



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 6/29/21  
PROPERTY ADDRESS: 10550 OLD CUTLER RD.  
FOLIO: 03-5107-004-0390  
ZONING DISTRICT: SFR  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 1/20/21  
PERMIT NO.: **AB-21-01-6067**  
SCOPE OF WORK: ADDITIONS, CABANA, POOL, FOUNTAIN, AND ACCESSORIES.

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

1. BOA REVIEW REQUEST, PAGES A-6 & A-7, PERIMETER WALL, COLUMNS, AND DECORATIVE GATES (AESTHETIC AND DECORATIVE FEATURES). NOTE, SITE SPECIFIC REGULATIONS ALLOWS A 6 FT. HIGH WALL. APPENDIX-A, SECT. A-94, E.
2. BOA CLARIFICATION, PAGE A-0, APPLICANT TO PROVIDE THE DRIVEWAY APPROACH, PARKWAY, AND THE STREET (OLD CUTLER ROAD) ON THE PROPOSED SITE PLAN.

**GENERAL OBSERVATIONS**

1. PAGE A-0, PROPOSED SITE PLAN, PROVIDE THE DISTANCE FROM THE REAR PROPERTY LINE TO THE POOL DECK EDGE AND THE SPA WATER LINE.
2. PAGE A-0, PROPOSED SITE PLAN, LABEL THE CABANA AND THE TRELIS, ALSO, PROVIDE THE SQUARE FOOTAGE OF THE CABANA.
3. PAGE A-0, PROPOSED SITE PLAN, THE WALKWAY BETWEEN THE FRONT GATE AND FOUNTAIN CANNOT EXCEED 5 FEET IN WIDTH, REDUCTION REQUIRED. ARTICLE 5, SECTION 5-311.
4. PAGE A-0, PROPOSED SITE PLAN, PROVIDE THE DISTANCE FROM THE SOUTH PROPERTY LINE TO THE CLOSEST EDGE OF THE OPEN TERRACE.
5. PAGE A-0, ZONING DATA SECTION-FLOOR AREA CALCULATION, GARAGE #1 AND GARAGE #2 COUNTS AT A 100% (NOT 50% EACH AS NOTED ON PLANS). ARTICLE 2, SECTION 2-101, D., #6 AND #7.
6. PAGE A-0, ZONING DATA SECTION – FLOOR AREA CALCULATION, INCLUDE THE SQUARE FOOTAGE OF THE CABANA. ARTICLE 2, SECTION 2-101, D., #6 AND #7.
7. PAGE A-0, ZONING DATA SECTION-GROUND AREA COVERAGE, 5% REAR YARD AREA CALCULATION PROVIDE THE SQUARE FOOTAGE OF THE CABANA.

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8. PAGE A-0, ZONING DATA SECTION-OPEN LANDSCAPE AREA CALCULATION, THE MINIMUM REQUIRED OPEN LANDSCAPE IS 40% OF THE LOT AREA (PLAN SHOW 35%), RE-EXAMINE AND CORRECT. ARTICLE 6, SECTION 6-105.
9. PAGE A-0, ZONING DATA SECTION-OPEN LANDSCAPE AREA, PROVIDE THE FRONT YARD OPEN LANDSCAPE SQUARE FOOTAGE. ARTICLE 6, SECTION 6-105.
10. 1ST AND 2ND LEVEL FLOOR PLANS PROVIDE COMPLETE EXTERIOR DIMENSIONS TO BE ABLE TO CALCULATE THE BUILDING AREA.
11. PAGE A-5, FRONT ELEVATION DETAIL, PROVIDE THE TOTAL HEIGHT OF THE RESIDENCE FROM THE ESTABLISHED GRADE TO THE TOP EDGE OF THE ROOF (35 FT. MAX. HEIGHT). APPENDIX-A, SITE SPECIFIC ZONING REGULATIONS, SECTION A-94, D.
12. PAGE A-0, PROPOSED SITE PLAN, PROVIDE THE PARKWAY, DRIVEWAY APPROACHES, AND THE STREET.
13. PAGE A-0, PROPOSED SITE PLAN, PROVIDE THE TRIANGLE OF VISIBILITY FOR THE DRIVEWAY. ARTICLE 10, SECTION 10-106.
14. PAGE A-6, WALL AND GATE ELEVATIONS, PROVIDE THE HEIGHT OF THE WALL, COLUMNS, AND GATES.
15. PAGE A-5, FRONT ELEVATION DETAIL, PROVIDE THE ROOF TILE TYPE. APPENDIX-A SITE SPECIFIC ZONING REGULATIONS, SECTION A-94, F.
16. 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.
17. ON THE FINAL PLAN SUBMITTAL, PROVIDE A LANDSCAPE PLAN SHEET, INCLUDE, AN EXISTING LANDSCAPE SITE PLAN, TREE PROTECTION DETAILS, NEW LANDSCAPE SITE PLAN (IF APPLICABLE), AND A PLANT AND TREE SCHEDULE. ARTICLE 6, SECTION 6-105, A., #2.

NOTE TO APPLICANT: CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE TIME THE FINAL SUBMITTAL IS PROVIDED.

REVIEWED BY: STEVEN RODRIGUEZ  
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