



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 10/27/20
PROPERTY ADDRESS: 504 NAVARRE AVE.
FOLIO: 03-4108-001-2330
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: YES
ORIGINAL SUBMITTAL DATE: 10/15/20
PERMIT NO.: AB-20-10-6327
SCOPE OF WORK: CARPORT AND LOGGIA.

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

1. PAGE A-1.0, THE CARPORT ADDITION PROPOSES A 5 FEET RIGHT SIDE SETBACK. THIS PARCEL AS PER ARTICLE 4, SECTION 4-101, D., #4, a. & b., THE EVEN SIDE SETBACK DISTRIBUTION WOULD BE 10 FEET EACH SIDE.

GENERAL OBSERVATIONS

1. PAGE A-1.0, PROVIDE AN 18 INCH SETBACK FROM THE RIGHT PROPERTY LINE TO THE CLOSEST EDGE OF THE NEW DRIVEWAY, LABEL AND DIMENSION PLANS ACCORDINGLY. ARTICLE 5, SECTION 5-1403, C., #5.
2. PAGE A-1.0, PROVIDE THE WIDTH OF THE DRIVEWAY AND THE APPROACH, LABEL AND DIMENSION PLANS ACCORDINGLY.
3. PAGE A-3.0, PROVIDE THE PERMIT NUMBER AND THE PLANS THAT ALLOWED TO CONVERT THE DETACH GARAGE TO A GAME ROOM.
4. ON THE OFFICIAL PERMIT APPLICATION PLAN SUBMITTAL, 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. ZONING CODE ARTICLE 4, SECTION 4-101, D., #8.
5. ON THE OFFICIAL 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 4, SECTION 4-101, D., #9 AND #10.

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6. ON THE OFFICIAL PERMIT APPLICATION PLAN SUBMITTAL, IN ADDITION TO, 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 5, SECTION 5-1105, B.
7. ON THE OFFICIAL PLAN SET, PROVIDE A LANDSCAPE PLAN, INCLUDE, EXISTING LANDSCAPE PLAN, TREE PROTECTION PLAN, NEW LANDSCAPE PLAN (IF APPLICABLE), AND A PLANTING AND TREE SCHEDULE. ARTICLE 5, SECTION 5-1105, B.
8. PROVIDE A COPY OF THE RECORDED UNITY OF TITLE COVENANT FOR THIS PROPERTY. IF, YOU NEED TO APPLY SEE THIS WEB LINK FOR INSTRUCTIONS AND THE COVENANT APPLICATION:
<https://www.coralgables.com/departments/CityAttorney/documents-and-legal-forms>

PLEASE CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE TIME THE FINAL SUBMITTAL IS PROVIDED.

REVIEWED BY: STEVEN RODRIGUEZ
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