



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 8/26/21  
PROPERTY ADDRESS: 837 OBISPO AVE.  
FOLIO: 03-4108-001-4800  
ZONING DISTRICT: SFR (COTTAGE)  
DRC: NO  
**HISTORICAL/ COTTAGE:** YES  
ORIGINAL SUBMITTAL DATE: 11/4/20  
PERMIT NO.: AB-20-11-5279  
SCOPE OF WORK: 1 STORY ADDITION W/ ACCESSORIES.

**ZONING OBSERVATIONS REQUIRING CITY ARCHITECT OR BOARD OF ARCHITECTS SPECIFIC  
APPROVAL AS PER THE ZONING CODE**

1. BOA NOTIFICATION, THE HISTORICAL DEPT. CERTIFICATE OF APPROPRIATENESS IS NEEDED FOR THE: POOL, POOL DECK, POOL EQUIPMENT, AND SETBACKS.
2. BOA FYI, PAGE A1.01, FLOOR PLAN, SEE THE LAYOUT FROM THE GARAGE TO THE HALLWAY, TO THE BATHROOM, AND TO THE MASTER BEDROOM.
3. BOA REVIEW REQUEST, PROPOSED SITE PLAN AND BUILDING ELEVATIONS, SEE THE PERIMETER WALL AND PICKET FENCE COMBINATION. ART. 5, SECT. 5-403, E.  
Z-CODE SECT.:  
E. Subject to the approval of the Board of Architects, ornamental wrought iron picket, cast iron picket and/or aluminum picket fences may be erected on top of a masonry wall or between masonry columns provided that the height of the masonry wall shall not exceed four (4) feet and the maximum height of the wrought iron, cast iron, aluminum and masonry wall or column shall not exceed six (6) feet.

**GENERAL OBSERVATIONS**

1. PRIOR COMMENT NOT FULLY ADDRESS, PAGE A1.00, PROVIDE A COPY OF THE CERTIFICATE OF APPROPRIATENESS (FINAL ORDER) FROM THE HISTORICAL DEPARTMENT GRANTING THE VARIANCE FOR THE: POOL, POOL DECK, POOL EQUIPMENT, AND SETBACKS.
2. PAGE A1.01, OFFICE USE IS NOT ALLOWED IN SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT; RELABEL ROOM TO DEN, STUDY, COMPUTER ROOM, ETC. ARTICLE 3, SECTION 3-101.

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3. PRIOR COMMENT NOT FULLY ADDRESS, PAGE A1.01, PROVIDE COMPLETE EXTERIOR DIMENSIONS TO BE ABLE TO CALCULATE THE GROUND AREA COVERAGE.
4. PRIOR COMMENT NOT FULLY ADDRESS ON THE FINAL PERMIT APPLICATION PLAN SUBMITTAL, IN ADDITION TO THE GROUND AREA COVERAGE CALCULATIONS (48% & 58% COTTAGE ZONING), INCLUDE, A DIAGRAM OF THE BUILDING 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.
5. PRIOR COMMENT NOT FULLY ADDRESS ON THE FINAL PERMIT APPLICATION PLAN SUBMITTAL, PROVIDE THE FLOOR AREA RATIO CALCULATION, 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, D., #6, b. AND c.
6. PRIOR COMMENT NOT FULLY ADDRESS, PAGE A1.00, RE-EXAMINE THE OPEN LANDSCAPE CALCULATION. PROVIDE A MINIMUM OF 30% OPEN LANDSCAPE. ARTICLE 8, SECTION 8-203, D.
7. PRIOR COMMENT NOT FULLY ADDRESS ON THE FINAL PERMIT APPLICATION PLAN SUBMITTAL, PROVIDE THE OPEN LANDSCAPE CALCULATION, INCLUDE, A DIAGRAM OF THE SITE, INDICATE ALL THE GREEN AREAS THAT WERE COUNTED, AND INCLUDE GREEN AREA(S) SQUARE FOOTAGE. ARTICLE 6, SECTION 6-105, A., #1.
8. PRIOR COMMENT NOT FULLY ADDRESS ON THE FINAL PLAN SET, PROVIDE A LANDSCAPE PLAN SHEET, INCLUDE, AN EXISTING LANDSCAPE SITE PLAN, TREE PROTECTION DETAILS, PROPOSED LANDSCAPE SITE PLAN (IF APPLICABLE), AND A TREE(S) AND SHRUBS SCHEDULE. ARTICLE 6, SECTION 6-105.
9. ON THE PROPOSED LANDSCAPE PLAN, ENSURE THAT THE REQUIRED ONSITE TREES AND SHRUBS ARE PROVIDED, ILLUSTRATE AND LABEL ACCORDINGLY. ARTICLE 6, SECTION 6-105.
10. COMPLETE THE LANDSCAPE MITIGATION WORKSHEET ENCLOSED IN THE PLAN SUBMITTAL FOLDER.

\*\*\* THIS IS A PRELIMINARY REVIEW FOR THE BOARD OF ARCHITECT. PLEASE CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE FINAL "BL" PERMIT SET. NO NEED TO RESUBMIT TO THE ZONING DIVISION TILL THEN. \*\*\*

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