NOT ILLUSTRATED ON SITE PLAN. 2- CLARIFY IF THE SCOPE OF WORK INCLUDES THE PORTION OF THE DRIVEWAY UNDER CARPORT 3- COMPLY WITH ZONING COMMENTS
PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	08/04/2021	08/05/2021	APPROVED W/ COND	SLAB TO BE 6" MINIMUM
PLAN REVIEW	prpubserv - LANDSCAPE PLAN REVIEW					
PLAN REVIEW	prpubserv - LANDSCAPE PLAN REVIEW	edarna		07/30/2021	CONTINUED	
PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	rperez2	07/30/2021	08/02/2021	APPROVED	
PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	adelvalle	08/05/2021	08/13/2021	APPROVED	APPROVED BY PUBLIC WORKS ON 8/5/2021
PLAN REVIEW	przoning - ZONING PLAN REVIEW					
PLAN REVIEW	przoning - ZONING PLAN REVIEW	edarna	07/27/2021	07/30/2021	DEFERRED	ZONING COMMENT # 1 1. AS PER SECTION 2-101 # 10, C. DRIVEWAYS AND CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. A MAXIMUM OF 18 FEET SHALL BE APPROVED BY BOARD OF ARCHITECTS. EXISTING CURB CUTS AS PER PERMIT NUMBER BL12-04-8089 ARE 13 FEET AND 11 FEET. 2. INDICATE GARAGE LOCATION. SEE SECTION 2-101 #10, C. 3. INDICATE LOT SIZE. PROVIDE LANDSCAPE OPEN SPACE CALCULATIONS OF NOT LESS THAN FORTY (40%) PERCENT OF THE AREA OF THE BUILDING SITE. NOTE THAT ARCADES, CORRIDORS, PARKING AND OTHER SERVICE AREAS SHALL NOT BE USED IN COMPUTING THE LANDSCAPE OPEN SPACE. SEE THE LINK BELOW FOR AN EXAMPLE. (COPY AND PASTE THE LINK IN YOUR BROWSER IF NECESSARY.) HTTPS://EVOGOV.S3.AMAZONAWS.COM/MEDIA/91/MEDIA/128367.PDF 4. AT LEAST TWENTY (20%) PERCENT OF THE REQUIRED FORTY (40%) PERCENT OF LANDSCAPE OPEN SPACE SHALL BE LOCATED IN THE FRONT YARD. 5. IDENTIFY AND DRAW CLEARLY ALL STRUCTURES SHOWN WITHIN THE REAR SETBACK. PER ZONING CODE ONLY CERTAIN STRUCTURES AREA ALLOWED TO ENCROACH WITHIN THE SETBACKS. 6. PROVIDE PERMIT NUMBER FOR NONCONFORMING WOOD DECK ENCROACHING ON THE SIDE SETBACKS. PER ZONING CODE DECKS SHALL COMPLY WITH THE REQUIRED SIDE SETBACKS. SEE SECTION 5-310 WOOD DECKS. 7. WALKWAYS ARE ALLOWED WITHIN THE SETBACKS NOT EXCEEDING 5 FEET IN WIDTH. A MINIMUM OF 18 INCHES SHALL BE MAINTAINED BETWEEN THE WALKWAYS, DRIVEWAYS AND PROPERTY LINE. SEE SECTION 5-311 PAVERS AND WALKWAYS. INDICATE COMPLIANCE FOR WALKWAYS AND DRIVEWAY. 8. PROVIDE THE TRIANGLE OF VISIBILITY. IF A SIDEWALK IS LOCATED BETWEEN THE PROPERTY LINE AND THE STREET THEN THE LEGS OF THE TRIANGLE OF VISIBILITY SHALL BE TEN (10) FEET LONG; AND MEET AT THE POINT OF INTERSECTION OF THE DRIVEWAY AND THE EDGE OF THE SIDEWALK THAT IS CLOSEST TO OR ON THE PROPERTY LINE. SEE ZONING CODE SECTION 10-106 VISIBILITY TRIANGLES. 9. PROVIDE A NOTE ON THE PLANS BY THE NEW DRIVEWAY STATING THAT, "THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2 1/2) FEET TO EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE". 10. PER ZONING CODE SECTION 6-103

GENERAL REQUIREMENTS, IN SINGLE FAMILY RESIDENTIAL DISTRICT ARTIFICIAL TURF IS ALLOWED WITHIN THE REAR YARD, WITH AN ACCEPTABLE BUFFER, AS DETERMINED BY THE PUBLIC WORKS LANDSCAPE SERVICES DIVISION. ALL OTHER LOCATIONS MAY BE APPROVED ONLY IF SITE CONDITIONS LIMIT LANDSCAPE OPTIONS, AS DETERMINED BY THE PUBLIC WORKS LANDSCAPE SERVICES DIVISION. ZONING REVIEWER: ELISA DARNA EDARNA@CORALGABLES.COM

PLAN REVIEW pr zoning - ZONING PLAN REVIEW edarna 09/16/2021 09/17/2021 REJECTED

ZONING COMMENTS # 2 1. NEED TO ADDRESS COMMENTS ON PLANS. 2. EXISTING CURB CUTS AS PER PERMIT NUMBER BL12-04-8089 ARE 13 FEET AND 11 FEET. AS PER SECTION 2-101 # 10, C. DRIVEWAYS AND CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. A MAXIMUM OF 18 FEET SHALL BE APPROVED BY BOARD OF ARCHITECTS. 3. AS PER SECTION 5-310 WOOD DECKS MUST COMPLY WITH REQUIRED SETBACKS FOR THE BUILDING SITE. 18 INCHES SEPARATION PROVIDED DOES NOT COMPLY. PROVIDE REQUIRED SETBACKS FOR WOODEN POOL DECK. AS PER SURVEY EXISTING SETBACKS ARE COMPLIANT, SAME WILL APPLY FOR THE DECK. SEE SECTION 5-310 WOOD DECKS. 4. INDICATE WALKWAYS WIDTH ON PLANS. WALKWAYS ARE ALLOWED WITHIN THE SETBACKS NOT EXCEEDING 5 FEET IN WIDTH. SEE SECTION 5-311 PAVERS AND WALKWAYS. POOL DECK IS ALSO ENCR OACHING ON THE SIDE SETBACK. 5. PROVIDE PROPERTY LINE DIMENSIONS, LOT SIZE AND OPEN LANDSCAPE CALCULATIONS ON PLANS. NEED TO RE-EVALUATE OPEN LANDSCAPE CALCULATIONS PROVIDED AFTER DETERMINING REQUIRED SETBACKS FOR POOL DECK. 6. IF THERE IS NO SIDEWALK LOCATED BETWEEN THE PROPERTY LINE AND THE STREET, THEN THE LEGS OF THE TRIANGLE OF VISIBILITY SHALL: BE TEN (10) FEET LONG; AND MEET AT THE POINT OF INTERSECTION OF A LINE THAT EXTENDS FROM THE EDGE OF THE DRIVEWAY AND A LINE THAT EXTENDS FROM THE EDGE OF PAVEMENT OF THE ABUTTING STREET (FLARE OUTS ARE INCLUDED WITHIN THE TRIANGLE OF VISIBILITY). SEE ZONING CODE, ARTICLE 10-106 VISIBILITY TRIANGLES. 7. INDICATE WALKWAYS WIDTH ON PLANS, WALKWAYS ARE ALLOWED WITHIN THE SETBACKS NOT EXCEEDING 5 FEET IN WIDTH, SEE SECTION 5-311 PAVERS AND WALKWAYS. 8. DRAW CLEARLY ALL STRUCTURES SHOWN WITHIN THE REAR SETBACK. PATTERN USED TO DRAW PLANTER IS THE SAME AS THE WOOD DECK. IS PLANTER ALSO BEEN MODIFIED TO ALIGN WITH POOL DECK? PROVIDE HEIGHT OF PLANTER WALLS, MAXIMUM HEIGHT ALLOWED FOR WALLS IS 4 FEET. Conditions of approval: NO TREE REMOVED OR RELOCATED UNDER THIS PERMIT. 1. Tree root protection fencing must be installed around trees in the city swale and inside the private property to protect their root systems and trunks prior to construction and left in place through final inspection of work. Fencing must be located a distance of 1' from trunk for each 1" of tree trunk radius, or 6' minimum distance for trees or 3' minimum distance for palms. See details available for download on the city website in SERVICES>PUBLIC WORKS> LANDSCAPE SERVICES files. 2. Note that the existing landscape will be inspected and will be required to meet the minimum requirements of the zoning code article 6 at time of final inspection. The owner at the time of final inspection may be required to add trees, shrubs or sod to the site in order to meet this requirement, since a landscape plan is not provided in this submittal. 3. Note that the swale is the responsibility of the owner to excavate, de-compact, regrade to a concave profile to retain water runoff, then replant with sod or other non-woody groundcovers that will be maintained by the owner less than 24" height at the end of construction. Refer to the swale planting guidelines also on the City website in SERVICES>PUBLIC WORKS>LANDSCAPE SERVICES files. ZONING REVIEWER: ELISA DARNA EDARNA@CORALGABLES.COM

PLAN REVIEW pr zoning - ZONING PLAN REVIEW edarna 01/27/2022 DEFERRED

ZONING COMMENTS # 4. 1. PLEASE NOTE THAT PERMIT PROVIDED IS FOR CHAIN-LINK FENCE NOT FOR A DRIVEWAY. ALSO, RIGHT CURB-CUT RIGHT AT THE ENTRANCE OF THE PROPERTY LINE IS 21'-6 INCHES MORE THAN WHAT IS ALLOWED BY CODE. 2. DRIVEWAYS AND CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. A MAXIMUM INCREASE SIZE OF EIGHTEEN (18) FEET WILL BE ALLOWED WITH BOARD OF ARCHITECTS APPROVAL. THE BOARD OF ARCHITECTS MUST INDICATE ON PLANS THAT THEY ARE APPROVING THE EIGHTEEN (18) FOOT SIZE OR PROVIDE PERMIT NUMBER FOR EXISTING CONDITIONS. SEE SECTION 2-101 SINGLE FAMILY RESIDENTIAL. 3. PROVIDE A BREAK DOWN OF 40% OPEN LANDSCAPE CALCULATIONS. SEE THE FOLLOWING SITE FOR AN EXAMPLE OF THIS CALCULATIONS. COPY AND PASTE THE LINK IN YOUR BROWSER IF NECESSARY. [HTTPS://EVOGOV.S3.AMAZONAWS.COM/MEDIA/91/MEDIA/128367.PDF](https://evogov.s3.amazonaws.com/media/91/media/128367.pdf) 4. PROVIDE DIMENSIONS AND ALL SETBACKS FOR POOL DECK. 5. RE-EVALUATE 20% PERCENT ONCE DRIVEWAY WIDTH IS ADDRESSED. PROVIDE DRIVEWAY DIMENSIONS. 6. CONDITIONS OF APPROVAL: NO TREES WILL BE REMOVED OR RELOCATED UNDER THIS PERMIT 1. TREE ROOT PROTECTION FENCING MUST BE INSTALLED AROUND TREES IN THE CITY SWALE AND INSIDE THE PRIVATE PROPERTY TO PROTECT THEIR ROOT SYSTEMS AND TRUNKS PRIOR TO CONSTRUCTION AND LEFT IN PLACE THROUGH FINAL INSPECTION OF WORK. FENCING MUST BE LOCATED A DISTANCE OF 1' FROM TRUNK FOR EACH 1" OF TREE TRUNK RADIUS, OR 6' MINIMUM DISTANCE FOR TREES OR 3' MINIMUM DISTANCE FOR PALMS. SEE DETAILS AVAILABLE FOR DOWNLOAD ON THE CITY WEBSITE IN SERVICES>PUBLIC WORKS> LANDSCAPE SERVICES FILES. 2. NOTE THAT THE EXISTING LANDSCAPE WILL BE INSPECTED AND WILL BE REQUIRED TO MEET THE MINIMUM REQUIREMENTS OF THE ZONING CODE ARTICLE 6 AT TIME OF FINAL INSPECTION. THE OWNER AT THE TIME OF FINAL INSPECTION MAY BE REQUIRED TO ADD TREES, SHRUBS OR SOD TO THE SITE IN ORDER TO MEET THIS REQUIREMENT, SINCE A LANDSCAPE PLAN IS NOT PROVIDED IN THIS SUBMITTAL. 3. NOTE THAT THE SWALE IS THE RESPONSIBILITY OF THE OWNER TO EXCAVATE, DE-COMPACT, REGRADE TO A CONCAVE PROFILE TO RETAIN WATER RUNOFF, THEN REPLANT WITH SOD OR OTHER NON-WOODY GROUNDCOVERS THAT WILL BE MAINTAINED BY THE OWNER LESS THAN 24" HEIGHT AT THE END OF CONSTRUCTION. REFER TO THE SWALE PLANTING GUIDELINES ALSO ON THE CITY WEBSITE IN SERVICES>PUBLIC WORKS>LANDSCAPE SERVICES

FILES, ZONING REVIEWER: ELISA DARNA, EMAIL:
EDARNA@CORALGABLES.COM PH: 305-476-7238.

PLAN ppappl -
PROCESSING APPLICATION/LICENSE/OWNERSHIP
VERIFICATION

PLAN calc fees - CALCULATE FEES
PROCESSING

CASHIER collect - COLLECT FEES

INSPECTION pw820 - BASE

INSPECTION zn006 - CERTIFICATE OF
LANDSCAPE COMPLETION

INSPECTION pw821 - CONCRETE
PERIMETER/STEEL

INSPECTION zn002 - DRIVEWAY SETBACK

INSPECTION hi773 - FINAL HISTORICAL (BLDG
PERMIT)

INSPECTION pw837 - FINAL PUBLIC WORKS
(BLDG PERMIT)

INSPECTION zn004 - FINAL ZONING

INSPECTION pw981 - STORMWATER, EROSION &
SEDIMENTATION CONTROL - FINAL

INSPECTION pw807 - SUBGRADE

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