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Permits and Inspections: Actions

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BL-20-09-5960

Applied	Approved	Issued	Final	Expires
09/29/2020			03/28/2021	

Type **INT / EXT ALTERATIONS** Status **pending**
 Permit Description Permit Address **6808 SAN VICENTE ST CORAL GABLES FL 33146-3547**
 Applicant **CUTTING EDGE INNOVATIVE REMODELING LLC Owner N**
 Owner **JOHN R ANZIVINO**
***RESIDENTIAL* *HISTORIC* *DOUBLE FEE & FINE* *INTERIOR/EXTERIOR, REMOVE WINDOWS, KITCHEN & BATHS \$85,000**

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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	canderson		09/29/2020	APPROVED	APPROVED BY C.MINDREAU
PLAN REVIEW	ppaipp - ART IN PUBLIC PLACES	ccathers		10/07/2020	WAIVED	
PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	10/01/2020	10/01/2020	APPROVED	
PLAN REVIEW	prelec - ELECTRICAL PLAN REVIEW	gmoreno		10/01/2020	APPROVED	
PLAN REVIEW	prhist - HISTORICAL PLAN REVIEW	eguina	10/13/2020	10/19/2020	REJECTED	Please provide detail of required recess of blocked up windows. Please submit a completed Certificate of Appropriateness application. Form can be found online at: https://www.coralgables.com/departments/HistoricalResourcesCulturalArts/historical-resources-applications-forms . Application to include: completed form, photos of the site prior to work, and an 11"x 17" copy of the plans. You can submit the materials electronically to HIST@coralgables.com or bring to Historical at 2327 Salzedo Street and place it in the cart inside front door. Thanks
PLAN REVIEW	prhist - HISTORICAL PLAN REVIEW	eguina	12/11/2020	12/17/2020	REJECTED	Please provide detail of required recess for blocked up windows Satisfy Zoning & Structural prior to final Historic review Please submit a completed Certificate of Appropriateness application. Form can be found online at: https://www.coralgables.com/departments/HistoricalResourcesCulturalArts/historical-resources-applications-forms . Application to include: completed form, photos of the site prior to work, and an 11"x 17" copy of the plans. You can submit the materials electronically to HIST@coralgables.com or bring to Historical at 2327 Salzedo Street and place it in the cart inside front door. Thanks
PLAN REVIEW	prhist - HISTORICAL PLAN REVIEW	kkautz	03/11/2021	03/25/2021	REJECTED	COORDINATE PERMIT DRAWINGS WITH CONCURRENT WINDOW/DOOR PERMIT Please provide detail of required recess of blocked up windows - THE DETAIL IS FOR THE RECESS, NOT THE INFILL. SAME COMMENT RE: RECESS
PLAN REVIEW	prhist - HISTORICAL PLAN REVIEW	kkautz	03/29/2021	05/24/2021	REJECTED	
PLAN REVIEW	prhist - HISTORICAL PLAN REVIEW	kkautz	06/15/2021	06/21/2021	REJECTED	A-3 NOT UPDATED TO REFLECT PREVIOUS COMMENT SATISFY OTHER REVIEWER'S COMMENTS
PLAN REVIEW	prhist - HISTORICAL PLAN REVIEW	kkautz	09/07/2021	09/23/2021	REJECTED	SHEET A-3 MISSING FROM PLANS SATISFY OTHER REVIEWER'S COMMENTS PROVIDE 11 X17 COPIES OF APPROVED PLANS FOR COA FILE
PLAN REVIEW	prhist - HISTORICAL PLAN REVIEW	kkautz	10/06/2021	10/19/2021	APPROVED	COA (ST) 2021-118 IF ANY STRUCTURAL REVISIONS ARE MADE AFTER THIS APPROVAL, SUBMIT PDF OF REVISED PAGES TO HISTORIC FOR COA FILE
PLAN REVIEW	prmech - MECHANICAL PLAN REVIEW	jperez2	10/05/2020	10/12/2020	APPROVED	
PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	rperez2	10/01/2020	10/02/2020	REJECTED	1- REQUIRED DEPT OF HEALTH APPROVAL & STAMP PLANS 2- SHOW LOCATION OF SEPTIC TANK & DRAINFIELD ON PLANS 3- SHOW LOCATION & CAPACITY OF WATER HEATER (S) ON PLANS 4- PROVIDE {2ND FL.} PLUMBING SHEET FOR WORK INCURRED 5- SHOW WATER SUPPLY TO RELOCATED KITCHEN SINK & ICE MAKER [PIPE SIZE]
PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	rperez2	12/10/2020	12/10/2020	APPROVED	
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW				RE REVIEW FEE	
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW				RE REVIEW FEE	
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	10/19/2021			
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW				RE REVIEW FEE	
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW				RE REVIEW FEE	
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW				RE REVIEW FEE	
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	10/21/2020	10/21/2020	REJECTED	1. Provide structural informatino on filling-in existing openings within exterior walls.
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	12/08/2020	12/10/2020	REJECTED	1. See previous review comment. Please comply with all following as mandatory for a re-review: (a) engineer to provide a written response to all review comments (plans will not be reviewed otherwise). Avoid generic responses such as "see plans" or "see calculations". For drawings, reference specific sheet and plan/section/detail number. For calculations, reference page number. (b) no ink marks, white outs, or stick-ons permitted on drawings. Please make changes to originals and resubmit mechanically reproduced copies.
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	01/15/2021	01/20/2021	REJECTED	1. New details/information on sheet A-2 appear deficient ad erroneous. Please provide drawings and calculations by a FL registered Professional Engineer.
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	03/04/2021	03/09/2021	REJECTED	1. A-1: Partial demolition of left exterior wall at den is not shown. 2. A-2: New exterior masonry within top wall of Closet 1 is not indicated. 3. A-2: New exterior masonry within right wall of Staircase is not indicated. 4. A-1, -2: New exterior masonry and partial demolition of existing exterior wall within right wall of Staircase/Bedroom 1 is not indicated. 5. A-2: New exterior masonry within left wall of Kitchen is not indicated. 6. Etc. 7. A-2: Structural notes with Code references,

Actions

material specifications and design assumptions are not provided. 8. A-2: Detail 1: In order to provide new tie beams, existing roof framing must be temporarily shored - provide notes. 9. A-2: Detail 1: Address new concrete window sills. 10. A-2: Detail 1: No wall reinforcement appears present within window jambs. 11. A-2: Detail 1: How is existing roof framing attached to new beams ? Provide calculations for tri-axial forces on a connector (unity equation). 12. A-2: Detail 1: Vertical wall reinforcement is shown terminating below new concrete beams - it must extend into and hook at those. 13. A-2: Detail 1: What is the length of dowels, epoxy into concrete and depth of embedment ? 14. A-2: Detail 1: New dowels into existing columns appear to be in conflict with column reinforcement - review and dimension their intended locations. 15. Etc. Review terminated. Plans continue to appear incomplete and un-ordinated: A Peer Review by a Structural Engineer may be required following future incomplete submittal.

PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	03/26/2021	03/29/2021	REJECTED
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek		05/14/2021	REJECTED
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	06/02/2021	06/15/2021	REJECTED
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek		09/07/2021	RE REVIEW FEE
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	09/03/2021	09/07/2021	REJECTED
PLAN REVIEW	przoning - ZONING PLAN REVIEW	edarna	09/29/2020	09/30/2020	DEFERRED
PLAN REVIEW	przoning - ZONING PLAN REVIEW	edarna	12/02/2020	12/08/2020	DEFERRED
PLAN REVIEW	przoning - ZONING PLAN REVIEW	edarna	01/13/2021	01/15/2021	DEFERRED
PLAN REVIEW	przoning - ZONING PLAN REVIEW	edarna	02/24/2021	03/04/2021	DEFERRED
PLAN REVIEW	przoning - ZONING PLAN REVIEW	edarna	05/03/2021	05/04/2021	DEFERRED
PLAN REVIEW	przoning - ZONING PLAN REVIEW	edarna		05/04/2021	DEFERRED
PLAN REVIEW	przoning - ZONING PLAN REVIEW	edarna	05/28/2021	06/02/2021	DEFERRED

No new informatio or response to review comments have been included within the submittal. Please provide a Peer Review of the Project by a Structural Engineer. Refer to the City's website for guidelines. Peer Review Engineer must be pre-approved by the Building Official.

1. Drawings remain uncoordinated. 2. Drawings and calculations are not signed and sealed. 3. Two different names of design professionals appear within the different drawings of same set. Owner of the residence - please contact the Reviewer at earliest convenience to discuss ongoing Permit submittals. Please provide a Peer Review of the drawings by a Structural Engineer mutually agreed upon by the Owner and Building Department.

1. A-1: Exterior wall at left side of DEN requires demolition as per A-2. Please coordinate and show. 2. A-1: Wall between KITCHEN and STORAGE/BATH is a formerly 'exterior' and now still bearing masonry wall supporting roof over KITCHEN and BATH/STORAGE - its partial removal requires Engineer's input. 3. S-2: Due to the poor quality of print, Structural Notes are not legible. Please correct. 4. 4/S-2: Please finish the note addressing location of horizontal joint reinforcement. 5. 4/S-4: Remove reference to filling masonry cells with 'mortar' or replace it with 'concrete' (top-right corner). 6. S-1: Demolition Plan shows removal of existing columns at DEN, Proposed Plan shows them as remaining. Please coordinate. 7. S-1: Window at MASTER BATH appears to be 6ft wide. Please dimension and provide calculations for masonry being able to span this distance horizontally (6'-4" ?) as per Detail 4/S-2. 8. S-1: Concrete columns shown along the face of the DEN do not appear within the original drawings (4x4 steel columns and wood beam). Please provide completely new or provide a copy of existing drawings showing their size and reinforcement. In addition, how is the new tie beam continuous through concrete columns ? This is not addressed within 1/S-2. 9. 3/S-2 shows slab and monolithic footing. Where does this Section apply on plans on S-1 ? Existing drawings show 10X16 concrete wall footing centered on wall and located over two feet below top of slab. 10. Etc. Please provide complete and coordinated drawings and calculatoins.

1. PROVIDE A SIGNED AND SEALED SURVEY OF THE PROPERTY NO OLDER THAN 5 YEARS OLD. IF SURVEY IS OLDER THAN 5 YEARS OLD BUT REFLECT THE EXISTING CONDITIONS OF THE PARCEL, THEN AN AFFIDAVIT COULD BE SUBMITTED TO USE THAT SURVEY. AFFIDAVIT CAN BE FOUND AT:
<https://evogov.s3.amazonaws.com/media/91/media/128398.pdf>. COPY AND PASTE THE LINK IN YOUR BROWSER. 2. PROVIDE A SITE PLAN. SHOW PROPOSED AC CHANGE OUT. PER ZONING CODE, SECTION -1804 MECHANICAL EQUIPMENT, ALL MECHANICAL EQUIPMENT SHALL COMPLY WITH THE REQUIRED SETBACKS OF THE BUILDING SITE. SEE ZONING CODE, SECTION 4-101. SINGLE FAMILY RESIDENTIAL, SETBACK REQUIREMENTS INTERIOR SIDE: TWENTY (20%) PERCENT OF THE TOTAL LOT WIDTH, WITH A COMBINED MAXIMUM OF TWENTY (20) FEET. IN NO CASE SHALL A SIDE SETBACK BE LESS THAN FIVE (5) FEET. MINIMUM REAR SETBACK: 10 FEET. 3. ON PAGE A-2 UNDER CONSTRUCTION SQUARE FOOTAGES NOTES, INDICATE THAT NO SQUARE FOOTAGE IS BEEN ADDED. REVIEW BY: ELISA DARNA ZONING REVIEWER EMAIL: EDARNA@CORALGABLES.COM CITY WEB SITE: WWW.CORALGABLES.COM

ZONING COMMENT # 2 1. PRIOR TO THE NEXT ZONING REVIEW, PROVIDE A SIGNED AND SEALED SURVEY OF THE PROPERTY NO OLDER THAN 5 YEARS OLD. IF SURVEY IS OLDER THAN 5 YEARS OLD BUT REFLECT THE EXISTING CONDITIONS OF THE PARCEL, THEN AN AFFIDAVIT COULD BE SUBMITTED TO USE THAT SURVEY. AFFIDAVIT CAN BE FOUND AT:
<https://evogov.s3.amazonaws.com/media/91/media/128398.pdf>. COPY AND PASTE THE LINK IN YOUR BROWSER. 2. ALL EXTERIOR WALLS OF ALL BUILDINGS SHALL BE CONSTRUCTED OF CONCRETE, GLASS BLOCK, Poured CONCRETE, STONE, HOLLOW TILE, CORAL ROCK OR CLAY BRICK PROVIDED. SEE ZONING CODE, ARTICLE 5, SECTION 5-606. VOIDED PAGE A-2 INDICATED NEW TIE BEAM AND NEW EIGHT (8") INCHES CMU BLOCK REINFORCEMENT. CLARIFY. 3. ON PAGE A-2 UNDER CONSTRUCTION SQUARE FOOTAGES NOTES, INDICATE CONSTRUCTION 225 S.F. CLARIFY. A. PROVIDE DIAGRAM CALCULATIONS. SEE THE FOLLOWING SITE FOR AN EXAMPLE: <https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>. COPY AND PASTE THE LINK IN YOUR BROWSER AS NECESSARY. B. PROVIDE EXISTING AND PROPOSED REAR ELEVATION. C. ON PAGE A-1 LABEL EXISTING ROOM NEXT TO THE STORAGE ROOM ACCORDING TO THE USE. REVIEW BY: ELISA DARNA ZONING REVIEWER EMAIL: EDARNA@CORALGABLES.COM CITY WEB SITE: WWW.CORALGABLES.COM

ZONING COMMENT # 3 1. OUR RECORDS INDICATE THAT KITCHEN RELOCATION IS TO EXISTING SCREENED PORCH AREA AT REAR AS PER PERMIT NUMBER 12316. PLEASE SEE COPIES INCLUDED ON THE BROWN FOLDER OF THIS SUBMITTAL. A. NEED TO PROVIDE A SITE PLAN AND INDICATE ALL REQUIRED SETBACKS. SEE ARTICLE 4, SECTION 4-101, NUMBER 4. B. PROVIDE A ZONING LEGEND WITH SETBACK REQUIREMENTS, TOTAL LOT AREA, GROUND AREA COVERAGE CALCULATIONS SEE ARTICLE 4, SECTION 4-101, NUMBER 8, FLOOR AREA RATIO CALCULATIONS SEE ARTICLE 4, SECTION 4-101, NUMBER 9 AND 10, AND A MINIMUM OF 40% PERCENT OPEN LANDSCAPE CALCULATIONS SEE DIVISION 11 LANDSCAPING. C. PROVIDE DIAGRAM CALCULATIONS. SEE THE FOLLOWING SITE FOR AN EXAMPLE: <https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>. COPY AND PASTE THE LINK IN YOUR BROWSER AS NECESSARY. 2. PROVIDE EXISTING AND PROPOSED REAR ELEVATION. ZONING REVIEWER: ELISA DARNA. EMAIL: EDARNA@CORALGABLES.COM CITY WEB SITE: WWW.CORALGABLES.COM

ZONING COMMENT # 4 ADDRESS PREVIOUS COMMENTS.

ZONING COMMENTS # 5 PREVIOUS COMMENTS HAVE NOT BEEN ADDRESSED. PLEASE ADDRESS PREVIOUS COMMENTS TO INDICATE COMPLIANCE WITH SECTIONS OF THE CODE INDICATED. PER PERMIT NUMBER 12316 OF OUR RECORDS, EXISTING AREA WAS PERMITTED AS A SCREEN PORCH. ZONING REVIEWER: ELISA DARNA. EMAIL: EDARNA@CORALGABLES.COM CITY WEB SITE: WWW.CORALGABLES.COM

ZONING COMMENTS # 6 1. SURVEY IS MISSING FROM THE SET. EXISTING CONDITIONS HAS TO BE VERIFIED WITH CURRENT SURVEY. PROVIDE A SIGNED

AND SEALED SURVEY OF THE PROPERTY NO OLDER THAN 5 YEARS OLD. IF SURVEY IS OLDER THAN 5 YEARS OLD BUT REFLECT THE EXISTING CONDITIONS OF THE PARCEL, THEN AN AFFIDAVIT COULD BE SUBMITTED TO USE THAT SURVEY. AFFIDAVIT CAN BE FOUND AT:
<https://evogov.s3.amazonaws.com/media/91/media/128398.pdf>. COPY AND PASTE THE LINK IN YOUR BROWSER. EXISTING CONDITIONS HAS TO BE VERIFIED WITH CURRENT SURVEY. 2. TOTAL GROUND AREA CALCULATIONS ARE MISSING. A MAXIMUM OF FORTY-FIVE (45%) PERCENT TOTAL GROUND AREA COVERAGE CALCULATIONS TO BE OCCUPIED BY THE MAIN BUILDING AND AUXILIARY AND ACCESSORY STRUCTURES IS ALLOWED AS PER CODE. PER ZONING CODE AUXILIARY BUILDINGS OR STRUCTURES MAY OCCUPY ADDITIONAL GROUND AREA COVERAGE, BUT THE TOTAL GROUND AREA OCCUPIED BY THE MAIN BUILDING AND AUXILIARY STRUCTURES SHALL NOT EXCEED FORTY-FIVE (45%) PERCENT OF THE BUILDING SITE. SEE ZONING SECTION 2-101 # 6 SINGLE FAMILY RESIDENTIAL, GROUND AREA COVERAGE. SEE PREVIOUS LINK PROVIDED FOR CALCULATIONS. <https://evogov.s3.amazonaws.com/media/91/media/128367.pdf> COPY AND PASTE THE LINK IN YOUR BROWSER AS NECESSARY. 3. ON THE PROPOSED SITE PLAN, IN ADDITION TO THE DIAGRAMS PROVIDED, INDICATE ALL AREAS COUNTED, THEIR SQUARE FOOTAGE, INCLUDE EXISTING AND PROPOSED DIMENSIONS. SEE SECTION 2-101, # 6. 4. WALKWAYS ARE NOT ALLOWED TO EXCEED 5 FEET WIDTH WITHIN THE SETBACK AREAS. SEE SECTION 5-311 PAVERS AND WALKWAYS. 5. A MINIMUM OF TWO FEET SHALL BE MAINTAINED FROM PROPERTY LINE TO POOL DECKS. SEE SECTION 3-308 SWIMMING POOLS, LETTER J. ZONING REVIEWER: ELISA DARNA. EMAIL: EDARNA@CORALGABLES.COM CITY WEB SITE: WWW.CORALGABLES.COM

PLAN REVIEW pr zoning - ZONING PLAN REVIEW edarna 06/23/2021 06/29/2021 DEFERRED

PLAN REVIEW pr zoning - ZONING PLAN REVIEW edarna 07/23/2021 08/03/2021 DEFERRED

ZONING COMMENT # 7 1. ON THE PROPOSED SITE PLAN, IN ADDITION TO THE DIAGRAMS PROVIDED, INDICATE ALL AREAS COUNTED, THEIR SQUARE FOOTAGE, INCLUDE EXISTING AND PROPOSED DIMENSIONS. SEE SECTION 2-101, # 6. DIMENSIONS ARE MISSING. 2. WALKWAYS ARE NOT ALLOWED TO EXCEED 5 FEET WIDTH WITHIN THE SETBACK AREAS. SEE SECTION 5-311 PAVERS AND WALKWAYS. PROVIDE PERMIT NUMBERS FOR EXISTING NON-CONFORMING WALKWAYS. 3. PROVIDE PERMIT NUMBER FOR NON-CONFORMING POOL DECK ENCROACHING ON THE REAR SETBACK. ZONING REVIEWER: ELISA DARNA. EMAIL: EDARNA@CORALGABLES.COM CITY WEB SITE: WWW.CORALGABLES.COM

ZONING COMMENT # 8 2. PLEASE UPDATE AND COORDINATE ALL PAGES TO SHOW PROPOSED WORK SATISFYING ALL REVIEWERS COMMENTS. INFORMATION SHALL BE PROVIDED ON SAME PAGES DIMENSION FOR CONSISTENCY AND SHOULD BE INSERTED ON THE SET ACCORDINGLY. THERE IS PRACTICALLY TWO SEPARATE SETS. NEW PAGES SHOULD BE PLACED ON TOP OF OLD CORRESPONDENT, NEW PAGE. A1 ON TOP OF OLD A1, ETC. 3. OBTAIN STRUCTURAL APPROVAL. 4. WALKWAYS ARE NOT ALLOWED TO EXCEED 5 FEET WIDTH WITHIN THE SETBACK AREAS. SEE SECTION 5-311 PAVERS AND WALKWAYS. PROVIDE PERMIT NUMBER FOR EXISTING NON-CONFORMING WALKWAY TO THE LEFT SIDE SETBACK OR COMPLY WITH CODE. WALKWAY IS CONNECTING WITH POOL DECK. POOL DECK IS ENCROACHING ON THE SIDE SETBACK. 5. 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. 6. 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. 7. 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 CITY WEB SITE: WWW.CORALGABLES.COM

PLAN REVIEW pr zoning - ZONING PLAN REVIEW edarna 09/28/2021 10/05/2021 APPROVED

- PLAN PROCESSING ppappl - APPLICATION/LICENSE/OWNERSHIP VERIFICATION
- PLAN PROCESSING calc fees - CALCULATE FEES
- PLAN PROCESSING aphis - 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 bl112 - FOUNDATION ADDITIONS/NEW - SOIL LETTER REQUIRED
- INSPECTION bl114 - FRAMING 01 FLOOR
- INSPECTION bl171 - INSULATION 01 FLOOR
- INSPECTION bl192 - PENETRATION 01 FLOOR
- INSPECTION bl245 - SCREW FOR GYPSUM

BOARD 01 FLOOR
INSPECTION b1286 - SHOP DRAWING - SHUTTERS
INSPECTION b1291 - SHOP DRAWING - STOREFRONT
INSPECTION b1290 - SHOP DRAWING - WINDOWS
INSPECTION b1311 - STOREFRONT ANCHORS - SHOP DRAWING REQUIRED
INSPECTION pw981 - STORMWATER, EROSION & SEDIMENTATION CONTROL - FINAL
INSPECTION pw807 - SUBGRADE
INSPECTION b1358 - WINDOW/DOOR ANCHORS 01 FLOOR - BUCK INSPECTION REQUIRED
INSPECTION b1375 - WINDOW/DOOR BUCK 01 FLOOR - SHOP DRAWING REQUIRED
PLAN certificat - CERT OF COMPLETION
PROCESSING OR OCCUPANCY ISSUANCE

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).