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Permits and Inspections: Actions

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Applied	Approved	Issued	Final	Expires
12/23/2020			06/21/2021	

Type **INT / EXT ALTERATIONS**

Status **pending**

Permit Description

Permit Address **4614 BROOKER ST CORAL GABLES FL 33133-4817**

**RESIDENTIAL \*HISTORIC \*UNIT 1  
\*REPLACE COLLAPSED FRONT PORCH  
\$3,500**

Applicant **GREATER ST PAUL A M E CHURCH I** Owner **Y**

Owner **GREATER ST PAUL A M E CHURCH I**

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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	09/16/2021	09/20/2021	INCOMPLETE	1-PROVIDE A CURRENT SIGNED AND SEALED SURVEY. 2- NEED TO COMPLY WITH HISTORICAL DESIGN REQUIREMENTS PRIOR TO BOA REVIEW.
PLAN REVIEW	ppaipp - ART IN PUBLIC PLACES	ccathers		12/24/2020	WAIVED	
PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	02/17/2021	02/17/2021	APPROVED	
PLAN REVIEW	prhist - HISTORICAL PLAN REVIEW					
PLAN REVIEW	prhist - HISTORICAL PLAN REVIEW	kkautz	12/23/2020	01/29/2021	REJECTED	THESE PLANS DO NOT REPRESENT THE LOOK OF THE ORIGINAL PORCH AT ALL. FASCIA BOARD, PLYWOOD CEILING, RAILING HEIGHTS AND CONDITIONS, SIDING ON THE NORTH AND SOUTH SIDES OF THE PORCH, EXTENSION OF THE OVERHANG, LOCATION OF THE COLUMNS, EXPOSED STEEL ANGLES, ETC, ARE ALL INCORRECT.
PLAN REVIEW	prhist - HISTORICAL PLAN REVIEW	kkautz	09/08/2021	09/14/2021	REJECTED	NO STRUCTURAL DRAWINGS TO REVIEW TYPE OF WOOD BEING

						PROPOSED FOR USE? DIMENSIONS?
PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	emunoz	02/21/2021	02/25/2021	APPROVED	
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW					
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	02/18/2021	02/18/2021	REJECTED	<p>1. S-1: This is a historic structure - please revise 175 mph to 115mph - otherwise the new structure must be designed to meet current Building Code without relying on existing structure (not designed for this) for all loads, including lateral. Add a comment stating the Owner has been advised to vacate residence upon issuance of a Hurricane Warning.</p> <p>2. S-1: Roof Framing Plan: (i) show a single designation for double 2x12 at front gable which must be continuous. Check strength and deflection under lateral wind loads (bracing bottom of gable and top of column) (ii) review strength of gable truss under lateral loads (iii) Are shorter 'end' beams fastened to existing structure ? (iv) reduce spacing of nails to 4" c/c throughout</p> <p>3. S-1: Review use of trusses for roof framing - rafters rather than trusses appear to be currently present</p> <p>4. B/S-1: (i) provide positive connection between new ledger and existing structure - transfer uplift from small tributary width of roof under uplift and diaphragm shear stabilizing the new structure</p> <p>5. A/S-1: All light-gauge connectors must be concealed (only 'red iron' plates and bolts are allowed by Zoning).</p> <p>6. S-1:</p>

PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	08/19/2021	09/07/2021	REJECTED	Design/detail railings. PROVIDE ORIGINAL SIGNATURE OF THE DESIGN PROFESSIONAL ON ALL SHEETS. ENGINEER'S DRAWINGS AND DETAILING HAVE BEEN REMOVED. PLEASE ADDRESS ALL STRUCTURAL APECTS OF THE NEW ROOF FRAMING.
PLAN REVIEW	przoning - ZONING PLAN REVIEW					
PLAN REVIEW	przoning - ZONING PLAN REVIEW	etejera	02/03/2021	02/10/2021	REJECTED	PROPOSED WORK DOES NOT COMPLY WITH CORAL GABLES ZONING CODE. NEED TO PROVIDE PERMIT NUMBER FOR NON-CONFORMING STRUCTURES OR RECEIVE A HISTORICAL VARIANCE FOR PROPOSED WORK. 1. LOT IS ZONED S.F.R. AND PLANS SHOW FOUR (4) SEPARATE RESIDENCE. 2. SITE SPECIFICS REQUIRES A MINIMUM FIFTEEN (15) FOOT FRONT SETBACK REQUIREMENT. PROPOSED WORK IS IN THE REQUIRED SETBACK. 3. AS PER SECTION 5-606, ALL EXTERIOR WALLS MUST BE CONSTRUCTED OF CONCRETE, PROPOSED WORK IS WOOD FRAME. 4. SECTION 4-101, #8 LIMITS THE ALLOWED GROUND COVERAGE TO THIRTY-FIVE (35%) PERCENT. PROPOSED DESIGN EXCEEDS THE ALLOWED GROUND AREA COVERAGE. 5. NEED TO SHOW ALLOWED AND PROPOSED F.A.R. (SECTION 4-101, #10) 6. NEED TO SHOW ALLOWED AND PROPOSED LANDSCAPING (SECTION 5-1105, B, #1) 7. NEED TO COMPLY WITH ALL

PLAN REVIEW	przoning - ZONING PLAN REVIEW	etejera	08/06/2021	08/19/2021	REJECTED	<p>REQUIRED SETBACKS (SECTION 4-101, #4) 8. PLANS MUST INCLUDE A CURRENT SIGNED AND SEALED SURVEY. 9. NEED TO COMPLY WITH HISTORICAL DESIGN REQUIREMENTS PRIOR TO BOA REVIEW.</p> <p>PROPOSED WORK DOES NOT COMPLY WITH CORAL GABLES ZONING CODE. NEED TO PROVIDE PERMIT NUMBER FOR NON-CONFORMING STRUCTURES OR RECEIVE A HISTORICAL VARIANCE FOR PROPOSED WORK.</p> <p>1. LOT IS ZONED S.F.R. (SINGLE FAMILY RESIDENCE), AND PLANS SHOW FOUR (4) SEPARATE RESIDENCE. 2. SITE SPECIFICS (A-66 MACFARLANE HOMESTEAD) REQUIRES A MINIMUM FIFTEEN (15) FOOT FRONT SETBACK REQUIREMENT. PROPOSED WORK IS IN THE REQUIRED SETBACK. 3. PROJECT MUST COMPLY WITH ALL GENERAL CODE SET BACK REQUIREMENTS. SEE SECTION 2-101, #4. 4. AS PER SECTION 5-301, ALL EXTERIOR WALLS MUST BE CONSTRUCTED OF CONCRETE, PROPOSED WORK IS WOOD FRAME. 5. SECTION 2-101, #6, LIMITS THE ALLOWED GROUND COVERAGE TO THIRTY-FIVE (35%) PERCENT. PROPOSED DESIGN EXCEEDS THE ALLOWED GROUND AREA COVERAGE. 6. NEED TO SHOW ALLOWED AND PROPOSED F.A.R. (SECTION 2-101, #6, B). 7. NEED TO</p>
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SHOW ALLOWED AND PROPOSED LANDSCAPING (ARTICLE 6). \* SECTION 6-105 REQUIRES ALL BUILDING SITES SHALL PROVIDE LANDSCAPED OPEN SPACE OF NOT LESS THAN FORTY (40%) PERCENT OF THE AREA OF THE BUILDING SITE. \*AT LEAST TWENTY (20%) PERCENT OF THE REQUIRED FORTY (40%) PERCENT OF LANDSCAPE OPEN SPACE SHALL BE LOCATED IN THE FRONT YARD AREA. \*THE LANDSCAPED OPEN SPACE REQUIRED BY THIS SECTION SHALL CONSIST OF LANDSCAPE MATERIAL. 8. NEED TO FILL OUT LANDSCAPE LEGEND (SEE BROWN FOLDER). 9. 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. SEE DETAILS AVAILABLE FOR DOWNLOAD ON THE CITY WEBSITE AT 10. 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. 11. 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 12. A TREE SURVEY PREPARED BY THE SURVEYOR, AS WELL AS PHOTOGRAPHS OF THE EXISTING TREES ARE REQUIRED. PLANS MUST INDICATE TREE ROOT PROTECTION FENCING SHOWN AROUND EACH EXISTING TREE IN THE SWALE AND INSIDE THE PRIVATE PROPERTY. 13. PLANS MUST INCLUDE A CURRENT SIGNED AND SEALED SURVEY. 14. NEED TO COMPLY WITH HISTORICAL DESIGN REQUIREMENTS PRIOR TO BOA REVIEW.

- PLAN PROCESSING ppappl - APPLICATION/LICENSE/OWNERSHIP VERIFICATION
- PLAN PROCESSING calc fees - CALCULATE FEES
- PLAN PROCESSING ahist - HISTORICAL APPLICATION REVIEW
- PLAN PROCESSING ppimpfees - MIAMI-DADE COUNTY IMPACT FEES
- CASHIER collect - COLLECT FEES
- INSPECTION bi002 - ARCH/ENG REVIEW SOIL CONDITION LETTER
- INSPECTION pw820 - BASE

INSPECTION pw821 - CONCRETE PERIMETER/STEEL

INSPECTION zn002 - DRIVEWAY SETBACK

INSPECTION pw826 - FINAL - D.E.R. M. - LETTER OF APPROVAL

INSPECTION pw828 - FINAL - P.W. - COASTAL CONSTRUCTION

INSPECTION bi084 - FINAL BUILDING

INSPECTION fd905 - FINAL FIRE (BLDG PERMIT)

INSPECTION hi773 - FINAL HISTORICAL (BLDG PERMIT)

INSPECTION pw837 - FINAL PUBLIC WORKS (BLDG PERMIT)

INSPECTION zn004 - FINAL ZONING

INSPECTION pwfinal - FINALIZE PERMIT-REFUND BOND IF APPLICABLE

INSPECTION bi091 - FIRE STOPPING 01 FLOOR

INSPECTION bi112 - FOUNDATION ADDITIONS/NEW - SOIL LETTER REQUIRED

INSPECTION bi114 - FRAMING 01 FLOOR

INSPECTION bi171 - INSULATION 01 FLOOR

INSPECTION bi192 - PENETRATION 01 FLOOR

INSPECTION bi245 - SCREW FOR GYPSUM BOARD 01 FLOOR

INSPECTION bi286 - SHOP DRAWING - SHUTTERS

INSPECTION bi291 - SHOP DRAWING - STOREFRONT

INSPECTION bi290 - SHOP DRAWING - WINDOWS

INSPECTION bi311 - STOREFRONT ANCHORS - SHOP DRAWING REQUIRED

INSPECTION pw981 - STORMWATER, EROSION & SEDIMENTATION CONTROL - FINAL

INSPECTION pw807 - SUBGRADE

INSPECTION bi358 - WINDOW/DOOR ANCHORS 01 FLOOR - BUCK INSPECTION REQUIRED

INSPECTION bi375 - WINDOW/DOOR BUCK 01 FLOOR - SHOP DRAWING REQUIRED

PLAN certificat - CERT OF COMPLETION  
PROCESSING OR OCCUPANCY ISSUANCE

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