



# PERMIT CORRECTIONS REPORT (BLDR-21-10-0407) FOR CITY OF CORAL GABLES

**PERMIT ADDRESS:** 2530 COLUMBUS BLVD  
Coral Gables, FL 33134

**PARCEL:** 0341180020270

**APPLICATION DATE:** 10/28/2021      **SQUARE FEET:** 0.00      **DESCRIPTION:** RESIDENTIAL - CONVERT GARAGE TO BED / BATHROOM AND LAUNDRY (AFTER THE FACT PERMIT APPLICATION - CONFIRMED ON 5/18/22 SEI ZONING DIV.) & NEW CARPORT.

**EXPIRATION DATE:**      **VALUATION:** \$30,000.00

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	LEYBIS CEETINO		8751 NW 151 Terrace 8751 NW 151 Terrace Miami Lakes, FL 33018
	Santiago Rocha	Volcan Construction LLC	1919 Van Buren st, 515 Hollywood, FL 33020

## FBC Residential Building - Int Build/Alt/Rem/Rep

REVIEW ITEM	STATUS	REVIEWER
Board of Architects v.1 CG - Board of Architects Final Correction: City Architect Correction - Cristina Anderson (11/29/21) - Not Resolved Comments: 1. PROVIDE SIGNED AND SEALED PLANS, DIGITAL SEAL IS NOT CURRENTLY ACCEPTED 2. PROVIDE A SITE PLAN 3. COMPLY WITH ZONING PARKING REQUIREMENTS	Disapproved	Cristina Anderson email: canderson@coralgables.com

FURTHER REVIEW UPON RESUBMITTAL. EMAIL CANDERSON@CORALGABLES.COM OR CALL (305)569-1860 WITH ANY QUESTIONS REL/ TO THESE COMMENTS  
Corrective Action: N/A

Board of Architects v.2 CG - Board of Architects Final Correction: City Architect Correction - Cristina Anderson (3/15/22) - Resolved Comments: 1. PROVIDE SIGNED AND SEALED PLANS, DIGITAL SEAL IS NOT CURRENTLY ACCEPTED 2. PROVIDE A SITE PLAN 3. COMPLY WITH ZONING PARKING REQUIREMENTS	Disapproved	Cristina Anderson email: canderson@coralgables.com
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FURTHER REVIEW UPON RESUBMITTAL. EMAIL CANDERSON@CORALGABLES.COM OR CALL (305)569-1860 WITH ANY QUESTIONS REL/ TO THESE COMMENTS

Board of Architects v.3 CG - Board of Architects Final Correction: City Architect Correction - Cristina Anderson (4/5/22) - Not Resolved Comments: 1. SITE PLAN. PROVIDE THE EXISITING SITE PLAN AND PROPOSED SITE PLAN SHOWING THE EXISTING PARKING (GARAGE, CARPORT) AND THE PROPOSED PARKING 2. ELEVATIONS. SHOW THE PROPOSED PARKING (CARPORT OR GARAGE) 3. FLOOR PLAN. SHOW EXISTING CONDITIONS OF GARAGE/ CARPORT AND ON THE PROPOSED SHOW THE NEW GARAGE OR CARPC OPTION. 4. COMPLY WITH ZONING PARKING REQUIREMENTS FURTHER REVIEW UPON RESUBMITTAL Corrective Action: N/A	Disapproved	Ana Restrepo - Board of Architects Ph: 569-1857 email: arestrepo@coralgables.com
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Board of Architects v.3 CG - Board of Architects Final Correction: City Architect Correction - Cristina Anderson (3/15/22) - Resolved Comments: 1. PROVIDE SIGNED AND SEALED PLANS, DIGITAL SEAL IS NOT CURRENTLY ACCEPTED 2. PROVIDE A SITE PLAN 3. COMPLY WITH ZONING PARKING REQUIREMENTS		
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FURTHER REVIEW UPON RESUBMITTAL. EMAIL CANDERSON@CORALGABLES.COM OR CALL (305)569-1860 WITH ANY QUESTIONS REL/ TO THESE COMMENTS

Board of Architects v.3 CG - Board of Architects Final Correction: City Architect Correction - Cristina Anderson (8/26/22) - Not Resolved Comments: 1. SITE PLAN. PROVIDE THE EXISITING SITE PLAN AND PROPOSED SITE PLAN SHOWING THE EXISTING PARKING (GARAGE, CARPORT) AND THE PROPOSED PARKING 2. ELEVATIONS. SHOW THE PROPOSED PARKING (CARPORT OR GARAGE) 3. FLOOR PLAN. SHOW EXISTING CONDITIONS OF GARAGE/ CARPORT AND ON THE PROPOSED SHOW THE NEW GARAGE OR CARPC OPTION. 4. COMPLY WITH ZONING PARKING REQUIREMENTS		
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# PERMIT CORRECTIONS REPORT (BLDR-21-10-0407)

## FURTHER REVIEW UPON RESUBMITTAL

Correction: City Architect Correction - Ana Restrepo - Board of Architects (9/27/22) - Not Resolved

Comments: City Architect Corrections

0-COMPLY WITH ZONING REQUIREMENTS 2- REVIEW BY BOARD OF ARCHITECTS IS REQUIRED. CONTACT [boardofarchitects@coralgables.com](mailto:boardofarchitects@coralgables.com) FOR SUBMITTAL REQUIREMENTS AND SCHEDULING

Corrective Action: N/A

Board of Architects v.4

Disapproved

Juan Riesco - City Architect email: [jriesco@coralgables.com](mailto:jriesco@coralgables.com)

CG - Board of Architects Final

Correction: City Architect Correction - Cristina Anderson (3/15/22) - Resolved

Comments: 1. PROVIDE SIGNED AND SEALED PLANS, DIGITAL SEAL IS NOT CURRENTLY ACCEPTED

2. PROVIDE A SITE PLAN

3. COMPLY WITH ZONING PARKING REQUIREMENTS

FURTHER REVIEW UPON RESUBMITTAL. EMAIL [CANDERSON@CORALGABLES.COM](mailto:CANDERSON@CORALGABLES.COM) OR CALL (305)569-1860 WITH ANY QUESTIONS REL/ TO THESE COMMENTS

Correction: City Architect Correction - Cristina Anderson (10/12/22) - Not Resolved

Comments: 1. SITE PLAN. PROVIDE THE EXISTING SITE PLAN AND PROPOSED SITE PLAN SHOWING THE EXISTING PARKING (GARAGE, CARPORT) AND THE PROPOSED PARKING

2. ELEVATIONS. SHOW THE PROPOSED PARKING (CARPORT OR GARAGE)

3. FLOOR PLAN. SHOW EXISTING CONDITIONS OF GARAGE/ CARPORT AND ON THE PROPOSED SHOW THE NEW GARAGE OR CARPC OPTION.

4. COMPLY WITH ZONING PARKING REQUIREMENTS

FURTHER REVIEW UPON RESUBMITTAL

Correction: City Architect Correction - Ana Restrepo - Board of Architects (10/12/22) - Not Resolved

Comments: City Architect Corrections

0-COMPLY WITH ZONING REQUIREMENTS 2- REVIEW BY BOARD OF ARCHITECTS IS REQUIRED. CONTACT [boardofarchitects@coralgables.com](mailto:boardofarchitects@coralgables.com) FOR SUBMITTAL REQUIREMENTS AND SCHEDULING

Board of Architects v.5

Disapproved

Juan Riesco - City Architect email: [jriesco@coralgables.com](mailto:jriesco@coralgables.com)

CG - Board of Architects Final

Correction: City Architect Correction - Cristina Anderson (3/15/22) - Resolved

Comments: 1. PROVIDE SIGNED AND SEALED PLANS, DIGITAL SEAL IS NOT CURRENTLY ACCEPTED

2. PROVIDE A SITE PLAN

3. COMPLY WITH ZONING PARKING REQUIREMENTS

FURTHER REVIEW UPON RESUBMITTAL. EMAIL [CANDERSON@CORALGABLES.COM](mailto:CANDERSON@CORALGABLES.COM) OR CALL (305)569-1860 WITH ANY QUESTIONS REL/ TO THESE COMMENTS

Correction: City Architect Correction - Ana Restrepo - Board of Architects (10/13/22) - Not Resolved

Comments: City Architect Corrections

0-COMPLY WITH ZONING REQUIREMENTS 2- REVIEW BY BOARD OF ARCHITECTS IS REQUIRED. CONTACT [boardofarchitects@coralgables.com](mailto:boardofarchitects@coralgables.com) FOR SUBMITTAL REQUIREMENTS AND SCHEDULING

Correction: City Architect Correction - Cristina Anderson (10/13/22) - Not Resolved

Comments: 1. SITE PLAN. PROVIDE THE EXISTING SITE PLAN AND PROPOSED SITE PLAN SHOWING THE EXISTING PARKING (GARAGE, CARPORT) AND THE PROPOSED PARKING

2. ELEVATIONS. SHOW THE PROPOSED PARKING (CARPORT OR GARAGE)

3. FLOOR PLAN. SHOW EXISTING CONDITIONS OF GARAGE/ CARPORT AND ON THE PROPOSED SHOW THE NEW GARAGE OR CARPC OPTION.

4. COMPLY WITH ZONING PARKING REQUIREMENTS

FURTHER REVIEW UPON RESUBMITTAL

Board of Architects v.6

Disapproved

Elisa Lopez email: [elopez2@coralgables.com](mailto:elopez2@coralgables.com)

CG - Board of Architects Final

Correction: City Architect Correction - Cristina Anderson (3/15/22) - Resolved

Comments: 1. PROVIDE SIGNED AND SEALED PLANS, DIGITAL SEAL IS NOT CURRENTLY ACCEPTED

2. PROVIDE A SITE PLAN

3. COMPLY WITH ZONING PARKING REQUIREMENTS

FURTHER REVIEW UPON RESUBMITTAL. EMAIL [CANDERSON@CORALGABLES.COM](mailto:CANDERSON@CORALGABLES.COM) OR CALL (305)569-1860 WITH ANY QUESTIONS REL/ TO THESE COMMENTS

Correction: City Architect Correction - Cristina Anderson (7/18/23) - Not Resolved

Comments: 1. SITE PLAN. PROVIDE THE EXISTING SITE PLAN AND PROPOSED SITE PLAN SHOWING THE EXISTING PARKING (GARAGE, CARPORT) AND THE PROPOSED PARKING

2. ELEVATIONS. SHOW THE PROPOSED PARKING (CARPORT OR GARAGE)

3. FLOOR PLAN. SHOW EXISTING CONDITIONS OF GARAGE/ CARPORT AND ON THE PROPOSED SHOW THE NEW GARAGE OR CARPC OPTION.

4. COMPLY WITH ZONING PARKING REQUIREMENTS

FURTHER REVIEW UPON RESUBMITTAL

Correction: City Architect Correction - Ana Restrepo - Board of Architects (7/18/23) - Not Resolved

# PERMIT CORRECTIONS REPORT (BLDR-21-10-0407)

Comments: City Architect Corrections

0-COMPLY WITH ZONING REQUIREMENTS 2- REVIEW BY BOARD OF ARCHITECTS IS REQUIRED. CONTACT [boardofarchitects@coralgables.com](mailto:boardofarchitects@coralgables.com) FOR SUBMITTAL REQUIREMENTS AND SCHEDULING

Correction: Board of Architects Corrections - Elisa Lopez (7/25/23) - Not Resolved

Comments: Board of Architects Corrections

07/25/2023: MUST OBTAIN APPROVAL FROM BOA FIRST. \*\*\*CONTACT [BOARDOFARCHITECTS@CORALGABLES.COM](mailto:BOARDOFARCHITECTS@CORALGABLES.COM) FOR RE-SUBMITTAL REQUIREMENTS AND SCHEDULING. \*\*\*REVIEW BY: ELISA LOPEZ BOA REVIEWER PHONE: 305-569-1805 / EMAIL: [elopez2@coralgables.com](mailto:elopez2@coralgables.com) CITY WEB SITE: [WWW.CORALGABLES.COM](http://WWW.CORALGABLES.COM)

Building v.1 CG - Building	Approved	Manuel Lopez - Building Ph: 460-5242 email: <a href="mailto:mlopez@coralgables.com">mlopez@coralgables.com</a>
Electrical v.1  CG - Electrical Correction: Electrical Correction - Gerardo Moreno - Electrical (11/3/21) - Not Resolved Comments: MISSING S/D AS PER FBCR Corrective Action: N/A	Disapproved	Gerardo Moreno - Electrical Ph: 460-5256 email: <a href="mailto:gmoreno@coralgables.com">gmoreno@coralgables.com</a>
Electrical v.2  CG - Electrical Correction: Electrical Correction - Gerardo Moreno - Electrical (3/15/22) - Resolved Comments: MISSING S/D AS PER FBCR	Approved	Gerardo Moreno - Electrical Ph: 460-5256 email: <a href="mailto:gmoreno@coralgables.com">gmoreno@coralgables.com</a>
Historic v.1 CG - Historic	Not Required	Warren Adams - Historic email: <a href="mailto:wadams@coralgables.com">wadams@coralgables.com</a>
Mechanical v.1 CG - Mechanical	Approved	Jan Perez - Mechanical Ph: 460-5243 email: <a href="mailto:jperez2@coralgables.com">jperez2@coralgables.com</a>
Plumbing v.1 CG - Plumbing Correction: Plumbing Correction - Rudy Perez - Plumbing (11/6/21) - Not Resolved Comments: 1-REQ. DERM APPROVAL & STAMP PLANS 2-REQUIRED WASD APPROVAL 3-REQUIRED DEPT OF HEALTH APPROVAL & STAMP PLANS 4-PROVIDE PLUMBING SITE PLAN ILLUSTRATING LOCATION OF WATER METER, SERVICE LINE, SEPTIC TANK, DRAIN FIELD ON PLANS [ RESPECTIVE SIZING ] 5-PLANS REQUIRED TO BE SIGNED / SEALED BY DESIGN PROFESSIONAL Corrective Action: N/A	Disapproved	Rudy Perez - Plumbing Ph: 460-5259 email: <a href="mailto:rperez2@coralgables.com">rperez2@coralgables.com</a>
Plumbing v.2 CG - Plumbing Correction: Plumbing Correction - Rudy Perez - Plumbing (3/15/22) - Not Resolved Comments: 1-REQ. DERM APPROVAL & STAMP PLANS 2-REQUIRED WASD APPROVAL 3-REQUIRED DEPT OF HEALTH APPROVAL & STAMP PLANS 4-PROVIDE PLUMBING SITE PLAN ILLUSTRATING LOCATION OF WATER METER, SERVICE LINE, SEPTIC TANK, DRAIN FIELD ON PLANS [ RESPECTIVE SIZING ] 5-PLANS REQUIRED TO BE SIGNED / SEALED BY DESIGN PROFESSIONAL Correction: Plumbing Correction - Rudy Perez - Plumbing (3/18/22) - Not Resolved Comments: *** PENDING COMMENTS **REQ. DERM APPROVAL & STAMP PLANS 2-REQUIRED WASD APPROVAL 3-REQUIRED DEPT OF HEALTH APPROVAL & STAMP PLANS Corrective Action: N/A	Disapproved	Rudy Perez - Plumbing Ph: 460-5259 email: <a href="mailto:rperez2@coralgables.com">rperez2@coralgables.com</a>
Plumbing v.3 CG - Plumbing Correction: Plumbing Correction - Rudy Perez - Plumbing (8/26/22) - Not Resolved Comments: *** PENDING COMMENTS ***9/1/22 1-REQ. DERM APPROVAL & STAMP PLANS 2-REQUIRED WASD APPROVAL 3-REQUIRED DEPT OF HEALTH APPROVAL & STAMP PLANS Correction: Plumbing Correction - Rudy Perez - Plumbing (8/26/22) - Resolved Comments: 1-REQ. DERM APPROVAL & STAMP PLANS 2-REQUIRED WASD APPROVAL 3-REQUIRED DEPT OF HEALTH APPROVAL & STAMP PLANS 4-PROVIDE PLUMBING SITE PLAN ILLUSTRATING LOCATION OF WATER METER, SERVICE LINE, SEPTIC TANK, DRAIN FIELD ON PLANS [ RESPECTIVE SIZING ] 5-PLANS REQUIRED TO BE SIGNED / SEALED BY DESIGN PROFESSIONAL	Disapproved	Rudy Perez - Plumbing Ph: 460-5259 email: <a href="mailto:rperez2@coralgables.com">rperez2@coralgables.com</a>

# PERMIT CORRECTIONS REPORT (BLDR-21-10-0407)

Plumbing v.4 CG - Plumbing Correction: Plumbing Correction - Rudy Perez - Plumbing (8/26/22) - Resolved Comments: 1-REQ. DERM APPROVAL & STAMP PLANS 2-REQUIRED WASD APPROVAL 3-REQUIRED DEPT OF HEALTH APPROVAL & STAMP PLANS 4-PROVIDE PLUMBING SITE PLAN ILLUSTRATING LOCATION OF WATER METER, SERVICE LINE, SEPTIC TANK, DRAIN FIELD ON PLANS [ RESPECTIVE SIZING ] 5-PLANS REQUIRED TO BE SIGNED / SEALED BY DESIGN PROFESSIONAL Correction: Plumbing Correction - Rudy Perez - Plumbing (10/12/22) - Not Resolved Comments: *** PENDING COMMENTS ***9/1/22 1-REQ. DERM APPROVAL & STAMP PLANS 2-REQUIRED WASD APPROVAL 3-REQUIRED DEPT OF HEALTH APPROVAL & STAMP PLANS	Disapproved	Rudy Perez - Plumbing Ph: 460-5259 email: rperez2@coralgables.com
Plumbing v.5 CG - Plumbing Correction: Plumbing Correction - Rudy Perez - Plumbing (8/26/22) - Resolved Comments: 1-REQ. DERM APPROVAL & STAMP PLANS 2-REQUIRED WASD APPROVAL 3-REQUIRED DEPT OF HEALTH APPROVAL & STAMP PLANS 4-PROVIDE PLUMBING SITE PLAN ILLUSTRATING LOCATION OF WATER METER, SERVICE LINE, SEPTIC TANK, DRAIN FIELD ON PLANS [ RESPECTIVE SIZING ] 5-PLANS REQUIRED TO BE SIGNED / SEALED BY DESIGN PROFESSIONAL Correction: Plumbing Correction - Rudy Perez - Plumbing (10/13/22) - Not Resolved Comments: *** PENDING COMMENTS ***9/1/22 1-REQ. DERM APPROVAL & STAMP PLANS 2-REQUIRED WASD APPROVAL 3-REQUIRED DEPT OF HEALTH APPROVAL & STAMP PLANS	Disapproved	Rudy Perez - Plumbing Ph: 460-5259 email: rperez2@coralgables.com
Plumbing v.6 CG - Plumbing Correction: Plumbing Correction - Rudy Perez - Plumbing (8/26/22) - Resolved Comments: 1-REQ. DERM APPROVAL & STAMP PLANS 2-REQUIRED WASD APPROVAL 3-REQUIRED DEPT OF HEALTH APPROVAL & STAMP PLANS 4-PROVIDE PLUMBING SITE PLAN ILLUSTRATING LOCATION OF WATER METER, SERVICE LINE, SEPTIC TANK, DRAIN FIELD ON PLANS [ RESPECTIVE SIZING ] 5-PLANS REQUIRED TO BE SIGNED / SEALED BY DESIGN PROFESSIONAL Correction: Plumbing Correction - Rudy Perez - Plumbing (7/18/23) - Resolved Comments: *** PENDING COMMENTS ***9/1/22 1-REQ. DERM APPROVAL & STAMP PLANS 2-REQUIRED WASD APPROVAL 3-REQUIRED DEPT OF HEALTH APPROVAL & STAMP PLANS	Approved	Rudy Perez - Plumbing Ph: 460-5259 email: rperez2@coralgables.com
Public Works v.1 PW - Paul Rodas, Hermes Diaz	Not Required	Emily Muñoz - Public Works Ph: 305-460-5026 email: emunoz@coralgables.com
Structural v.1 CG - Structural Correction: Structural Correction - Paul Guth - Structural (12/15/21) - Not Resolved Comments: 1) Copies of electronic signatures and digital signatures are no longer accepted by the City of Coral Gables. This was a temporary, emergency rule by FBPE that expired at the end of 2020. All submittals of drawings and calculations are now required to have a wet seal and signature. 2) Provide the design wind pressures for the new windows in accordance with the 2020 Florida Building Code, Section 1603.1.4. The design wind pressure values shall be shown on the building elevations. If "allowable" ASD wind pressure values will be provided, please indicate on the drawings that they are "allowable" ASD values. 3) Provide the reinforcing requirements for the new 7" concrete slab. 4) Please clarify the dowel requirements at the top and bottom of TC. SC columns. The only detail provided shows masonry construction. Corrective Action: RESPOND TO COMMENTS	Disapproved	Paul Guth - Structural Ph: 569-1831 email: pguth@coralgables.com
Structural v.2 CG - Structural Correction: Structural Correction - Paul Guth - Structural (3/15/22) - Resolved Comments: 1) Copies of electronic signatures and digital signatures are no longer accepted by the City of Coral Gables. This was a temporary, emergency rule by FBPE that expired at the end of 2020. All submittals of drawings and calculations are now required to have a wet seal and signature. 2) Provide the design wind pressures for the new windows in accordance with the 2020 Florida Building Code, Section 1603.1.4. The design	Approved	Paul Guth - Structural Ph: 569-1831 email: pguth@coralgables.com

# PERMIT CORRECTIONS REPORT (BLDR-21-10-0407)

wind pressure values shall be shown on the building elevations. If "allowable" ASD wind pressure values will be provided, please indicate on the drawings that they are "allowable" ASD values.

3) Provide the reinforcing requirements for the new 7" concrete slab.

4) Please clarify the dowel requirements at the top and bottom of TC. SC columns. The only detail provided shows masonry construction.

Zoning v.1

Disapproved

Steven Rodriguez - Zoning Ph: 476-7216 email:  
srodriguez@coralgables.com

CG - Zoning Final

Correction: 1 - Zoning Correction - Steven Rodriguez - Zoning (11/4/21) - Not Resolved

Comments: ZONING REVIEW #1

1. PROVIDE A PROPOSED SITE PLAN AND PROVIDE THE LOCATION OF THE NEW A/C UNIT, DIMENSION AND LABEL ACCORDINGLY.
2. PROVIDE THE COMPLETE EXISTING FLOOR PLAN AND LABEL ALL ROOMS (INCLUDING THE GARAGE).
3. PAGE A-1, ON THE PROPOSED SITE PLAN LABEL ALL ROOMS.
4. SINGLE-FAMILY RESIDENTIAL DWELLING REQUIRES ONE (1) PARKING SPACES PER UNIT CONSISTING OF A ROOFED STRUCTURE, W UTILIZES THE SAME MATERIALS AS THE PRINCIPAL STRUCTURE AND THAT IS A GARAGE, CARPORT, OR PORTE-COCHERE. ARTICLE 10 SECTION 10-110, B., #1, MINIMUM PARKING REQUIREMENT TABLE.
5. PROVIDE THE NEW REQUIRED COVERED PARKING STRUCTURE AS PER ARTICLE 10, SECTION 10-110, B., #1. IF, THE NEW PARKING STRUCTURE IS NOT PROVIDED, THEN, THE EXISTING GARAGE CANNOT BE CONVERTED TO THE NEW MAIDS QUARTERS/LAUNDRY RO
6. PROVIDE THE FINISH FLOOR ELEVATION OF THE EXISTING RESIDENCE AND THE NEW MAIDS QUARTERS/LAUNDRY ROOM.

REVIEW BY: STEVEN RODRIGUEZ

ZONING REVIEWER

EMAIL: srodriguez@coralgables.com

CITY WEB SITE: WWW.CORALGABLES.COM

Corrective Action: N/A

Zoning v.2

Disapproved

Steven Rodriguez - Zoning Ph: 476-7216 email:  
srodriguez@coralgables.com

CG - Zoning Final

Correction: 1 - Zoning Correction - Steven Rodriguez - Zoning (3/15/22) - Resolved

Comments: ZONING REVIEW #1

1. PROVIDE A PROPOSED SITE PLAN AND PROVIDE THE LOCATION OF THE NEW A/C UNIT, DIMENSION AND LABEL ACCORDINGLY.
2. PROVIDE THE COMPLETE EXISTING FLOOR PLAN AND LABEL ALL ROOMS (INCLUDING THE GARAGE).
3. PAGE A-1, ON THE PROPOSED SITE PLAN LABEL ALL ROOMS.
4. SINGLE-FAMILY RESIDENTIAL DWELLING REQUIRES ONE (1) PARKING SPACES PER UNIT CONSISTING OF A ROOFED STRUCTURE, W UTILIZES THE SAME MATERIALS AS THE PRINCIPAL STRUCTURE AND THAT IS A GARAGE, CARPORT, OR PORTE-COCHERE. ARTICLE 10 SECTION 10-110, B., #1, MINIMUM PARKING REQUIREMENT TABLE.
5. PROVIDE THE NEW REQUIRED COVERED PARKING STRUCTURE AS PER ARTICLE 10, SECTION 10-110, B., #1. IF, THE NEW PARKING STRUCTURE IS NOT PROVIDED, THEN, THE EXISTING GARAGE CANNOT BE CONVERTED TO THE NEW MAIDS QUARTERS/LAUNDRY RO
6. PROVIDE THE FINISH FLOOR ELEVATION OF THE EXISTING RESIDENCE AND THE NEW MAIDS QUARTERS/LAUNDRY ROOM.

REVIEW BY: STEVEN RODRIGUEZ

ZONING REVIEWER

EMAIL: srodriguez@coralgables.com

CITY WEB SITE: WWW.CORALGABLES.COM

Correction: 1 - Zoning Correction - Steven Rodriguez - Zoning (4/1/22) - Resolved

Comments: ZONING REVIEW #2

1. PAGE SP-1 PRIOR COMMENT NOT FULLY ADDRESS, NEW PROPOSED SITE PLAN, PROVIDE THE LOCATION OF THE NEW A/C UNIT, LA ACCORDINGLY.
2. PAGE SP-1, PROPOSED SITE PLAN, INDICATE THE LOCATION OF THE GARAGE TO BE CONVERTED TO A MAIDS ROOM.
3. PRIOR COMMENT NOT FULLY ADDRESS, ON A NEW PLAN SHEET PROVIDE THE COMPLETE EXISTING FLOOR PLAN AND LABEL ALL R (INCLUDING THE EXISTING GARAGE AND THE EXISTING CARPORT).
4. PAGE A-1 PRIOR COMMENT NOT FULLY ADDRESS, PROVIDE A COMPLETE PROPOSED FLOOR PLAN AND LABEL ALL ROOMS AND INC THE CARPORT.
5. PAGE A-3, ON THE BUILDING ELEVATIONS PROVIDE THE CARPORT.
6. PAGE SP-1, PROVIDE THE GROUND AREA COVERAGE CALCULATIONS (35% & 45%), INCLUDE, A DIAGRAM OF THE BUILDING FOOTPR AND INDICATE ALL THE AREAS THAT WERE COUNTED, THEIR SQUARE FOOTAGE, AND INCLUDE ANY ACCESSORIES IF APPLICABLE. AF 2, SECTION 2-101, D., #6, a. SEE A SAMPLE OF THE REQUIRED ZONING DATA AND DIAGRAMS AT THIS WEB LINK:  
<https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>
7. PROVIDE A LANDSCAPE PLAN; ENSURE THAT THE REQUIRED ONSITE TREES AND SHRUBS ARE PROVIDED AND INDICATE ANY TREE SHRUB REMOVAL. ARTICLE 6, SECTION 6-105.
8. ON THE LANDSCAPE PLAN SHEET, PROVIDE THE TREE PROTECTION FENCING DETAILS. ARTICLE 6, SECTION 6-105, A., #2.

REVIEW BY: STEVEN RODRIGUEZ

ZONING REVIEWER

EMAIL: srodriguez@coralgables.com

CITY WEB SITE: WWW.CORALGABLES.COM

Corrective Action: N/A

# PERMIT CORRECTIONS REPORT (BLDR-21-10-0407)

Correction: 1 - Zoning Correction - Steven Rodriguez - Zoning (5/17/22) - Not Resolved

Comments: ZONING REVIEW #3

(PROPERTY VERIFICATION)

THE ZONING DIVISION CANNOT CONTINUE TO REVIEW THIS PERMIT APPLICATION UNTIL THE FOLLOWING ITEMS ARE PROVIDED:

- A CURRENT SIGNED AND SEALED PROPERTY SURVEY (GOOGLE MAP – 2022 DOES NOT SHOW THE EXISTING CARPORT AS STATED C PROPOSED SITE PLAN).
- PICTURES (WITH CURRENT DATE STAMP) OF THE EXISTING CARPORT (ALL SIDES OF THE STRUCTURE)
- PICTURES (WITH CURRENT DATE STAMP) OF THE EXISTING GARAGE DOOR AND GARAGE INTERIOR SPACE TO BE CONVERTED TO A ROOM.

1. PAGE SP-1 PRIOR COMMENT NOT FULLY ADDRESS, NEW PROPOSED SITE PLAN, PROVIDE THE LOCATION OF THE NEW A/C UNIT, LA ACCORDINGLY.
2. PAGE SP-1, PROPOSED SITE PLAN, INDICATE THE LOCATION OF THE GARAGE TO BE CONVERTED TO A MAIDS ROOM.
3. PRIOR COMMENT NOT FULLY ADDRESS, ON A NEW PLAN SHEET PROVIDE THE COMPLETE EXISTING FLOOR PLAN AND LABEL ALL R (INCLUDING THE EXISTING GARAGE AND THE EXISTING CARPORT).
4. PAGE A-1 PRIOR COMMENT NOT FULLY ADDRESS, PROVIDE A COMPLETE PROPOSED FLOOR PLAN AND LABEL ALL ROOMS AND INC THE CARPORT.
5. PAGE A-3, ON THE BUILDING ELEVATIONS PROVIDE THE CARPORT.
6. PAGE SP-1, PROVIDE THE GROUND AREA COVERAGE CALCULATIONS (35% & 45%), INCLUDE, A DIAGRAM OF THE BUILDING FOOTPR AND INDICATE ALL THE AREAS THAT WERE COUNTED, THEIR SQUARE FOOTAGE, AND INCLUDE ANY ACCESSORIES IF APPLICABLE. AF 2, SECTION 2-101, D., #6, a. SEE A SAMPLE OF THE REQUIRED ZONING DATA AND DIAGRAMS AT THIS WEB LINK:  
<https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>
7. PROVIDE A LANDSCAPE PLAN; ENSURE THAT THE REQUIRED ONSITE TREES AND SHRUBS ARE PROVIDED AND INDICATE ANY TREE SHRUB REMOVAL. ARTICLE 6, SECTION 6-105.
8. ON THE LANDSCAPE PLAN SHEET, PROVIDE THE TREE PROTECTION FENCING DETAILS. ARTICLE 6, SECTION 6-105, A., #2.

REVIEW BY: STEVEN RODRIGUEZ

ZONING REVIEWER

EMAIL: [srodriguez@coralgables.com](mailto:srodriguez@coralgables.com)

CITY WEB SITE: [WWW.CORALGABLES.COM](http://WWW.CORALGABLES.COM)

Corrective Action: N/A

Zoning v.3

Disapproved

Steven Rodriguez - Zoning Ph: 476-7216 email:

[srodriguez@coralgables.com](mailto:srodriguez@coralgables.com)

CG - Zoning Final

Correction: 1 - Zoning Correction - Steven Rodriguez - Zoning (3/15/22) - Resolved

Comments: ZONING REVIEW #1

1. PROVIDE A PROPOSED SITE PLAN AND PROVIDE THE LOCATION OF THE NEW A/C UNIT, DIMENSION AND LABEL ACCORDINGLY.
2. PROVIDE THE COMPLETE EXISTING FLOOR PLAN AND LABEL ALL ROOMS (INCLUDING THE GARAGE).
3. PAGE A-1, ON THE PROPOSED SITE PLAN LABEL ALL ROOMS.
4. SINGLE-FAMILY RESIDENTIAL DWELLING REQUIRES ONE (1) PARKING SPACES PER UNIT CONSISTING OF A ROOFED STRUCTURE, W UTILIZES THE SAME MATERIALS AS THE PRINCIPAL STRUCTURE AND THAT IS A GARAGE, CARPORT, OR PORTE-COCHERE. ARTICLE 10 SECTION 10-110, B., #1, MINIMUM PARKING REQUIREMENT TABLE.
5. PROVIDE THE NEW REQUIRED COVERED PARKING STRUCTURE AS PER ARTICLE 10, SECTION 10-110, B., #1. IF, THE NEW PARKING STRUCTURE IS NOT PROVIDED, THEN, THE EXISTING GARAGE CANNOT BE CONVERTED TO THE NEW MAIDS QUARTERS/LAUNDRY RO
6. PROVIDE THE FINISH FLOOR ELEVATION OF THE EXISTING RESIDENCE AND THE NEW MAIDS QUARTERS/LAUNDRY ROOM.

REVIEW BY: STEVEN RODRIGUEZ

ZONING REVIEWER

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Correction: 1 - Zoning Correction - Steven Rodriguez - Zoning (4/1/22) - Resolved

Comments: ZONING REVIEW #2

1. PAGE SP-1 PRIOR COMMENT NOT FULLY ADDRESS, NEW PROPOSED SITE PLAN, PROVIDE THE LOCATION OF THE NEW A/C UNIT, LA ACCORDINGLY.
2. PAGE SP-1, PROPOSED SITE PLAN, INDICATE THE LOCATION OF THE GARAGE TO BE CONVERTED TO A MAIDS ROOM.
3. PRIOR COMMENT NOT FULLY ADDRESS, ON A NEW PLAN SHEET PROVIDE THE COMPLETE EXISTING FLOOR PLAN AND LABEL ALL R (INCLUDING THE EXISTING GARAGE AND THE EXISTING CARPORT).
4. PAGE A-1 PRIOR COMMENT NOT FULLY ADDRESS, PROVIDE A COMPLETE PROPOSED FLOOR PLAN AND LABEL ALL ROOMS AND INC THE CARPORT.
5. PAGE A-3, ON THE BUILDING ELEVATIONS PROVIDE THE CARPORT.
6. PAGE SP-1, PROVIDE THE GROUND AREA COVERAGE CALCULATIONS (35% & 45%), INCLUDE, A DIAGRAM OF THE BUILDING FOOTPR AND INDICATE ALL THE AREAS THAT WERE COUNTED, THEIR SQUARE FOOTAGE, AND INCLUDE ANY ACCESSORIES IF APPLICABLE. AF 2, SECTION 2-101, D., #6, a. SEE A SAMPLE OF THE REQUIRED ZONING DATA AND DIAGRAMS AT THIS WEB LINK:  
<https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>
7. PROVIDE A LANDSCAPE PLAN; ENSURE THAT THE REQUIRED ONSITE TREES AND SHRUBS ARE PROVIDED AND INDICATE ANY TREE SHRUB REMOVAL. ARTICLE 6, SECTION 6-105.
8. ON THE LANDSCAPE PLAN SHEET, PROVIDE THE TREE PROTECTION FENCING DETAILS. ARTICLE 6, SECTION 6-105, A., #2.

# PERMIT CORRECTIONS REPORT (BLDR-21-10-0407)

REVIEW BY: STEVEN RODRIGUEZ  
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Correction: 1 - Zoning Correction - Steven Rodriguez - Zoning (8/26/22) - Resolved

Comments: ZONING REVIEW #3  
(PROPERTY VERIFICATION)

THE ZONING DIVISION CANNOT CONTINUE TO REVIEW THIS PERMIT APPLICATION UNTIL THE FOLLOWING ITEMS ARE PROVIDED:

- A CURRENT SIGNED AND SEALED PROPERTY SURVEY (GOOGLE MAP – 2022 DOES NOT SHOW THE EXISTING CARPORT AS STATED C PROPOSED SITE PLAN).
- PICTURES (WITH CURRENT DATE STAMP) OF THE EXISTING CARPORT (ALL SIDES OF THE STRUCTURE)
- PICTURES (WITH CURRENT DATE STAMP) OF THE EXISTING GARAGE DOOR AND GARAGE INTERIOR SPACE TO BE CONVERTED TO A ROOM.

1. PAGE SP-1 PRIOR COMMENT NOT FULLY ADDRESS, NEW PROPOSED SITE PLAN, PROVIDE THE LOCATION OF THE NEW A/C UNIT, LA ACCORDINGLY.
2. PAGE SP-1, PROPOSED SITE PLAN, INDICATE THE LOCATION OF THE GARAGE TO BE CONVERTED TO A MAIDS ROOM.
3. PRIOR COMMENT NOT FULLY ADDRESS, ON A NEW PLAN SHEET PROVIDE THE COMPLETE EXISTING FLOOR PLAN AND LABEL ALL R (INCLUDING THE EXISTING GARAGE AND THE EXISTING CARPORT).
4. PAGE A-1 PRIOR COMMENT NOT FULLY ADDRESS, PROVIDE A COMPLETE PROPOSED FLOOR PLAN AND LABEL ALL ROOMS AND INC THE CARPORT.
5. PAGE A-3, ON THE BUILDING ELEVATIONS PROVIDE THE CARPORT.
6. PAGE SP-1, PROVIDE THE GROUND AREA COVERAGE CALCULATIONS (35% & 45%), INCLUDE, A DIAGRAM OF THE BUILDING FOOTPR AND INDICATE ALL THE AREAS THAT WERE COUNTED, THEIR SQUARE FOOTAGE, AND INCLUDE ANY ACCESSORIES IF APPLICABLE. AF 2, SECTION 2-101, D., #6, a. SEE A SAMPLE OF THE REQUIRED ZONING DATA AND DIAGRAMS AT THIS WEB LINK: <https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>
7. PROVIDE A LANDSCAPE PLAN; ENSURE THAT THE REQUIRED ONSITE TREES AND SHRUBS ARE PROVIDED AND INDICATE ANY TREE SHRUB REMOVAL. ARTICLE 6, SECTION 6-105.
8. ON THE LANDSCAPE PLAN SHEET, PROVIDE THE TREE PROTECTION FENCING DETAILS. ARTICLE 6, SECTION 6-105, A., #2.

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Correction: 1 - Zoning Correction - Steven Rodriguez - Zoning (8/30/22) - Not Resolved

Comments: ZONING REVIEW #4

1. NEW PAGE SP-1, PROPOSED SITE PLAN, CLEARLY ILLUSTRATE AND LABEL THE EXISTING POOL ENCLOSURE FENCE. ARTICLE 3, S 3-308.
2. NEW PAGE SP-1, PROPOSED SITE PLAN, PROVIDE A REQUIRED 10 FEET REAR SETBACK FROM THE WEST PROPERTY LINE TO THE CLOSEST EDGE OF THE CARPORT COLUMN. ARTICLE 2, SECTION 2-101, D., #4 AND #5.
3. NEW PAGE SP-1, PROPOSED SITE PLAN, THE PROPOSED CARPORT SHALL BE ATTACHED TO THE MAIN RESIDENCE. ARTICLE 16, DEFINITIONS, TERM: CARPORT.
4. NEW PAGE A-1, PROPOSED FLOOR PLAN, PROVIDE THE FLOOR PLAN OF THE CARPORT, PROVIDE COMPLETE ACCURATE FLOOR DIMENSIONS, AND CLARIFY THE PARKING POSITION FOR VEHICLE INSIDE THE CARPORT. ILLUSTRATE, DIMENSION, AND LABEL ACCOF
5. PROVIDE THE CARPORT ROOF LAYOUT ON THE PROPOSED ROOF PLAN; PROVIDE A PROPOSED ROOF PLAN, ILLUSTRATE, DIMEN AND LABEL ACCORDINGLY.
6. PAGE A-3, BUILDING ELEVATIONS, PROVIDE THE HEIGHT OF THE MAIN RESIDENCE AND PROVIDE THE COMPLETE HEIGHT OF THE CARPORT.
7. PROVIDE THE FLOOR AREA CALCULATION, INCLUDE, A DIAGRAM OF THE FLOOR PLANS AND INDICATE ALL THE AREAS THAT WER COUNTED, THEIR SQUARE FOOTAGE, AND INCLUDE ANY ACCESSORIES IF APPLICABLE. ARTICLE 2, SECTION 2-101, D., #6, b. AND c. SE SAMPLE OF THE REQUIRED ZONING DATA AND DIAGRAMS AT THIS WEB LINK: <https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>
8. PROVIDE THE GROUND AREA COVERAGE CALCULATIONS (35% & 45%), INCLUDE, A DIAGRAM OF THE BUILDING FOOTPRINT AND INDICATE ALL THE AREAS THAT WERE COUNTED, THEIR SQUARE FOOTAGE, AND INCLUDE ANY ACCESSORIES IF APPLICABLE. ARTICL SECTION 2-101, D., #6, a. SEE A SAMPLE OF THE REQUIRED ZONING DATA AND DIAGRAMS AT THIS WEB LINK: <https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>
9. PROVIDE THE OPEN LANDSCAPE CALCULATIONS, INCLUDE, A DIAGRAM OF THE SITE, INDICATE ALL THE GREEN AREAS THAT WEI COUNTED, AND INCLUDE GREEN AREA(S) SQUARE FOOTAGE. ARTICLE 6, SECTION 6-105, A., #1. SEE A SAMPLE OF THE REQUIRED ZOI DATA AND DIAGRAMS AT THIS WEB LINK: <https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>
10. PROVIDE A LANDSCAPE PLAN SHEET, INCLUDE, THE EXISTING TREES AND SHRUBBERY LAYOUT, TREE PROTECTION DETAILS, TR REMOVAL INFORMATION (IF APPLICABLE), NEW LANDSCAPE PLAN, AND A TREE AND SHRUB COUNT. ARTICLE 6, SECTION 6-105.
11. NOTE, THE MINIMUM CARPORT FLOOR DIMENSIONS ARE 10 FEET IN WIDTH BY 22 FEET IN LENGTH. ARTICLE 10, SECTION 10-102, /

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# PERMIT CORRECTIONS REPORT (BLDR-21-10-0407)

Corrective Action: N/A  
 Zoning v.4 Disapproved Steven Rodriguez - Zoning Ph: 476-7216 email: srodriguez@coralgables.com

CG - Zoning Final

Correction: 1 - Zoning Correction - Steven Rodriguez - Zoning (10/12/22) - Not Resolved

Comments: ZONING REVIEW #5

PROVIDE A DIGITAL COPY OF PAGE SP-1, TO BE ABLE TO RESOLVE COMMENTS 1 THROUGH 3.

1. NEW PAGE SP-1, PROPOSED SITE PLAN, CLEARLY ILLUSTRATE AND LABEL THE EXISTING POOL ENCLOSURE FENCE. ARTICLE 3, SECTION 3-308.
2. NEW PAGE SP-1, PROPOSED SITE PLAN, PROVIDE A REQUIRED 10 FEET REAR SETBACK FROM THE WEST PROPERTY LINE TO THE CLOSEST EDGE OF THE CARPORT COLUMN. ARTICLE 2, SECTION 2-101, D., #4 AND #5.
3. NEW PAGE SP-1, PROPOSED SITE PLAN, PROVIDE LANDSCAPE SCREENING FOR THE NEW A/C UNIT.
4. PROVIDE THE FLOOR AREA CALCULATION IN A DIGITAL FORMAT, INCLUDE, A DIAGRAM OF THE FLOOR PLANS AND INDICATE ALL THE AREAS THAT WERE COUNTED, THEIR SQUARE FOOTAGE, AND INCLUDE ANY ACCESSORIES IF APPLICABLE. ARTICLE 2, SECTION 2-101 #6, B. AND C. 1. SEE A SAMPLE OF THE REQUIRED ZONING DATA AND DIAGRAMS AT THIS WEB LINK:  
<https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>
5. PROVIDE THE GROUND AREA COVERAGE CALCULATIONS (35% & 45%) IN A DIGITAL FORMAT, INCLUDE, A DIAGRAM OF THE BUILD FOOTPRINT AND INDICATE ALL THE AREAS THAT WERE COUNTED, THEIR SQUARE FOOTAGE, AND INCLUDE ANY ACCESSORIES IF APPLICABLE. ARTICLE 2, SECTION 2-101, D., #6, A. SEE A SAMPLE OF THE REQUIRED ZONING DATA AND DIAGRAMS AT THIS WEB LINK:  
<https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>
6. PROVIDE THE OPEN LANDSCAPE CALCULATIONS IN A DIGITAL FORMAT, INCLUDE, A DIAGRAM OF THE SITE, INDICATE ALL THE GRASS AREAS THAT WERE COUNTED, AND INCLUDE GREEN AREA(S) SQUARE FOOTAGE. ARTICLE 6, SECTION 6-105, A., #1. SEE A SAMPLE OF REQUIRED ZONING DATA AND DIAGRAMS AT THIS WEB LINK: <https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>
7. PROVIDE A LANDSCAPE LOCATION PLAN ILLUSTRATING THE EXISTING / NEW TREES AND SHRUBBERY ON THE SAID PROPERTY, INCLUDE, TREE PROTECTION FENCING DETAILS, AND TREE REMOVAL INFORMATION (IF APPLICABLE). ARTICLE 6, SECTION 6-105.
8. NOTE, APPLICANT NEEDS TO DIGITIZE THE EXISTING PLAN SHEETS (PAPER VERSION) AND INCORPORATE THEM TO THE PERMIT APPLICATION ACCOUNT FOR BLDR-21-10-0407.

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 Corrective Action: N/A

Zoning v.5 Approved with Conditions Steven Rodriguez - Zoning Ph: 476-7216 email: srodriguez@coralgables.com

CG - Zoning Final

## Post Board of Architects Review

REVIEW ITEM	STATUS	REVIEWER
Board of Architects v.1 CG - Board of Architects Final	Disapproved	System Administrator Ph: 444 email: admin@coralgables.com
Board of Architects v.2 CG - Board of Architects Final	Disapproved	System Administrator Ph: 444 email: admin@coralgables.com
Board of Architects v.3 CG - Board of Architects Final	Approved	Osniel Gonzalez Ph: 305-569-1801 email: ogonzalez2@coralgables.com

- 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: work without permit/ converted garage / working under a lawful red tag/ completion of work without permit
- 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: property cited by code enforcement for work without permit/ all interior work/ and enclosure of garage including electrical mechanical and plumbing