



To: Billy Urquia, City Clerk

From: Miriam S. Ramos, City Attorney *MSR*

RE: Legal Opinion Regarding - Scrivener's Error in Ordinance No. 2017-04 (Villa Valencia)

Date: October 14, 2021

It has come to this office's attention that there is a Scriver's error in section 4(b) of Ordinance No. 2017-04 which approved a Planned Area Development for a project referred to as "515 Valencia" located at 501-525 Valencia Avenue. 2-305(d) of the City Code. Section 4(b) and sets forth the following condition:

Utility Upgrades. The capacity of the gravity sewer main along Segovia Street between Valencia Avenue and Biltmore Way, and between Biltmore Way and Coral Way shall be increased by installing parallel lines or replacing existing pipes with larger diameter mains.

This condition was initially included in the Ordinance because the originally proposed project had a significantly larger number of units. The project was eventually scaled down substantially, thereby removing the need for the condition. This is evidenced by the following comment from Public Works: "The project as submitted is for a much lower occupancy which does not require this improvement." (See Exhibit A) However, the condition was never removed from the Ordinance. Consequently, section 4(b) should be stricken as a Scriver's error.

This opinion is issued pursuant to Section 2-252(e)(9) of the City Code authorizing the City Attorney's Office to address scrivener's errors.

October 2021

CITY OF CORAL GABLES
CITY ATTORNEY'S OFFICE

SCRIVENER'S ERROR IN ORDINANCE NO. 2017-04 (VILLA VALENCIA)

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Permits and Inspections: Actions

Log

BL-18-12-3452

Applied	Approved	Issued	Final
12/27/2018			

Type **COMMERCIAL NEW** Status **pending**
 Permit Description Permit Address **515 VALENCIA AVE CORAL GABLES FL 33134**
 Applicant **VALENCIA 34 DEVELOPMENT LLC C/ Owner Y**
 Owner **VALENCIA 34 DEVELOPMENT LLC C/**
*****PRIVATE PROVIDER MTCI / THRESHOLD BLDG-STRUCTURAL PEER REVIEW BY PISTORINO & ALAM***INCLUSIVE/ NEW 13 FLOOR APARTMENT BUILDING / 39 CONDO UNITS W/ ATTACHED PARKING GARAGE (501, 515 & 525 VALENCIA AVE) \$24,423,840**

Viewing Actions <-- Select the information you would like to view.

Group	Action	Approver	Start Date	Comp'd Date	Comp'd Code	Comment
PLAN REVIEW	pradmin - ADMINISTRATIVE BOARD OF ARCHITECTS PLAN REVIEW	canderson		01/10/2019	APPROVED	
PLAN REVIEW	ppaipp - ART IN PUBLIC PLACES	ccathers		01/07/2019	REJECTED	PROVIDE COMPLETED, NOTARIZED PROJECT VALUE APPLICATION (PVA): https://evogov.s3.amazonaws.com/media/91/media/134340.pdf FOR QUESTIONS, P CATHERINE CATHERS AND PROVIDE PERMIT NUMBER: CCATHERS@CORALGABLES.C
PLAN REVIEW	ppaipp - ART IN PUBLIC PLACES	ccathers		05/04/2021	APPROVED W/ COND	COMMISSIONED PUBLIC ART MUST HAVE BL OR AR RELATED PERMIT FOR INSTALLA RECEIVED WAIVER OF THE AIPP FEE FOR COMMITTING TO INSTALLATION OF PUBLIC AND SIGNED LETTER OF UNDERSTANDING REQUIRED FOR PERMIT AND ARE ATTACH PUBLIC ART MUST BE IN PLACE PRIOR TO ISSUANCE OF A TCO FOR THE PROJECT.
PLAN REVIEW	prfire2 - AUTOMATIC SPRINKLER SYSTEM REQUIRED	rnance		09/29/2021	Y	
PLAN REVIEW	prfaa - BUILDING - FAA & COUNTY HEIGHT APPROVAL	mlopez		08/05/2020	APPROVED	FAA DETERMINATION ATTACHED
PLAN REVIEW	prmia - BUILDING- MIA HEIGHT APPROVAL	mlopez		08/05/2020	APPROVED	MIA DETERMINATION ATTACHED
PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	06/08/2021	06/08/2021	WAIVED	
PLAN REVIEW	prconc - CONCURRENCY PLAN REVIEW					
PLAN REVIEW	prconc - CONCURRENCY PLAN REVIEW	cwu	07/09/2019	08/12/2019	REJECTED	ELECTRONIC PLAN REVIEW * WASTE MANAGEMENT REQUIRES WASTE ROOM DIMEN A TRASH CHUTE IS PROVIDED. * PROVIDE DOCUMENTATION THAT PUBLIC SCHOOL OBTAINED. * PROVIDE DOCUMENTATION THAT CITY CONCURRENCY WAS OBTAINED AFTER 12 MONTHS FROM THE DATE OF ISSUANCE. * CONCURRENCY FEES AT \$761. UNITS FOR 39 DWELLING UNITS FOR A TOTAL OF \$29,688.75. PROVIDE EVIDENCE O IF CREDIT IS REQUESTED. * PROVIDE WRITTEN RESPONSES HOW EACH CONDITION ORDINANCE 2017-04 HAS BEEN SATISFIED. * PROVIDE RECORDED COVENANT AS ORDINANCE. CHARLES WU
PLAN REVIEW	prconc - CONCURRENCY PLAN REVIEW	cwu	10/15/2019	10/16/2019	REJECTED	SEE PRIOR COMMENTS FROM CONCURRENCY. CHARLES WU, cwu@coralgables.com
PLAN REVIEW	prconc - CONCURRENCY PLAN REVIEW	cwu		06/11/2021	REJECTED	* WASTE MANAGEMENT REQUIRES WASTE ROOM DIMENSIONS AND WHETHER A TR PROVIDED. EMAIL SEAN WILLIAMS AT swillia6@wm.com FOR APPROVAL. * PROVIDE THAT CITY CONCURRENCY WAS OBTAINED AND IF SO IS VALID AFTER 12 MONTHS ISSUANCE. * CONCURRENCY FEES AT \$761.25 PER DU X 5 NET DU = \$3,806.25 CHA cwu@coralgables.com
PLAN REVIEW	prconc - CONCURRENCY PLAN REVIEW	cwu	07/26/2021	07/30/2021	REJECTED	* SEE PRIOR COMMENTS. * PLS PREPARE A WRITTEN REPONSE TO THE APPROVING APPROVED THE PROJECT (ORD. 2017-04). CHARLES WU, cwu@coralgables.com
PLAN REVIEW	ppsconc - CONCURRENCY-MDCPS DETERMINATION	cwu		06/09/2021	APPROVED	
PLAN REVIEW	prelec - ELECTRICAL PLAN REVIEW	gmoreno	06/08/2021	06/08/2021	WAIVED	
PLAN REVIEW	prfire3 - FIRE ALARM	rnance		09/29/2021	Y	
PLAN REVIEW	prfire - FIRE PLAN REVIEW	rnance	07/09/2019	09/18/2019	INCOMPLETE	Permit #BL-18-12-3452, Initial Plan Review for New Construction Robert J. Nance, Fi 9/18/19 Expedited Review on hold pending review and approval of foundation permit ELECTRONIC PLAN REVIEW
PLAN REVIEW	prfire - FIRE PLAN REVIEW	rnance		10/08/2019	REJECTED	Permit #BL-18-12-3452, Initial Review for New Construction Robert J. Nance, Fire Pl 10/8/2019 1. Landscape Plans: Clearly identify on the landscape plans all fire hydran connections, backflow preventors, etc. 2. Sheet L440: Remove "Bird of Paradise" from hydrant at the entrance to the garage. No planting other than grass may be placed in of fire hydrants. 3. Sheet L441: Remove "Sword Fir" from in front of the fire hydran corner of the site. No planting other than grass may be placed in front and to the sid Sheets WS-2, SP-01, Landscape Plans do not match. Site plans and landscape plans the SW corner of the project and the WS plans do not. Please review and revise all a Sheet WS-2: Clearly identify on the plans the Fire Department Connection for the fire shall be located preferably 10 - 20 ft but within 100 ft. from a fire hydrant and shall address side of the building. 6. Clearly identify on the plans the fire service access el with the requirements outlined in FBC 403.6.1. 7. Sheets A1.01 through A1.08: Prov criteria for all portable fire extinguishers. Design criteria shall include the location, siz rating, and mounting instructions. Portable fire extinguishers in the garage shall have protection rating of 3A40BC and a maximum travel distance of 50 ft. . 8. Sheet A1.0 at the main entrance to the building. Contact the City of Coral Gables Fire Prevention information. 9. Sheet A1.01: Provide a "Supramax" box for the elevators. Contact th Fire Prevention Office for ordering information. 10. Per AHJ, provide individual sheets plans. 11. Sheet A1.01.5: Provide portable fire extinguishers in the garage. 12. Shee A1.08: Each elevator landing and lobby shall have access to at least one exit in accord requirements outlined in NFPA 101, 7.4.1.6. 13. Sheet A1.01.5: Adjust the northernm parking space to provide clear and unobstructed egress from the parking garage to t stair #1. 14. Sheet A1.05: Provide additional portable fire extinguishers throughout. Clearly identify on the plans where the spiral staircases go for the north side cabanas A9.11: New handrails shall be installed to provide a clearance of not less than 2 1/4 handrail and the wall to which it is fastened. Please review and revise. 17. Sheet A2. D519 need to open in the path of egress. Please review and revise. 18. Sheet M2.01 fire damper in the louver between the garage and the emergency generator. Provide identifying all dampers and their associated fire rating. 19. Sheet M3.03B: Provide co for the emergency generator system in accordance with the requirements outlined in Sheet E2.01.5B: Provide an illuminated exit sign over the corridor leading from the p

#1. 21. Sheet E2.02A through E2.04A: Provide an illuminated exit sign over the door elevator lobby to Stair #1. 22. Provide complete design criteria for the smoke detect apartment in accordance with the requirements outlined in NFPA 101. 23. The engine provide complete fire sprinkler design criteria in accordance with the requirements out Administrative Code 61G15-32. Design criteria shall be specific for this project, not g engineer of record shall provide complete fire alarm design criteria in accordance wit outlined in Florida Administrative Code 61G15-32. 25. Clearly identify on the plans a being utilized in the design of this project in accordance with the requirements outlin Prevention Code 6th edition.

PLAN REVIEW	prfire - FIRE PLAN REVIEW	rnance	05/11/2021	05/25/2021	REJECTED	***Provide written responses to all comments. (Plans will not be reviewed otherwise responses such as "See Plans" or "See Calculations". For plans provide specific sheet detail/section (if applicable). For calculations provide specific page number *****Rev right to provide additional comments based on responses and information provided t *****Comments are not intended to specifically point out each location where the c the EOR's responsibility to verify that all conditions where the comment applies have Landscape Plans: Clearly identify on the landscape plans all fire hydrants, fire depart backflow preventors, etc. MISSING FIRE DEPARTMENT CONNECTION AND FIRE HYDR CORRECTED 3. CORRECTED 4. Sheets WS-2, SP-01, Landscape Plans do not match. landscape plans show a fire hydrant on the SW corner of the project and the WS plan and revise all applicable sheets, SECOND REQUEST. 5. Sheet WS-2: CORRECTED. .H PROVIDE A SECOND FEED FOR THE FIRE PROTECTION SYSTEM AS PREVIOUSLY NOT CORRECTED 7. CORRECTED 8. CORRECTED 9. CORRECTED 10. CORRECTED 11. COR CORRECTED 13. CORRECTED 14. Sheet A1.05: Provide additional portable fire exting CORRECTED 16. CORRECTED 17. CORRECTED 18. CORRECTED 19. Sheet M3.03B: P criteria for the emergency generator system in accordance with the requirements ou 11.8.5, SECOND REQUEST. 20. CORRECTED 21. CORRECTED 22. Provide complete d smoke detector system in each apartment in accordance with the requirements outlin The engineer of record shall provide complete fire sprinkler design criteria in accorda requirements outlined in Florida Administrative Code 61G15-32. Design criteria shall project, not generic. PER AHJ, ALL HEADS IN THE GARAGE SHALL BE UPRIGHT HEAD record shall provide complete fire alarm design criteria in accordance with the require Florida Administrative Code 61G15-32. 25. CORRECTED NEW COMMENT BASED UPON SHEET E-2.09: PROVIDE AN ILLUMINATED EXIT SIGN OVER THE ROOFTOP EXIT.
PLAN REVIEW	prfire - FIRE PLAN REVIEW	rnance	07/26/2021	08/12/2021	REJECTED	***Provide written responses to all comments. (Plans will not be reviewed otherwise responses such as "See Plans" or "See Calculations". For plans provide specific sheet detail/section (if applicable). For calculations provide specific page number *****Rev right to provide additional comments based on responses and information provided t *****Comments are not intended to specifically point out each location where the c the EOR's responsibility to verify that all conditions where the comment applies have Landscape Plans: Clearly identify on the landscape plans all fire hydrants, fire depart backflow preventors, etc. MISSING FIRE DEPARTMENT CONNECTION ON HERNANDO FDC. FDC OBSTRUCTED BY LANDSCAPE AND VEHICLE GATE. 2. CORRECTED 3. COR 5. CORRECTED 6. CORRECTED 7. CORRECTED 8. CORRECTED 9. CORRECTED 10. CO CORRECTED 12. CORRECTED 13. CORRECTED 14. CORRECTED 15. CORRECTED 16. CORRECTED 18. CORRECTED 19. CORRECTED 20. CORRECTED 21. CORRECTED 22. CORRECTED 24. CORRECTED 25. CORRECTED NEW COMMENT BASED UPON RE-SUB 2.09: PROVIDE AN ILLUMINATED EXIT SIGN OVER THE ROOFTOP EXIT.
PLAN REVIEW	prfire - FIRE PLAN REVIEW	rnance	09/21/2021	09/29/2021	APPROVED	
PLAN REVIEW	prfire4 - FIRE SPRINKLERS	rnance		09/29/2021	COMPLETED	
PLAN REVIEW	pptreerem - LANDSCAPE - TREE REMOVAL ISSUED	dbell		07/17/2019	REJECTED	1. Specimen trees 18" DBH or larger require double the mitigation. Amend tree mitig reflect that and indicate on the tree legend which specific trees are for mitigation and meet the site tree count as outlined in zoning code, article 5, division 11 , landscape of specimen trees proposed for removal. email to dbell@coralgables.com
PLAN REVIEW	pptreerem - LANDSCAPE - TREE REMOVAL ISSUED	dbell		10/15/2019	APPROVED	Tree removal permit issued : PS-19-04-5246
PLAN REVIEW	prpubserv - LANDSCAPE PLAN REVIEW	dbell	07/09/2019	07/17/2019	REJECTED	1. Indicate structural soil or silva cells in the drip line of proposed trees in the street pavements. Coordinate with civil plans to show this on paving plans as well as on lan Indicate tree root barrier material on the curbing of bump outs where Live Oaks are are placed very close to the structure on the Hernando side of the project. Review lo potential root system conflicts with footings or branches too close to building structu grade permanent staking system such as 'platypus' or equal, which will anchor to the for all palms and trees in planters on the raised pool terrace. 5. Must verify with pub landscape lighting will be allowed in the bump out planters for tree lighting. Provide s specifications on plans and coordinate with electrical plans. 6. Show underground uti not a conflict with large tree locations. 7. Note that artificial turf will not be allowed a areas must be natural sod.
PLAN REVIEW	prpubserv - LANDSCAPE PLAN REVIEW	dbell	10/15/2019	10/15/2019	REJECTED	Comments from 7/17/19 have not been addressed. Please issue revised sheets with discription of changes.
PLAN REVIEW	prpubserv - LANDSCAPE PLAN REVIEW	dbell	01/03/2020	01/03/2020	REJECTED	1. Structural soil must be placed below the sidewalks adjacent to street bump out pla the planters. Use planting soil inside the planters themselves. Indicate this clearly on structural soil should be 36" deep below any pavement near the drip line of proposed deep next to small trees or palms. 2. Note that the 'great lawn' sod must be a natura shade tolerant, and not artificial turf. Artificial turf will not be allowed at grade in are street.
PLAN REVIEW	prpubserv - LANDSCAPE PLAN REVIEW	dbell		03/04/2020	REJECTED	Landscape architect to submit revised drawings to address comments issued 1/3/20 landscape plans. After landscape comments are addressed, the tree removal sub-per and master permit (BL 18 12 3452) can be approved.
PLAN REVIEW	prpubserv - LANDSCAPE PLAN REVIEW	dbell	05/26/2021	06/14/2021	REJECTED	1. Bridalveil trees should be put in two street bump outs along Hernando where no t any utility conflicts exist, show the conflict on the plan. All street bump outs must ha
PLAN REVIEW	prpubserv - LANDSCAPE PLAN REVIEW	dbell	08/13/2021	09/07/2021	REJECTED	For street tree bump outs - Specify Bridalveil trees in bump outs along Hernando, an such as Alexander or Veitchii along Valencia where utility conflicts exist underground Bridalveil trees should be added inside the sidewalk along Valencia to provide shade street.
PLAN REVIEW	prpubserv - LANDSCAPE PLAN REVIEW	vquintanil	09/13/2021	09/20/2021	APPROVED	
PLAN REVIEW	prmech - MECHANICAL PLAN REVIEW	jperez2		06/16/2021	WAIVED	REVIEWED PLAN COMPLIANCE AFFIDAVIT FOR PRIVATE PROVIDER
PLAN REVIEW	prplanning - PLANNING DEPARTMENT PLAN REVIEW					
PLAN REVIEW	prplanning - PLANNING DEPARTMENT PLAN REVIEW	aredila		06/05/2020	DEFERRED	Comments provided by Arceli Redila-305-460-5212 "This project was approved by th Ordinance No. 2017-04. Provide written responses under each condition and indicate approval are met and provide documentation as applicable. 1. Per condition 3.c "prio building permit to the applicant shall work with neighborhood representatives on the publicly accessible park. 2.Provide restrictive covenant in lieu of Unity of Title. Per co Ordinance 2017-04, the property owner shall submit a Restrictive Covenant for City A review/approval outlining all conditions of approval as approved by the City Commiss contribution to art in public spaces. Is this going to City Commission for waiver? Prov loss of street parking, label on plans and provide quantity (show graphically). Staff: agreement/proof of approval from Parking Department. 5. Provide publicly accessible agreement for park to be public executed and recorded (scan on plans) hours dawn t provided, they must remain open all this must be in perpetuity. Gunster Response: T drafted and executed by the Property Owner, but is not required to be finalized and r of a Temporary Certificate of Occupancy for the project. We have no objection to a si copy of the easement being scanned to the plans. Please note that it is also preferab easements legal description match the "as built" conditions. Additionally, it is prefera access over this area during the projects' construction. Staff: The applicant can conti until the issuance of TCO. 6. Provide compliance with section 5-605 - BOA to approve MTCI has original approval set. Staff: Include a sheet with the Med Bonus table and i

compliance. 7. Provide commission approval for encroachments of paver, lights, sidew irrigation and landscaping at right of way Gunster Response: There are no building e right-of-way. Our understanding is that nonstandard public improvements in the pub a maintenance covenant but do not require City Commission approval. Staff: As state requires approval from the City Commission and a Hold Harmless agreement shall be discussed at the last meeting on September 16, 2019 with Staff and Villa Valencia te pedestrian, lighting, etc) Landscape Architects Response: Noted, planting and lightn Please refer to L400 and L800 series. Staff: As discussed on September 16, 2019: PL The applicant shall submit plans providing landscaping, public realm and streetscape reviewed by Public Works, Landscape Services and Planning & Zoning to ensure that Pedestrian Plan is incorporated into these improvements. " Please provide plan show circulation path. " The applicant shall meet with neighbors for final design of the park provide bike lane and median Landscape Architects Response: Bike lane on Valencia Needs review and approval from Public Works Department. 10. 3f provide recess win Response: Please provide response. YES, ALL WINDOWS WILL BE RECESSED 4". Sta drawing/specifics (sheet no.) showing this condition was met. 11. 3j comply with par parking designated area, fee for lost parking, bike parking 39 secured for residents a Response: Complied. Staff: This requires approval from parking. Guest parking shou plans. 12. 3k provide list and proof of mailing of written notices Response: Ownershi provide street closure mailing list and information Response: Ownership to provide 1 water permit. Civil Engineer to provide . Requires approval from Public Works. 15. Cl 3-502-c-8d (RT) Gunster Response: A pedestrian passage is provided through the pa Valencia Avenue to the alley, consistent with the condition of approval c(iii). Architect paseos have been created on west side of building and path on East side (park side) Staff: Provide sheet showing Pedestrian Circulation path and clearly marked pedestri to the alley. 16. Clarify urban / suburban streetscape 4-104-D9 (need survey to verify Response: Urban Streetscape Staff: Provide diagram showing the elements required streetscape. PLANNING 17. Clarify vertical step back on all facades Architect Respons A4.01-A4.03 sheets. Staff: Is the roof of the architectural element encroaching on th triangle of visibility to plan and add note to comply with 5-1406. indicate requiremen Response: See SP-01 driveway for note. Landscape Architects Response: Site triangl Please refer to sheets L410, L411, L210, L211. Staff: Add note to the site triangles a located within triangles of visibility required pursuant to Section 5-1406, shall be kep obstructions between the height of three (3) feet and eight (8) feet above the establ commission approval for encroachment (ground and air) if encroaching Gunster Resp building encroachments into the right-of-way. Our understanding is that improvemen way are require a maintenance covenant but do not require City Commission approva the architectural element encroaching on the alley? Per condition 3.b Obtain Commis special treatment sidewalk, decorative pavers, landscaping, irrigation, street lighting and any other encroachments into, onto, under and over the right-of-way. The above be approved by City resolution and a Hold Harmless agreement shall be executed. Is architectural element encroaching on the alley? 20. Submit documentation for associ to provide maintenance of all common areas (plan and procedures)502. c.24 a-g Ow we have a draft of the Condo Declaration which we can provide?] Staff: This can be a PLANNING 21. Incorporate bike plan Landscape Architects Response: Bike lane has b Requires approval from Public Works. 22. Residential permit zone Gunster Response: zone has already been created and was initiated and funded by the predecessor deve proof of approval from parking department. This can be addressed prior to TCO. 23. traffic study deficiencies: countdown signals, pedestrian ramps, restripe crosswalks, signs, restriping, landscape lighting, reflective pavement markers. Staff: Per discuss on September 16, 2019 with staff and the applicant's team, Juan Espinosa will work address outstanding traffic study issues. Provide update. Must have PW approval on Planning approval. 24. Provide BOA approval for Med table 1 and 2. Provide tables on request. Not provided on plans. PLANNING & BOA 25. Must have PW and PS signatur off. 26. Provide written responses.

PLAN REVIEW	prplanning - PLANNING DEPARTMENT PLAN REVIEW	aredila	04/08/2021	DEFERRED	See previous comments.	
PLAN REVIEW	prplanning - PLANNING DEPARTMENT PLAN REVIEW	aredila	07/26/2021	08/04/2021	DEFERRED	Please provide update on conditions of approval
PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	rperez2	04/26/2021	04/26/2021	WAIVED	a) Plans Reviewer: Mike Ogden b) Florida License # / Registration # / Certification # Discipline : Plumbing { Individual mentioned in this Affidavit is duly responsible for it *** Plans signed for Affidavit Compliance only *** REVIEWED PLAN COMPLIANCE AF PROVIDER
PLAN REVIEW	ppderm - PLUMBING-DERM PLAN REVIEW	rperez2	04/26/2021	APPROVED		
PLAN REVIEW	ppsewer - PLUMBING-SEWER ALLOCATION LETTER FROM DERM	rperez2	04/26/2021	APPROVED		
PLAN REVIEW	ppwater - PLUMBING-WATER VERIFICATION FORM	rperez2	04/26/2021	APPROVED		
PLAN REVIEW	ppcstaging - PUBLIC W-CONSTRUCTION STAGING PLAN APPROVED	vgoizueta	05/12/2020	COMPLETED	SEE CONSTRUCTION STAGIN PLAN REVISION BL-19-11-4049	
PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	prodas	06/26/2019	10/02/2019	REJECTED	1. PROVIDE ELEVATIONS ALONG THE CROWN OF ROADWAY, EDGE OF PAVEMENT, FR AND BACK OF SIDEWALK IN INTERVALS OF APPROX 30FT FOR ANALYSIS. 2. UNDER UTILITY LINES REQUIRED. 3. EXECUTED COVENANTS REQUIRED FOR SILVA CELLS, AND ALL OTHER NON-STANDARD IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY. 4. ALONG VALENCIA AVE AND HERNANDO ST ARE BEING BLOCKED BY THE PROPOSED ADDITIONAL DRAINAGE INLETS REQUIRED TO PREVENT FLOODING OF THE PARKIN APPROACH ALONG VALENCIA AVE AND THE ALLEY ENTRANCE FROM HERNANDO ST ENGINEERING STANDARD DETAIL FOR DRIVEWAY APPROACHES. 6. SIDEWALK CROS EXCEED 2%. RECONSTRUCT SIDEWALK AND PROVIDE PROPOSED FRONT AND BACK ELEVATIONS THAT MEET THIS REQUIREMENT. 7. PER THE PLANNED AREA DEVELOPM 2017-04) INCORPORATE RECOMMENDED IMPROVEMENTS FROM THE 2014 CORAL G BICYCLE/PEDESTRIAN PLAN. 8. PER THE PLANNED AREA DEVELOPMENT (PAD, ORDI INCORPORATE RECOMMENDED IMPROVEMENTS FROM THE 2014 CORAL GABLES BIC PLAN. 9. PROJECTS DISTURBING OVER 1 ACRE REQUIRE A FLORIDA DEP PERMIT. 10 EXISTING INLETS ON VALENCIA AVE AND HERNANDO ST TO USF 5115-6220. ALL NE CURB ARE TO UTILIZE THIS FRAME AND GRATE. 11. TRENCH DRAIN OR REVISED GR WHERE THE DRIVEWAY MEETS THE PROPERTY LINE IN ORDER TO RETAIN RUNOFF O INCORPORATE STREET LIGHTING INTO THE PROPOSED WORK. PROVIDE SIGNED AN PHOTOMETRIC PLAN FOR VALENCIA AVENUE, HERNANDO STREET AND THE 20FT AL COMMENTS HAVE BEEN MADE IN THIS REVIEW. SOME ADDITIONAL COMMENTS MAY REVISIONS HAVE BEEN SUBMITTED.
PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	prodas	05/20/2020	REJECTED	(NOTE: THESE UPDATED COMMENTS COME FROM THE 5/14/20 SUBMITTAL UNDER T PERMIT, BL-20-04-5940. REVISED SHEETS WERE PRESENT RELEVANT TO THE MAST COMMENTS STILL PENDING: 1. EXECUTED COVENANTS REQUIRED AS A CONDITION CELLS, LIGHTING, IRRIGATION AND ALL OTHER NON-STANDARD IMPROVEMENTS IN WAY. 2. THE FLOW OF STORMWATER ALONG VALENCIA AVE AND HERNANDO ST ARE THE PROPOSED BUMP-OUTS. ADDITIONAL DRAINAGE INLETS REQUIRED TO PREVEN PARKING LANES. 3. REVISE THE GARAGE ENTRANCE ALONG VALENCIA AVE TO UTIL ENGINEERING STANDARD DETAIL FOR DRIVEWAY APPROACH; EXTEND THE END OF REST ALONG THE EDGE OF THE TRAVEL LANE. 4. REVISE TO UTILIZE THE CITY ENG DETAIL FOR DRIVEWAY APPROACH AT THE ALLEY ENTRANCE ALONG HERNANDO. 5. 3/19/20 SIDEWALK CROSS SLOPES REGULARLY EXCEED 2%. RECONSTRUCT SIDEW REVISED PROPOSED FRONT AND BACK OF SIDEWALK ELEVATIONS IN 30 FOOT INTE PLANNED AREA DEVELOPMENT (PAD, ORDINANCE 2017-04) INCORPORATE RECOMM IMPROVEMENTS FROM THE 2014 CORAL GABLES BICYCLE/PEDESTRIAN PLAN AND T 7. CHANGE THE EXISTING INLETS ON VALENCIA AVE AND HERNANDO ST TO USF 51 INLETS ALONG CURB ARE TO UTILIZE THIS FRAME AND GRATE. 8. INCORPORATE ST THE PROPOSED WORK. PROVIDE SIGNED AND SEALED PHOTOMETRIC PLAN FOR VA	

HERNANDO STREET AND THE 20FT ALLEY. ----- THESE COMMENTS ARE SITE PLANS C-2 DATED 3/19/20 AND SP-01 DATED 12/16/19 PRESENTED FOR REFE PERMIT SUBMITTAL: 9. SITE PLANS MUST BE COORDINATED. THE FOLLOWING CROS MODIFICATIONS WILL BE APPLIED TO BOTH VALENCIA AVE AND HERNANDO ST FRO TOWARDS THE PROPERTY LINE (ALONG THE PROPERTY LIMITS): 10 FOOT WIDE TRA MINIMUM PARKING LANES. BIKE LANE ALONG VALENCIA AVE PER THE BIKE MASTER WIDTH TO BE MODIFIED AS REQUIRED AND ADJUSTED TO MEED ADA. 10. FULL TYP ALONG THE PROJECT LIMITS. 11. SHEET C-2 REVISED 3/19/20 THE INVERTED CROW A SLOPE OF 0.15% BETWEEN 8.85 AND 8.79. ADJUST TO BRING THE SLOPE ABOVE 0.25%. 12. SEVERAL KEY COMMENTS HAVE BEEN MADE IN THE PREVIOUS REVIEW OF THIS SUBMITTAL. SOME ADDITIONAL COMMENTS MAY ARISE ONCE REVISIONS H SUBMITTED.

PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	prodas	03/30/2021	04/23/2021	REJECTED	1. EXECUTED COVENANTS REQUIRED AS A CONDITION OF TCO FOR SILVA CELLS, L AND ALL OTHER NON-STANDARD IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY. 2. REVISE THE GARAGE ENTRANCE ALONG VALENCIA AVE TO UTILIZE THE CITY ENGIN DETAIL FOR DRIVEWAY APPROACH; EXTEND THE END OF THE APPROACH TO REST A THE TRAVEL LANE. 3. STILL PENDING: REVISE TO UTILIZE THE CITY ENGINEERING DRIVEWAY APPROACH AT THE ALLEY ENTRANCE ALONG HERNANDO STREET. 4. STIL F CURB & GUTTER ALONG THE EDGE OF PAVEMENT. 5. STILL PENDING: CHANGE TH VALENCIA AVE AND HERNANDO ST TO USF 5115-6220. SHEET C-2 CALLS FOR THE W FDOT CURB INLETS. 6. STILL PENDING: SITE PLANS MUST BE COORDINATED. CROS VALENCIA IS INCONSISTENT BETWEEN SHEETS C-2 AND SP101. LANDSCAPING SIT REVISED. SEE EXHIBIT VALENCIA AVE (2020-11-09). 7. CROSS SECTION OF VALENC BETWEEN C&G ALONG BACK OF PARKING TO VALLEY GUTTER. NOT CONSISTENT WI CONVERSATIONS OR WITH COMMENTS PROVIDED. SEE EXHIBIT VALENCIA AVE (20 ----- SEVERAL KEY COMMENTS HAVE NOT BEEN ADDRESSED. BEEN MADE IN THE P THE MASTER AND OF THIS SUBMITTAL. MEETINGS HELD ON 8/24/20 AND 9/21/20 A THESE COMMENTS; PLANS SUBMITTED DO NOT REFLECT THAT PROGRESS.
PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	prodas	07/26/2021	08/18/2021	REJECTED	- DRIVEWAY ENTRANCE SHOULD BE CLEARLY CALLED OUT TO BE CONCRETE. SEE C 4-10 - RECONSTRUCT ENTRANCE OF ALLEY PER STANDARD. DETAIL 4-11. - ALL SIT COORDINATED. LANDSCAPE PLANS IS STILL NOT COORDINATED -CROSSED SECTIO ON PAGE C-3
PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	pezeani		09/16/2021	REJECTED	-Utility upgrades per ordinance 2017- 04 were based on a higher occupancy originall The project as submitted is for a much lower occupancy which does not require this i page L001 on plans
PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	prodas	10/06/2021	10/06/2021	APPROVED W/ COND	PRIOR TO TCO: DERM APPROVAL REQUIRED FOR SAN SEWER LATERALS OR NO-PER FROM DERM.
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	jdrujak	04/26/2021	05/05/2021	REJECTED	1) Several sheets that are stamped, signed, dated and approved by Pistorino & Alam on the Peer Review Affidavit list of documents. 2) Verify all sheet revisions and dates Affidavit. For example, S-2.01.5b is actual REV 5 not Rev 3 as shown on affidavit.
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	jdrujak	07/26/2021	08/03/2021	REJECTED	REJECTED BY J. DRUJAK ON 8/2/21 **THIS APPEARS TO BE THE SAME PEER REVIEW PREVIOUSLY PROVIDED. ADDITIONALLY, ONLY THE SITE SET WAS PROVIDED. BOTH SET ARE REQUIRED AS WELL AS 2 COPIES OF THE PEER REVIEW PAPERWORK**
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	ahernande2	09/30/2021	10/04/2021	WAIVED	WAIVED BY JONATHAN DRUJAK (STRUCTURAL REVIEWER) 10/3/21 ***REVIEW AND BY PEER REVIEWER TAHIR IQBAL, PE***
PLAN REVIEW	przoning - ZONING PLAN REVIEW	dconde	07/09/2019	08/19/2019	DEFERRED	1). Provide a survey with lot SF on it 11 x 17 for zoning files 2). All parking to be 1'- clarify dimensions on plans 3). Clarify max height 10'-0" above max allowed height f 104-D-8i 4). Clarify height to top of building approved height is 131'-4" + 10'-0" dec approved height approved as a minor amendment (discuss with RT) 5). Clarify heigh FLUM of 70'-0" 6). L-702 provide depth of fountain 18" max allowed without barrier 7 for all areas 8). Comply with 5-1105 A and 5-1105-C-1(a) all landscaping to be 10' d may be pervious. Clarify on plans, provide plan. (No dimensions provided. Clarify act Provide restrictive covenant in lieu of Unity of Title. 10). Provide site data sheet with sheet A1.0 in PAD submittal Must have ALL zoning information for section 4-104 and landscaping etc. 11). Provide sheet L-10 PAD submittal indicating open space diagram required for PAD and 25% required for MFSA 12). Historic letter has expired 5-1018. the 3 addresses 501, 515 and 525 13). Provide note signage under separate permit to art in public spaces. provide payment (letter 11-22-2016) 15). Provide loss of stre plans and provide quantity (show graphically). If any are lost provide documentation Provide LEED information on plans (registration number and requirements) 17). Prov quantity of bike racks 18). Provide publicly accessible open space easement agreeme executed and recorded (scan on plans) hours dawn to dusk, if doors are provided, th all this must be in perpetuity. 19). Provide compliance with section 5-605 - BOA to a size T-100 says 45,299 and A-401 says 45,232 21). Comply with all conditions in ord have PW approval on all traffic issues prior to permit issuance 23). 3b. Provide comm encroachments of paver, lights, sidewalk treatment, irrigation and landscaping at righ park, pedestrian, lighting, etc) 25). 3d provide bike lane and median 26). 3e provide provide recess window 4" 28). 3g provide recycling 29). 3h provide residential recycl art in public spaces 31). 3j comply with parking signs, guest parking designated area bike parking 39 secured for residents and 5 on the street 32). 3k provide list and pro notices 33). 3l provide street closure mailing list and information 34). 3m provide sto Prior to TCO. Provide note on plans indicating what is required for TCO from ordinanc Clarify approval of minor amendment from letter dated 3-22-18 to RT Height from 13 150'-0" height) Adding 1 unit to 39 from 38 Adding one story from 12 to 13 37). Cla 502-c-8d (RT) 38). Clarify and label all setbacks on site plan, floor plans and elevatio label all step backs on site plan, floor plans and elevations 40). A-203A clarify open s B and A205 B clarify fifth floor parking and pool deck (I believe parking decks are mi provide material for decorative screen 43). A610 provide concealed connections for t bracket material (clarify PVC rafters, fascia, vent) 45). A908 clarify rafter as steel 46 change from approved plans for commission 47). Clarify open space calculations and urban / suburban streetscape 4-104-D9 (need survey to verify) 49). Clarify FAR calcu requirements of 4-104 D7 (elevators, stairs storage areas open areas not designated count) 50). Provide 8 1/2" x 11 copies of all ordinances for zoning files 51). Clarify ve facades 52). Clarify new unit mix that differs from approved plans (24) 3 bedrooms/ bedrooms 53). Add triangle of visibility to plan and add note to comply with 5-1406. plan 54). Provide state approval for pool 55). Provide notes to comply with 5-108 (F) lock type) 56). Provide commission approval for encroachment (ground and air) if en have PW and PS signature prior to zoning sign off 58). Submit documentation for ass ownership to provide maintenance of all common areas (plan and procedures)502. c open spaces and 10 private garages - RT to approve 60). Clarify compliance with sta commission approval: 61). Pedestrian lighting at alley 62). Clearly marked pedestrian to the alley 63). Remove gates from arcade/ open and inviting 64). Incorporate bike permit zone 66). Provide responses to traffic study deficiencies: countdown signals, p restripe crosswalks, modify controller, install signs, restriping, landscape lighting, ref markers 67). Clarify 87 parking spaces on permit set vs 88 required 68).). Provide B table 1 and 2. Provide tables on plans 69). Provide written responses 70). Architect c with reviewer to discuss comments. Duice Conde 305-522-4907
PLAN REVIEW	przoning - ZONING PLAN REVIEW	aredila	04/29/2020	06/05/2020	DEFERRED	1. There are columns on the access aisle between two ADA parking spaces located o level. 2. Submit sheets showing FAR diagram 3. Revised ground floor layout to match diagram. 4. Clarify vertical step back on all facade. Staff: Is the roof of the architectu encroaching on the alley?
PLAN REVIEW	przoning - ZONING PLAN REVIEW	aredila	03/30/2021	04/08/2021	COMPLETED	As requested on the last review: 1. There are columns on the access aisle between t located on the ground and 2nd level. - there are sheets that these are in conflict. 2. FAR diagram -none submitted 3. Revised ground floor layout to match pre-reviewed submitted 4. Clarify vertical step back on all facade. Staff: Is the roof of the architect encroaching on the alley? - no response. NEW COMMENTS: 1. some sheets are incon Civil, and life safety sheets) park design is different and the trellis structure are on th pedestrian access and ramp are shown differently. 2.
PLAN REVIEW	przoning - ZONING PLAN REVIEW	aredila	07/26/2021	08/04/2021	APPROVED	

PLAN PROCESSING	pw860 - PARKING DEPARTMENT PLAN REVIEW	kkinney				Per Conditions of approval in Ordinance No. 2017-04: j. Parking: i. Pay for and instal signage for an evening Residential Permit Zone and paid week-day parking on the 50 determined by the City. The evening Residential Zone may be extended to the 400 b City's discretion. ii. Guest parking for the residential building shall be provided in des spaces within the parking garage and approved by the Parking Director. iii. There will parking that will require compliance with City Code 74-201. A final cost for loss of on calculated by the Parking Director once the final right-of-way layout is approved. iv. P for the project: a minimum of thirty-eight (38) secure, covered bicycle parking space minimum of five (5) on-street bicycle rack spaces for visitors. See http://c.ycmdn.com/sites/www.apbp.org/resource/resmgr/Bicycle_Parking/Essentials as reference when selecting bike parking. v. Provide a minimum of two (2) electric vi. Proffer that parking shall not be leased to off-site uses.
PLAN PROCESSING	ppappl - APPLICATION/LICENSE/OWNERSHIP VERIFICATION					
PLAN PROCESSING	calc fees - CALCULATE FEES					
PLAN PROCESSING	ppcrane - CRANE PACKAGE APPROVAL	vgoizueta	08/04/2020	COMPLETED		CRANE AGREEMENT ATTACHED
PLAN PROCESSING	ppdemo - DEMOLITION OF EXISTING STRUCTURE	vgoizueta	08/04/2020	COMPLETED		SEE BL-19-04-5532, BL-19-04-5534 & BL-19-04-5537
PLAN PROCESSING	ppimpfees - MIAMI-DADE COUNTY IMPACT FEES	vgoizueta	08/04/2020	COMPLETED		SEE ATTACHED
PLAN PROCESSING	ppemployaf - PRIVATE PROVIDER - EMPLOYMENT AFFIDAVIT	vgoizueta	08/14/2020	COMPLETED		
PLAN PROCESSING	prppnotice - PRIVATE PROVIDER - NOTICE TO BUILDING OFFICIAL	vgoizueta	08/04/2020	COMPLETED		NOTICE TO BUILDING OFFICIAL ATTACHED
PLAN PROCESSING	prppcomp - PRIVATE PROVIDER - PLAN COMPLIANCE AFFIDAVIT					
PLAN PROCESSING	pwdevagr - PUBLIC WORKS DEVELOPMENT AGREEMENT APPROVAL FOR PERMIT					Here is a link to legistar for all the attachments: https://coralgables.legistar.com/LegID=2918774&GUID=F5E7D24F-1A8C-4950-966F-2353772D3BA3&Options=8SearchApprovalinOrdinance#2017-04:3 . Prior to the issuance of a City Building Permit fo Applicant, property owner(s), its successors or assigns, shall satisfy the following con the review and approval by the Director of Public Works, address all outstanding Traf identified by the Public Works Department and City's traffic consultant,. b. Obtain Co special treatment sidewalk, decorative pavers, landscaping, irrigation, street lighting and any other encroachments into, onto, under and over the right-of-way. The above be approved by City resolution and a Hold Harmless agreement shall be executed. c. landscaping, public realm and streetscape improvements in accordance with the City streetscape master plan, subject to review and approval by the Directors of Public W Services and Planning and Zoning. The applicant shall continue to work closely with t Director on the landscape plan for the project and must receive final approval for all particular along the street frontages of the project and within the right-of-way. Addit comments on the design are as follows: i. Must comply with City of Coral Gables Pub requirements at all driveway and intersections. Modify the tree species in the visibilit acceptable to staff. ii. Landscape and pedestrian lighting shall be provided along the side of the building. iii. Clearly marked pedestrian connections shall be provided thro from Valencia Avenue to the alley, and at the pedestrian walkway from the trellis on Plant palette, street tree selection, site triangles, and Silva Cell locations shall be sub Public Works Traffic Engineering and Landscape Services. v. The gates on the north a arcade facing the publicly accessible park space shall be removed. These access poin be open and inviting to the public. vi. Prior to applying for a building permit the appli neighborhood representatives on the final design of the publicly accessible park. Any the park, as determined by the city, after its completion may require additional neigh Entrances to the publicly accessible park shall be realigned in a manner that takes in pedestrian circulation and access from adjacent rights-of-way. d. Incorporate recom from the 2014 Coral Gables Bicycle / Pedestrian Plan, including but not limited to bik Avenue, subject to the approval of the Public Works Director. Due to the fact that Val De Soto Blvd and Le Jeune Rd was identified in the Bicycle Master Plan as a potential lanes, the installation of a median on Valencia Ave between Segovia and Hernando S approval by the Public Works Department. e. Incorporate Silva cell planters or struct landscape plans for all trees planted within the public right-of-way. *** m. Stormwat project will result in the disturbance of one acre or more, the applicant is required to the generic permit for stormwater discharge from large and small construction activit 622.300 (4) (a) FDEP (850) 245-7522).
PLAN PROCESSING	ppspeinsp - SPECIAL INSPECTOR FORM	vgoizueta	08/04/2020	COMPLETED		SPECIAL INSPECTOR FORM ATTACHED SPECIAL INSPECTOR CESAR SOTO PE
PLAN PROCESSING	ppthreshold - THRESHOLD INSPECTOR FORM	vgoizueta	08/04/2020	COMPLETED		THRESHOLD INSPECTOR FORM ATTACHED ERNESTO G WONG PE
CASHIER	collect - COLLECT FEES					
PRECONSTRUCTION REQUIREMENTS	pppreconst - CONSTRUCTION MEETING					
NOTICE OF COMMENCEMENT	ppnoc - NOTICE OF COMMENCEMENT					
INSPECTION	bl002 - ARCH/ENG REVIEW SOIL CONDITION LETTER					
INSPECTION	ppaipp - ART IN PUBLIC PLACES	ccathers		HOLD		COMMISSIONED PUBLIC ART MUST BE IN PLACE, CONDITIONS MET AS NOTED IN AT UNDERSTANDING IN PERMIT. RESTRICTIVE COVENANT REQUIRED AND ENTERED IF ISSUANCE OF A TCO FOR THE PROJECT. FOR QUESTIONS, PLEASE CONTACT CATHER PROVIDE PERMIT NUMBER: CCATHERS@CORALGABLES.COM
INSPECTION	zn006 - CERTIFICATE OF LANDSCAPE COMPLETION					
INSPECTION	zn002 - DRIVEWAY SETBACK					
INSPECTION	ppelevcer2 - ELEVATION CERTIFICATE ON FILE					
INSPECTION	bl982 - FEMA COMPLIANCE					
INSPECTION	bl084 - FINAL BUILDING					
INSPECTION	fd905 - FINAL FIRE (BLDG PERMIT)					
INSPECTION	pw837 - FINAL PUBLIC WORKS (BLDG PERMIT)					
INSPECTION	zn010 - FINAL SURVEY-NEW SF OVER 100					
INSPECTION	zn004 - FINAL ZONING					
INSPECTION	bl112 - FOUNDATION ADDITIONS/NEW - SOIL LETTER REQUIRED					
INSPECTION	bl210 - PILE LOGS					
INSPECTION	zn264 - SETBACK INSP- FOUNDATION SURVEY REQ					
INSPECTION	bl266 - SHOP DRAWING - ARCHITECTURAL PRECAST					
INSPECTION	bl281 - SHOP DRAWING - BALCONY RAILINGS					
INSPECTION	bl267 - SHOP DRAWING -					

	CONSTRUCTION ELEVATOR
INSPECTION	bl268 - SHOP DRAWING - CRANE
INSPECTION	bl271 - SHOP DRAWING - DRYVIT INSTALLATION
INSPECTION	bl273 - SHOP DRAWING - EXTERIOR DOORS
INSPECTION	bl285 - SHOP DRAWING - GARAGE/OVERHEAD DOOR
INSPECTION	bl275 - SHOP DRAWING - GRILLES
INSPECTION	bl276 - SHOP DRAWING - GUARDRAILS/HANDRAILS
INSPECTION	bl277 - SHOP DRAWING - LOUVERS
INSPECTION	bl283 - SHOP DRAWING - SCAFFOLDING
INSPECTION	bl284 - SHOP DRAWING - SHORING
INSPECTION	bl282 - SHOP DRAWING - STAIR RAILINGS
INSPECTION	bl278 - SHOP DRAWING - STAIRS
INSPECTION	bl291 - SHOP DRAWING - STOREFRONT
INSPECTION	bl279 - SHOP DRAWING - TRELLIS
INSPECTION	bl289 - SHOP DRAWING - TRUSSES
INSPECTION	bl290 - SHOP DRAWING - WINDOWS
INSPECTION	bl311 - STOREFRONT ANCHORS - SHOP DRAWING REQUIRED
INSPECTION	pw981 - STORMWATER, EROSION & SEDIMENTATION CONTROL - FINAL
INSPECTION	bl981 - STORMWATER, EROSION AND SEDIMENTATION CONTROL
INSPECTION	bl315 - TERMITE TREATMENT CERTIFICATE
PLAN PROCESSING	certificat - CERT OF COMPLETION OR OCCUPANCY ISSUANCE
PLAN PROCESSING	ppgreen - GREEN BOND
PLAN PROCESSING	ppcertcomp - PRIVATE PROVIDER - CERTIFICATE OF COMPLIANCE
PLAN PROCESSING	ceng - PW ENGINEERING CONDITIONS
PLAN PROCESSING	blspecinsp - STATEMENT OF INSPECTION - SPECIAL INSPECTOR
PLAN PROCESSING	ppthreshcc - THRESHOLD ENGINEER CERTIFICATE OF COMPLIANCE

Per conditions of approval in Ordinance No. 2017-04 Prior to the issuance of a Tempo Occupancy (CO) for the project, the Applicant, property owner, its successors or assi following: a. Right-of-way and public realm improvements. Installation of all right-of-all landscaping, public realm and streetscape improvements identified on the Applica subject to review and approval by the Directors of Public Works, Public Service and P Any changes to and departures from the right-of-way and public realm improvement Applicant's approved plans and associated detail plans and specifications via the perm subject to review and approval by Directors of Public Works, Landscape Services, Pla Utility Upgrades. The capacity of the gravity sewer main along Segovia Street betwee Biltmore Way, and between Biltmore Way and Coral Way shall be increased by install replacing existing pipes with larger diameter mains. c. Undergrounding of overhead u shall submit all necessary plans and documents, and shall complete the underground utilities along all public rights-of-way surrounding and abutting the project boundary, Street and the public alley, subject to review and approval by the Directors of Public and Planning and Zoning. d. Incorporate the FPL "Coral Gables" acorn pole with 3500 the streetscape improvements along the applicant's property on Valencia Avenue and subject to the approval of the Public Works Director. The top shall not be clear in an e pollution.

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