



CITY OF CORAL GABLES PERMIT CORRECTIONS REPORT (BLDR-26-01-8761)

PERMIT ADDRESS: 1131 VENETIA AVE
Coral Gables, FL 33134-0000

PARCEL: 0341070184160

APPLICATION DATE: 01/30/2026 **EXPIRATION DATE:** **SQUARE FEET:** 0 **VALUATION:** \$25,000.00

DESCRIPTION: Interior Remodel

Contacts	Name	Company	Address
Applicant	Miguel Radillo	360 Repair Techs Inc	7316 SW 45thSt Miami, FL 33155 (Mailing)
Owner	Andrew Gonzalez	Night Owl Cookies	1131 venetia avenue Coral Gables, FL 33134 (Home)

Application Completeness Check

REVIEW ITEM	STATUS	REVIEWER
Application Completeness Check v. 2	Completed	
Application Completeness Check v. 1	Disapproved	

Comments: MUST FOLLOW PROPER NAMING CONVENTIONS, SIMPLIFY FILES NAMES TO JUST **ELECTRICAL PLANS, ARCHITECTURAL PLANS , PERMIT APPLICATION** FOR EACH DISCIPLINE MUST BE JOINED TOGETHER. PLEASE COMBINE ARCHITECTURAL PLANS.

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

REVIEW ITEM	STATUS	REVIEWER
Building v. 3 CG - Building	Approved	Eugenio Lage email: elage@coralgables.com
Building v. 1 CG - Building	Approved	Eugenio Lage email: elage@coralgables.com

Comments: only for interior renovation/repairs

City Architect 5 v. 2	Completed	Juan Naranjo Ph: 305-569-1860 email: jnaranjo@coralgables.com
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CG - City Architect Final

Comments: NO EXTERIOR WORK DECLARED.

Correction: City Architect Correction - CAP Government Plan Reviewer(5/20/26)Not Resolved

Comments: 1. THE SCOPE OF WORK INCLUDES WINDOW AND DOOR REPLACEMENT; PLEASE CORRECT THE PERMIT APPLICATION FORM ACCORDINGLY. 2. PROVIDE COLOR PHOTOGRAPHS OF THE HOUSE FROM STREET VIEW AND OF THE EXISTING OPENINGS, NUMBER EACH OPENING IN PHOTOGRAPH AS THEY CORRELATE TO THE FLOOR PLAN OPENING. 3. PROVIDE PROPOSED BUILDING ELEVATIONS SHOWING WINDOW AND DOOR TYPES AND DIVIDED LITES PATTERN. 4. PROVIDE WINDOWS AND DOORS ELEVATIONS. 5. LOW E GLASS IS NOT PERMITTED. 6. PROVIDE PHOTOGRAPHIC IMAGES OF PROPOSED DOOR FOR MAIN ENTRANCE FROM MANUFACTURER'S CATALOG OR BROCHURES.

City Architect 5 v. 1	Disapproved	CAP Government Plan Reviewer email: capcrew@coralgables.com
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CG - City Architect Final

Correction: City Architect Correction - CAP Government Plan Reviewer(2/20/26)Not Resolved

Comments: 1. THE SCOPE OF WORK INCLUDES WINDOW AND DOOR REPLACEMENT; PLEASE CORRECT THE PERMIT APPLICATION FORM ACCORDINGLY. 2. PROVIDE COLOR PHOTOGRAPHS OF THE HOUSE FROM STREET VIEW AND OF THE EXISTING OPENINGS, NUMBER EACH OPENING IN PHOTOGRAPH AS THEY CORRELATE TO THE FLOOR PLAN OPENING. 3. PROVIDE PROPOSED BUILDING ELEVATIONS SHOWING WINDOW AND DOOR TYPES AND DIVIDED LITES PATTERN. 4. PROVIDE WINDOWS AND DOORS ELEVATIONS. 5. LOW E GLASS IS NOT PERMITTED. 6. PROVIDE PHOTOGRAPHIC IMAGES OF PROPOSED DOOR FOR MAIN ENTRANCE FROM MANUFACTURER'S CATALOG OR BROCHURES.

Electrical v. 3	Approved	Enrique Romero Rodriguez Ph: 305-460-5255 email: eromero@coralgables.com
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CG - Electrical

Electrical v. 2	Approved	Enrique Romero Rodriguez Ph: 305-460-5255 email: eromero@coralgables.com
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CG - Electrical

Correction: Electrical Correction - Enrique Romero Rodriguez(5/20/26)Not Resolved

Comments: Electrical Corrections 02/05/2026
- Label in panel the type of breaker buy circuit. art 210 NEC 2020 (AFCI, GFCI or combination)

PERMIT CORRECTIONS REPORT (BLDR-26-01-8761)

Correction: Electrical Correction - Enrique Romero Rodriguez(5/20/26)Not Resolved

Comments: Electrical Corrections 02/05/2026

- All panels and electrical equipment must have proper clearance and working space as per NEC 110.26. (EM and A/c Compressor)

Electrical v. 1

Disapproved

Enrique Romero Rodriguez Ph: 305-460-5255 email: eromero@coralgables.com

CG - Electrical

Correction: Electrical Correction - Enrique Romero Rodriguez(2/5/26)Not Resolved

Comments: Electrical Corrections 02/05/2026

- All panels and electrical equipment must have proper clearance and working space as per NEC 110.26. (EM and A/c Compressor)

Correction: Electrical Correction - Enrique Romero Rodriguez(2/5/26)Not Resolved

Comments: Electrical Corrections 02/05/2026

- Label in panel the type of breaker buy circuit. art 210 NEC 2020 (AFCI, GFCI or combination)

Mechanical v. 1

Not Required

Jan Perez - Mechanical Ph: 460-5243 email: jperez2@coralgables.com

CG - Mechanical

Plumbing v. 3

Approved

Ayme Machado email: amachado@coralgables.com

CG - Plumbing

Plumbing v. 2

Approved

Ayme Machado email: amachado@coralgables.com

CG - Plumbing

Correction: Plumbing Correction - Rudy Perez - Plumbing(5/20/26)Not Resolved

Comments: INCORRECT SUBMITTAL FOR RESIDENTIAL PROJECT

*** PROJECT INCLUSIVE OF EXTERIOR ***

Plumbing v. 1

Disapproved

Rudy Perez - Plumbing Ph: 305-460-5259 email: rperez2@coralgables.com

CG - Plumbing

Correction: Plumbing Correction - Rudy Perez - Plumbing(2/17/26)Not Resolved

Comments: INCORRECT SUBMITTAL FOR RESIDENTIAL PROJECT

*** PROJECT INCLUSIVE OF EXTERIOR ***

Public Works v. 2

Approved

Natalia Porto email: nporto@coralgables.com

PW - Paul Rodas, Hermes Diaz

Comments: No work on ROW

Correction: Public Works Correction - Natalia Porto (5/20/26)Not Resolved

Comments: Provide Site Plan.

Correction: Public Works Correction - Natalia Porto (5/20/26)Not Resolved

Comments: Provide boundary survey. Boundary survey must include the right of way centerline, lot dimensions, existing structures and paved areas. Survey shall be legible and in scale.

Public Works v. 1

Disapproved

Natalia Porto email: nporto@coralgables.com

PW - Paul Rodas, Hermes Diaz

Correction: Public Works Correction - Natalia Porto (2/3/26)Not Resolved

Comments: Provide boundary survey. Boundary survey must include the right of way centerline, lot dimensions, existing structures and paved areas. Survey shall be legible and in scale.

Correction: Public Works Correction - Natalia Porto (2/3/26)Not Resolved

Comments: Provide Site Plan.

Structural v. 3

Approved

MTCI - Plan Review Ph: 305-460-5245 email: mtcicrew@coralgables.com

CG - Structural

Correction: Structural Correction - MTCI - Plan Review(6/8/26)Not Resolved

Comments: Structural Corrections

Corrective Action: Provide responses to previous structural comments, dated 05/20/2026 from Ronald Ademaj - Structural.

New Comments:

1. Attached Dwgs. to have Valid Digital Signature.

2. Sheet A2 - Floor Plan (Rev. 1, 04/20/2026) to show which Items have been completed with "No Permit" and which Items are to be completed under this Permit. Also, Sheet A2 (Rev. 2 & 3, 11/14/2024 & 11/24/2025), shows Rev. 4 (Bubbled) and shows Windows & Doors Schedule. However, Sheet A2 (Rev. 1, 04/20/2026) shows Windows & Doors Approved under Permit #BLDR-25-11-8470. Please verify.

3. Place "Void" stamp or cross-out details on Sheets, not applicable under this Permit.

4. Attached with this Submittal are (2) Sheets with A2 and (2) Sheets with A3. Please verify.

Roop Khirsukhani

Correction: Structural Correction - Ronald Ademaj - Structural(6/8/26)Not Resolved

PERMIT CORRECTIONS REPORT (BLDR-26-01-8761)

Comments: Project submitted under the wrong permit type. This is an exterior renovation, not an interior renovation. Coordinate with front counter to upload under correct permit type.

Structural v. 2

Disapproved

MTCI - Plan Review Ph: 305-460-5245 email:
mtcicrew@coralgables.com

CG - Structural

Correction: Structural Correction - Ronald Ademaj - Structural(5/20/26)Not Resolved

Comments: Project submitted under the wrong permit type. This is an exterior renovation, not an interior renovation. Coordinate with front counter to upload under correct permit type.

Correction: Structural Correction - MTCI - Plan Review(6/1/26)Not Resolved

Comments: Structural Corrections

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 4. Attached with this Submittal are (2) Sheets with A2 and (2) Sheets with A3. Please verify.
- Roop Khirsukhani

Structural v. 1

Disapproved

Ronald Ademaj - Structural email: rademaj@coralgables.com

CG - Structural

Correction: Structural Correction - Ronald Ademaj - Structural(2/26/26)Not Resolved

Comments: Project submitted under the wrong permit type. This is an exterior renovation, not an interior renovation. Coordinate with front counter to upload under correct permit type.

Zoning v. 3

Disapproved

Erick Tejera - Zoning Ph: 460-5254 email:
etejera@coralgables.com

CG - Zoning Final

Correction: Zoning Correction - Erick Tejera - Zoning(6/8/26)Not Resolved

Comments: See tax card attached.

Tax card shows the rear structure as a garage. Need to provide permit number for garage conversion or have the garage remain a garage.

Correction: Zoning Correction - Erick Tejera - Zoning(6/8/26)Not Resolved

Comments: It is mandatory for the Zoning Division's plan re-review process to provide a written response sheet to all zoning comments. Plans will not be re-reviewed if the response sheet is not provided. Please avoid using generic responses like "SEE PLANS" or "SEE CALCULATIONS." When responding to each zoning comment, indicate the page number and how the correction has been addressed. The response sheet(s) will only be accepted as a digital file uploaded to the City Portal for each review cycle.

Zoning v. 2

Disapproved

Erick Tejera - Zoning Ph: 460-5254 email:
etejera@coralgables.com

CG - Zoning Final

Correction: Zoning Correction - Erick Tejera - Zoning(5/29/26)Not Resolved

Comments: It is mandatory for the Zoning Division's plan re-review process to provide a written response sheet to all zoning comments. Plans will not be re-reviewed if the response sheet is not provided. Please avoid using generic responses like "SEE PLANS" or "SEE CALCULATIONS." When responding to each zoning comment, indicate the page number and how the correction has been addressed. The response sheet(s) will only be accepted as a digital file uploaded to the City Portal for each review cycle.

Correction: Zoning Correction - Erick Tejera - Zoning(5/20/26)Not Resolved

Comments: See tax card attached.

Tax card shows the rear structure as a garage. Need to provide permit number for garage conversion or have the garage remain a garage.

Zoning v. 1

Disapproved

Erick Tejera - Zoning Ph: 460-5254 email:
etejera@coralgables.com

CG - Zoning Final

Correction: Zoning Correction - Erick Tejera - Zoning(2/12/26)Not Resolved

Comments: See tax card attached.

Tax card shows the rear structure as a garage. Need to provide permit number for garage conversion or have the garage remain a garage.

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: NOVI-25-11-11978