



# PERMIT CORRECTIONS REPORT (BLDB-23-12-2226) FOR CITY OF CORAL GABLES

**PERMIT ADDRESS:** 300 MENDOZA AVE  
Coral Gables, FL 33134

**PARCEL:** 0341080093560

**APPLICATION DATE:** 12/15/2023      **SQUARE FEET:** 0.00      **DESCRIPTION:** After the fact , change windows and closed A/C holes.

**EXPIRATION DATE:**      **VALUATION:** \$2,500.00      \*Transfer up front fees from BLDB-23-11-2191\*

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Serge Vallet	Building 300 LLC	300 mendoza Ave Coral gables, FL 33134

### Application Completeness Check

REVIEW ITEM	STATUS	REVIEWER
Application Completeness Check v.1	Completed	

### FBC Building - Addition

REVIEW ITEM	STATUS	REVIEWER
Art in Public Places v.1 CG - Art in Public Places	Not Required	Catherine Cathers email: ccathers@coralgables.com

Building v.1 CG - Building	Disapproved	Isis Mojicar-Hunt email: ihunt@coralgables.com
<p>Correction: Building Correction - Isis Mojicar-Hunt (1/11/24) - Not Resolved</p> <p>Comments: 1- PROVIDE FLOOR PLANS, EXTERIOR ELEVATIONS WITH NEW WINDOWS, SIZES, ETC.. INDICATE BEDROOM WINDOWS WITH EGRESS REQUIREMENTS.</p> <p>2- PROVIDE PHOTOS INDICATING THE NEW WINDOWS AND THE LOCATION OF PREVIOUS A/C WALL UNITS.</p> <p>3- PROVIDE CLOSURE DETAIL OF A/C OLD UNITS.</p> <p>4- PROVIDE NOA'S FOR THE INSTALLED WINDOWS.</p> <p>5- PROVIDE ELECTRICAL, MECHANICAL &amp; PLUMBING INFORMATION REQUIRED FOR THE NEW A/C UNITS.</p>		

City Architect v.1 City Architect review for Elisa Lopez	Disapproved	Elisa Lopez email: elopez2@coralgables.com
<p>Correction: City Architect Correction - Elisa Lopez (1/11/24) - Not Resolved</p> <p>Comments: City Architect Corrections</p> <p>01/11/2023: 1) PROVIDE A SIGNED AND SEALED SURVEY OF THE PROPERTY NO OLDER THAN 5 YEARS OLD. IF SURVEY IS OLDER THAN YEARS OLD BUT REFLECT THE EXISTING CONDITIONS OF THE PARCEL, THEN AN AFFIDAVIT COULD BE SUBMITTED TO USE THAT SURV PROVIDE 8.5 X 11 CURRENT COLOR PHOTOGRAPHS. 3) PROVIDE A COMPLETE SET OF DRAWINGS INCLUDING FLOOR PLANS AND ELEVATIONS, ADD APPLICABLE NOTES 4) PROVIDE A WINDOW/DOOR SCHEDULE TO INCLUDE: TYPE, SIZES, FRAME COLOR AND GLAZI TINT. *FURTHER REVIEW REQUIRED ONCE REQUESTED INFORMATION IS SUBMITTED.***SUBMIT A DETAILED NARRATIVE WITH CLEAR RESPONSES AND WHERE TO FIND THEM, ADDRESSING ALL COMMENTS.</p> <p>***REVIEW BY: ELISA LOPEZ BOA REVIEWER PHONE: 305-569-1805 / EMAIL: elopez2@coralgables.com CITY WEB SITE: WWW.CORALGABLES.COM</p>		

Electrical v.1 CG - Electrical	Disapproved	Hector Vazquez Ph: (305) 460-5256 email: hvazquez@coralgables.com
<p>Correction: Electrical Correction - Hector Vazquez (1/11/24) - Not Resolved</p> <p>Comments: 1- Please provide a clear and accurate plan showing the Electrical scope of work. Drawings must be of enough clarity and detail to indicate the nature and character of the work as per FBC 107.2.1.</p> <p>2- Provide a panel load calculation including the new load for the AC split units. Provide a building service load calculation. Indicate size of existing electrical service.</p> <p>3- Provide panel schedules including the overcurrent protection device, wire size and conduit size for the new AC units. Indicate feeder and conduit size for each apartment unit.</p> <p>4- When alterations, repairs or additions requiring a permit occur, or when one or more Sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings: the smoke alarms shall be Interconnected and hard wired. FBC R314.2.2 Show on plan location for all smoke alarms.</p>		

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<p>Fire v.1 CG - Fire</p> <p>Correction: Fire Correction - Robert Nance - Fire (1/10/24) - Not Resolved Comments: FIRE CORRECTIONS: PROVIDE PLANS</p>	<p>Disapproved</p>	<p>Robert Nance - Fire email: rnance@coralgables.com</p>
<p>Greenspace Management v.1 CG - Greenspace Management</p>	<p>Not Required</p>	<p>Sayleen Arocha email: sarochoa@coralgables.com</p>
<p>Mechanical v.1 CG - Mechanical</p>	<p>Approved</p>	<p>Jan Perez - Mechanical Ph: 460-5243 email: jperez2@coralgables.com</p>
<p>Plumbing v.1 CG - Plumbing General Comments: PLUMBING N/A</p>	<p>Completed</p>	<p>Rudy Perez - Plumbing Ph: 460-5259 email: rperez2@coralgables.com</p>
<p>Public Works v.1 PW - Paul Rodas, Hermes Diaz</p>	<p>Approved</p>	<p>Paul Rodas - Public Works Ph: 305-460-5048 email: prodas@coralgables.com</p>
<p>Structural v.1 CG - Structural Correction: Structural Correction - Eugene Santiago - Structural (12/29/23) - Not Resolved Comments: Structural corrections : NO STRUCTURAL REVIEW POSSIBLE. SUBMIT WIND PRESSURE CALCULATIONS, WINDOW ANCHORAGE DETAILS AND PLANS SHOWING ROOF CONFIGURATION AND LOCATION OF THE WINDOWS. RESUBMIT</p>	<p>Disapproved</p>	<p>Eugene Santiago - Structural email: esantiago@coralgables.com</p>
<p>Zoning v.1 Zoning Review for Steven Rodriguez General Comments: 02/01/2024. Correction: 1 - Zoning Correction - Elisa Darna - Zoning (2/1/24) - Not Resolved Comments: Zoning corrections PROVIDE A CURRENT SIGNED AND SEALED SURVEY. Correction: 1 - Zoning Correction - Elisa Darna - Zoning (2/1/24) - Not Resolved Comments: Zoning corrections PROVIDE A SITE PLAN ILLUSTRATING PROPOSED WORK. ALSO LIST ALL WORK UNDER THIS PERMIT. Correction: 1 - Zoning Correction - Elisa Darna - Zoning (2/1/24) - Not Resolved Comments: Zoning corrections PROVIDE AC LOCATION AND SETBACKS IF PART OF SCOPE OF WORK. CLARIFY.</p>	<p>Disapproved</p>	<p>Elisa Darna - Zoning Ph: 476-7238 email: edarna@coralgables.com</p>

**CONDITION(S)** Double Fee and Fine (1st offense) - This condition is used to trigger a notification to permit staff to add a double fee and fine for first time violators. Permit staff must satisfy and remove condition from parcel manager.  
 Comment: installation of new windows, removal of a/c wall units & possible interior work w/o a permit

Double Fee and Fine (2nd offense) - This condition is used to trigger a notification to permit staff to add a double fee and fine for second time violators. Permit staff must satisfy and remove condition from parcel manager.  
 Comment: Installed mini split air conditioning units without a permit