



PERMIT CORRECTIONS REPORT (ELER-22-06-0598) FOR CITY OF CORAL GABLES

PERMIT ADDRESS: 24 PHOENETIA AVE
Coral Gables, FL 33134
PARCEL: 0341080091890

APPLICATION DATE: 06/09/2022
SQUARE FEET: 0.00
DESCRIPTION: *HISTORIC***roof-mounted solar PV panel system

EXPIRATION DATE:
VALUATION: \$7,322.40

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Francisco Acevedo	JAX SOLAR CONTRACTORS INC	19101 mystic pointe DR, 911 Aventura, FL 33180

Application Completeness Check

REVIEW ITEM	STATUS	REVIEWER
Application Completeness Check v.1	Completed	

FBC Res Bldg Solar Panel/Thermal

REVIEW ITEM	STATUS	REVIEWER
Board of Architects v.1 CG - Board of Architects Final Correction: City Architect Correction - Ana Restrepo - Board of Architects (9/20/22) - Not Resolved Comments: City Architect Corrections: 0- THIS IS AN HISTORIC PROPERTY, OBTAIN APPROVAL FROM HISTORICAL RESOURCES DEPARTMENT 1- EQUIPMENT SHALL BE LOC AND DESIGNED TO BE COMPATIBLE WITH THE AESTHETICS OF THE BUILDING. SOLAR PANELS SHALL BE CONCEALED FROM PUBLIC V 2-ANY BATTERY STORAGE OR SOLAR EQUIPMENT SHALL BE VISUALLY SCREENED FROM VIEW OF A STREET WITH A WALL OR LANDSCAPING 3- PROVIDE SIDE ELEVATION OF EXISTING RESIDENCE SHOWING ALL PROPOSED WALL MOUNTED SOLAR EQUIPMENT SCALE 4- PROVIDE COLOR PHOTOGRAPHS OF ALL SIDES OF EXISTING RESIDENCE AND FROM STREET VIEWS 5- FURTHER REVIEW B BOARD OF ARCHITECTS IS REQUIRED. Corrective Action: N/A	Disapproved	Ana Restrepo - Board of Architects Ph: 569-1857 email: arestrepo@coralgables.com
Board of Architects v.2 CG - Board of Architects Final Correction: City Architect Correction - Juan Riesco - City Architect (3/22/23) - Not Resolved Comments: 1- MEETING WITH CITY ARCHITECT AND HISTORICAL RESOURCES DEPARTMENT STAFF HAS NOT BEEN COORDINATED BY APPLICANT (BOA REVIEW COMMENT-2) TO REVIEW PROPOSED SOLAR PANEL DESIGN 2- PROVIDE SITE PLAN WITH ALL EXISTING STRUCTURES ON SITE AND CLEARLY LABEL PROPERTY LINE, STREET, AND ALL ROOF AND AREAS ON PLAN (FLAT ROOF, GABLE ROOF, BALCONY/TERRACE, ETC.) 3- SHOW ALL CLEARANCE DIMENSIONS ON ROOF PLAN (SHEET S-1) FROM PANEL LOCATIONS TO EAVE, RIDGE AND GABLE ENDS (ALL SIDES OF PANEL ARRAY) 4- SHOW EXISTING RESIDENCE REAR ELEVATION (SHEET R-1) TO SCALE WITH ALL PROPOSED WALL MOUNTED ELECTRICAL EQUIPME ADD NOTE TO DRAWING, "NO EXPOSED CONDUITS AND RACEWAYS ON EXTERIOR WALLS OR ROOF SURFACE" 5- FURTHER REVIEW BY BOARD OF ARCHITECTS REQUIRED UPON RESUBMITTAL	Disapproved	Juan Riesco - City Architect email: jriesco@coralgables.com
Board of Architects v.3 CG - Board of Architects Final Correction: City Architect Correction - Cristina Anderson (9/8/23) - Not Resolved Comments: PENDING APPROVAL FROM BOA	Disapproved	Cristina Anderson email: canderson@coralgables.com
Building v.1 CG - Building	Approved	Manuel Lopez - Building Ph: 460-5242 email: mlopez@coralgables.com
Electrical v.1 CG - Electrical	Approved	Gerardo Moreno - Electrical Ph: 460-5256 email: gmoreno@coralgables.com
Historic v.1 CG - Historic Correction: Historic Correction - Kara Kautz - Historic (7/11/22) - Not Resolved Comments: PANELS WILL BE VISIBLE FROM STREET / FRONT FACADE.	Disapproved	Kara Kautz - Historic email: kkautz@coralgables.com

PERMIT CORRECTIONS REPORT (ELER-22-06-0598)

REQUIRES BOA REVIEW (NOT STAFF). NEEDS COA AND MIGHT NEED HISTORIC PRESERVATION BOARD REVIEW.

Corrective Action: N/A

Historic v.2

Disapproved

Kara Kautz - Historic email: kkautz@coralgables.com

CG - Historic

Correction: Historic Correction - Kara Kautz - Historic (3/12/23) - Not Resolved

Comments: PANELS WILL BE VISIBLE FROM STREET / FRONT FACADE.

REQUIRES BOA REVIEW (NOT STAFF). NEEDS COA AND MIGHT NEED HISTORIC PRESERVATION BOARD REVIEW.

Correction: Historic Correction - Kara Kautz - Historic (3/21/23) - Not Resolved

Comments: SAME COMMENT APPLIES - PANELS WILL BE VISIBLE FROM STREET / FRONT FACADE. REQUIRES BOA REVIEW (NOT STAFF), NEEDS COA AND IF LAYOUT REMAINS THE SAME, WILL NEED HISTORIC PRESERVATION BOARD REVIEW.

Historic v.3

Disapproved

Kara Kautz - Historic email: kkautz@coralgables.com

CG - Historic

Correction: Historic Correction - Kara Kautz - Historic (8/24/23) - Not Resolved

Comments: PANELS WILL BE VISIBLE FROM STREET / FRONT FACADE.

REQUIRES BOA REVIEW (NOT STAFF). NEEDS COA AND MIGHT NEED HISTORIC PRESERVATION BOARD REVIEW.

Correction: Historic Correction - Kara Kautz - Historic (8/24/23) - Not Resolved

Comments: SAME COMMENT APPLIES - PANELS WILL BE VISIBLE FROM STREET / FRONT FACADE. REQUIRES BOA REVIEW (NOT STAFF), NEEDS COA AND IF LAYOUT REMAINS THE SAME, WILL NEED HISTORIC PRESERVATION BOARD REVIEW.

Correction: Historic Correction - Kara Kautz - Historic (9/11/23) - Not Resolved

Comments: Historic Corrections

Corrective Action: SAME COMMENT.

Public Works v.1

Approved

Alain Gracia Ph: (305) 460-5246 email: agracia@coralgables.com

PW - Paul Rodas, Hermes Diaz

Structural v.1

Disapproved

Paul Guth - Structural Ph: 569-1831 email: pguth@coralgables.com

CG - Structural

Correction: Structural Correction - Paul Guth - Structural (8/30/22) - Not Resolved

Comments: 1) The calculated wind pressure at zones 1, 2e (-72.6 psf) exceeds the rated wind load capacity of the solar modules (2400 PA or 50 psf). Verify whether the solar modules meet the conditions for "exposed". Note that the City does not accept claims of higher wind pressure resistance values that are printed on the manufacturer's letterhead. The City only accepts solar module test load values (or pressure rated values) that are included in a published document that is available to the general public.

2) The rail attachment shall be at every truss/rafter, regardless of the span capability, to mimic the original "uniform" loading design of the existing roof framing system.

Corrective Action: RESPOND TO COMMENTS

Structural v.2

Disapproved

Paul Guth - Structural Ph: 569-1831 email: pguth@coralgables.com

CG - Structural

Correction: Structural Correction - Paul Guth - Structural (4/21/23) - Not Resolved

Comments: 1) COMMENT REMAINS: The calculated wind pressure at zones 1, 2e (-72.6 psf) exceeds the rated wind load capacity of the solar modules (2400 PA or 50 psf). Verify whether the solar modules meet the conditions for "exposed". Note that the City does not accept claims of higher wind pressure resistance values that are printed on the manufacturer's letterhead. The City only accepts solar module test load values (or pressure rated values) that are included in a published document that is available to the general public.***2) COMMENT RESOLVED ***3) NEW COMMENT: The digital signatures on latest uploaded sheets S-1, S-1A, and S-2 do not have a Digital ID from one of the trusted agencies listed in the Development Services website. Please see the following website for requirements:

<https://www.coralgables.com/departments/development-services/electronic-submittal-guide>

Corrective Action: RESPOND TO COMMENTS

Structural v.3

Approved

Paul Guth - Structural Ph: 569-1831 email: pguth@coralgables.com

CG - Structural

Zoning v.1

Disapproved

Arceli Redila Ph: 460-5212 email: aredila@coralgables.com

CG - Zoning Final

General Comments: *The subject property is Locally Historic Designated property. This requires review by the Historical Resources Department.

1. Provide a roof plan indicating the location to the solar panels with dimension showing how much of the roof will be covered by solar panels.

For Solar Equipment Regulations please see Zoning Code Section 7-103.

<https://codehub.gridics.com/us/fl/coral-gables/#/573e6ee6-ee95-461c-b400-c9d313cc2540/1c51daa2-88a5-4fe7-bc4a-6a27f70156a0>

Correction: Zoning Correction - Arceli Redila (6/27/22) - Not Resolved

Comments: *The subject property is Locally Historic Designated property. This requires review by the Historical Resources Department.

1. Provide a roof plan indicating the location to the solar panels with dimension showing how much of the roof will be covered by solar panels.

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For Solar Equipment Regulations please see Zoning Code Section 7-103.

<https://codehub.gridics.com/us/fl/coral-gables#/573e6ee6-ee95-461c-b400-c9d313cc2540/1c51daa2-88a5-4fe7-bc4a-6a27f70156a0>

Corrective Action: N/A

Zoning v.2

Approved

Steven Rodriguez - Zoning Ph: 476-7216 email:

srodriguez@coralgables.com

Zoning Review for Steven Rodriguez

Post Board of Architects Review

REVIEW ITEM

STATUS

REVIEWER

Board of Architects v.1

Disapproved

Cristina Anderson email: canderson@coralgables.com

CG - Board of Architects Final

General Comments: 09/07/2023 BOA MEETING. *MOTION TO REJECT WITH THE

FOLLOWING COMMENT: 1)INAPPROPRIATE LOCATION FOR SOLAR

PANELS AS THEY ARE TOO VISIBLE FROM THE STREET WHEN THERE
ARE ALTERNATE LOCATIONS THEY CAN BE APPROVED AT.

THE MOTION WAS MADE BY L.JAUREGUI SECONDED BY P. KILIDDJIAN.

THE MOTION PASSED BY THE FOLLOWING VOTE:

YEAS: J.CARTY, P. KILIDDJIAN, G.PRATT, C.GIBB, L.JAUREGUI,

H.RODRIGUEZ, G.BALLI, A.BARTROLI, R.FEITO

NAYS: NONE

EXCUSED: NONE

Board of Architects v.2

Disapproved

System Administrator Ph: 444 email: admin@coralgables.com

CG - Board of Architects Final

General Comments: 09-29-2022 BOA MEETING *MOTION TO DEFER WITH THE FOLLOWING COMMENTS: 1)APPLICANT DOES NOT HAVE THE

APPROPRIATE DRAWINGS FOR THE BOARD'S REVIEW; 2)APPLICANT TO MEET WITH CITY ARCHITECT AND HISTORIC STAFF TO COORDINATE
PROPOSED SOLAR PANELS AND APPROPRIATE DRAWINGS.

THE MOTION WAS MADE BY L.JAUREGUI, SECONDED BY P.KILIDDJIAN.

YEAS: J.CARTY, L.JAUREGUI, G.PRATT, P.KILIDDJIAN, C.GIBB.

NAYS: NONE.

EXCUSED: D. SACKMAN, H.RODRIGUEZ.