



Novembre 24<sup>th</sup>, 2025

City of Coral Gables  
Building Department  
405 Biltmore Way  
Coral Gables, FL 33134

Re: **RESPONSE TO COMMENTS #2**  
**Permit No. : BLDR-25-04-7331**

**HISTORIC COMMENTS:**

Please review and respond to the zoning comments provided. If a variance is needed, please update Letter of intent to include the request. The letter of intent is the applicant's opportunity to describe the project to the Historic Board and should provide all details of the project. Mailing label for properties within 1,000SF must be dropped off to Historic Offices located at 2327 Salzedo St. Variance fee will apply.

**RESPONSE: REFER TO ZONING COMMENTS RESPONSE BELOW.**  
**NO VARIANCE IS NEEDED, ZONING WAS ALREADY APPROVED IN MAIN HOUSE BUILDING.**  
**NO LETTER OF INTENT IS NEEDED TO BE UPDATED.**

**ZONING COMMENTS:**

NOTE: THE HISTORICAL PRELIMINARY REVIEW CANNOT BE PERFORM DUE TO MISSING ZONING CALCULATIONS, SEE BELOW.

**RESPONSE: REFER TO SHEET SP-1.0 & SP-1.1 FOR comments.**

PAGE SP-1, PROVIDE THE FLOOR AREA CALCULATION (F.A.R.), 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.

**RESPONSE: REFER TO SHEET SP-1.1**

PAGE SP-1, PROVIDE THE 35% & 45% GROUND AREA COVERAGE CALCULATIONS, 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.

**RESPONSE: REFER TO SHEET SP-1.1 for area coverage percentages.**

PROVIDE THE OPEN LANDSCAPE CALCULATIONS, INCLUDE, A DIAGRAM OF THE SITE, INDICATE ALL THE GREEN AREAS THAT WERE COUNTED, AND INCLUDE THE GREEN AREA(S) SQUARE FOOTAGE. ARTICLE 6, SECTION 6-105, A., #1.

**RESPONSE: REFER TO SHEET SP-1.1 for Open Landscape calculations.**

PAGE SP-1, PROVIDE THE WIDTH OF THE DRIVEWAY.

**RESPONSE:** REFER TO SHEET SP-1.0 for the Driveway Width.

PAGE SP-1, PROVIDE THE WIDTH OF THE WALKWAY.

**RESPONSE:** REFER TO SHEET SP-1.0 for the Walkway Width.

PAGE SP-1, PROVIDE A MINIMUM REQUIRED 10 FEET REAR SETBACK FROM THE REAR PROPERTY LINE TO THE CLOSEST EDGE OF THE GAZEBO. ART. 2, SECT. 2-101, D., #4.

PAGE SP-1, PROVIDE THE DISTANCE FROM THE REAR PROPERTY LINE TO THE CLOSEST EDGE OF THE POOLS WATERS EDGE.

**RESPONSE:** REFER TO SHEET SP-1.0 for dimensions from property line to gazebo and pool water edge.

PAGE SP-1, PROVIDE THE DISTANCE FROM THE REAR PROPERTY LINE TO THE CLOSEST EDGE OF THE POOL DECK.

Sincerely,

Leopoldo Bellon AIA,  
principal ([Leo@Bellonglobal.com](mailto:Leo@Bellonglobal.com))