



# Board of Adjustment Application

City of Coral Gables

Development Services Department

Phone# 305.460.5211

## Preamble

Pursuant to the City Charter, and subject to those provisions, a Board of Adjustment is created to provide relief from hardships and errors in the application of the regulations.

## Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) a Board of Adjustment hearing for the following application(s) (please check all that apply):

☐ Appeal

☒ Variance

☐ Other: \_\_\_\_\_

## Property information

Property/project name: 2310 Country Club Prado

Street address of the subject property: 2310 Country Club Prado

Property Legal Description: Lot(s): 13 and 14

Block(s): 25

Section(s): Section E

Plat Book(s)/Page(s): 8-86

Has there been a Board of Adjustment hearing on the property in the last year? No.

Is this request the result of a Notice of Violation? No

Is this request the result of a deviation from an approved set of plans? \_\_\_\_\_

Has the property owner owned the property for at least one (1) year? Yes

Current land use classification(s): Single Family Low Density

Current zoning classification(s): SFR

Listing of all folio numbers for subject property:

03-4107-017-0670

**Board of Adjustment Application**

**General information**

Applicant(s)/Agent(s) Name(s): GREGORY ANDREW MARX and YANELYS MARIE MARX

Telephone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ Email: \_\_\_\_\_ @ \_\_\_\_\_

Mailing Address: 2310 Country Club Prado, Miami, FL 33134  
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Same as above

Telephone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ Email: \_\_\_\_\_ @ \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(City) (State) (ZIP Code)

Property Owner(s) Name(s): \_\_\_\_\_

Telephone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ Email: \_\_\_\_\_ @ \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(City) (State) (ZIP Code)

Project Architect(s) Name(s): Zakary James Lata, P.E

Telephone#: 9542030992 Fax#: \_\_\_\_\_ Email: \_\_\_\_\_ @ \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(City) (State) (ZIP Code)

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

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Application received by: \_\_\_\_\_ Date: \_\_\_\_\_

## Board of Adjustment Application

### Application requirements and supporting information

The Development Services Department cannot accept applications that are not complete for any hearing before the Board of Adjustment. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.

**Pre-application Meeting Requirements.** A pre-application meeting is required to be held in advance of an application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

**Application submittal (order of documents).** The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- ☐ Table of Contents with page numbers identifying all below documents.
- ☐ Completed Application.
- ☐ Applicant's proposal.
- ☐ Letter of intent.
- ☐ Standards for Variances #1 through #8.
- ☐ Owner's Affidavit.
- ☐ Proof of ownership if ownership of the property has changed in the last year.
- ☐ Full size set of plans (stamped by the Board of Architects).
- ☐ Plans in 11" x 17" size format (13 sets).
- ☐ Color photographs (35mm or digital photographs), must be labeled (13 sets).
- ☐ One (1) compact disc (CD) containing required plans and color photographs.
- ☐ Signed and sealed survey (indicate any tree disposition necessary if affected by proposed work).
- ☐ Aerial.
- ☐ Other (letter of support, rescheduling letter, etc.) \_\_\_\_\_.

**Application supporting materials.** The following application supporting materials shall be provided separately from the application submittal and are as follows:

- ☐ Application fees.
- ☐ One (1) original certified mailing list and signed affidavit including MDCPS.
- ☐ Two (2) sets of mailing labels.
- ☐ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.

**Posting of the property.** The City shall post the subject property with a City approved sign advising of the Board of Adjustment meeting date. The public notice posting shall be in accordance with the Zoning Code. The sign shall be installed ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.

<b>Board of Adjustment Application</b>
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<b>Applicant/agent/property owner/architect affirmation and consent</b>
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(I) (We) affirm and certify to all of the following:

1. The application will not be heard unless the Applicant/Agent is present at the Board of Adjustment hearing.
2. The subject property will be posted with a City approved public notice sign. The sign shall be installed a minimum of ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
3. No application shall be accepted during the following time periods after the denial of a substantially similar application affecting the same property or any portion thereof:
  - a. Conditional uses and variances: six (6) months.
  - b. Comprehensive Plan Map Amendment, Comprehensive Plan Text Amendment, Zoning Code Map Amendment, Zoning Code Text Amendment, amendments and applications for abandonment and vacation of non-fee interests: twelve (12) months (Section 3-210. Resubmission of application affecting same property).
4. That the only variance or items being requested are those that have been specified in the written application for a variance, and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Coral Gables.
5. That the applicant will be responsible for complying with all of the conditions and restrictions imposed by the Board of Adjustment in connection with the requested variance, and will take the necessary steps to make the variance effective if approved by the Board of Adjustment.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Board of Adjustment to hear the applicant's request.
7. That the applicant is responsible for the submission and accuracy of a certified mailing list and three (3) sets of mailing labels according to the latest ad valorem tax record of all property owners within one-thousand (1,000) feet of the property for which a public hearing before the Board of Adjustment is being requested.
8. Any variance granted by the Board of Adjustment or the City Commission shall be in effect for twelve (12) months from the date of approval. If a permit is not issued within the twelve (12) months, and work commenced, then the variance shall become null and void. One (1) twelve (12) month extension of a variance may be granted by the Development Review Official.
9. That the application fee is not refundable or any portion thereof regardless of final resolution, deferment, or non-presentation to the Board of Adjustment.
10. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
11. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
12. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
13. Applicant has read and understands all of the information in the City of Coral Gables Board of Adjustment Information brochure.
14. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.

## Board of Adjustment Application

15. Understand that under Florida Law, all the information submitted as part of the application are public records.
16. Submission of the following:
- Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
  - Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.

Applicant(s)/Agent(s) Signature:

*Yanelys Marie Marx*

Applicant(s)/Agent(s) Print Name:

Yanelys Marie Marx

Address: 2310 Country Club Prado Coral Gables, FL 33134

Telephone: 786-810-0025

Fax:

Email: yanelys.marx@gmail.com

### NOTARIZATION

Virginia

STATE OF ~~FLORIDA~~ / COUNTY OF Newport News

The foregoing instrument was acknowledged before me this 13th day of May 2025 by Yanelys Marie Marx

(Signature of Notary Public - State of ~~Florida~~  
Virginia)



*Micheala Keisha Grant*

(Print, Type or Stamp Commissioned Name of Notary Public)

☐ Personally Known OR ☒ Produced Identification; Type of Identification Produced FL DL

Electronic Notary Public

Newport News Virginia  
Notarized remotely online using communication technology via Proof.

**Board of Adjustment Application**

Property Owner(s) Signature:

*Yanelys Marie Marx*

Property Owner(s) Print Name:

Yanelys Marie Marx

Property Owner(s) Signature:

*Gregory Andrew Marx*

Property Owner(s) Print Name:

Gregory Andrew Marx

Property Owner(s) Signature:

Property Owner(s) Print Name:

Address: 2310 Country Club Prado, Coral Gables, FL 33134

Telephone: 786-810-0025

Fax:

Email: yanelys.marx@gmail.com

**NOTARIZATION**

Virginia

STATE OF ~~FLORIDA~~ COUNTY OF Newport NewsThe foregoing instrument was acknowledged before me this 13th day of May 2025 by Gregory Andrew Marx(Signature of Notary Public - State of ~~Florida~~)

Virginia

Yanelys Marie Marx

*Micheala Keisha Grant*

(Print, Type or Stamp Commissioned Name of Notary Public)

☐ Personally Known OR ☒ Produced Identification; Type of Identification Produced FL DL

Newport News Virginia

Electronic Notary Public

Notarized remotely online using communication technology via Proof.

Board of Adjustment Application

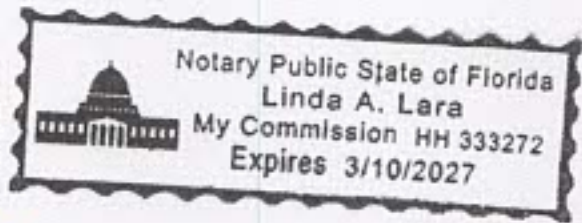
Architect(s)/Engineer(s) Signature:	Architect(s)/Engineer(s) Print Name: Zakary James Lata, PE #79443
Address: 13727 SW 152 Street #1086, Miami, FL 33177	
Telephone: (305) 608-4583	Fax:
Email: PlanZDesigns@outlook.com	



NOTARIZATION

STATE OF FLORIDA/COUNTY OF  
The foregoing instrument was acknowledged before me this 13 day of MAY by 2025  
(Signature of Notary Public - State of Florida)

*Linda Lara*



(Print, Type or Stamp Commissioned Name of Notary Public)  
☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced \_\_\_\_\_

- Attachments:
- A. Board of Adjustment supporting information.
  - B. Board of Adjustment Calendar.
  - C. Board of Adjustment Application Fee Schedule.
  - D. Certified Mailing List Service Providers.



August 15, 2025

Ms. Arceli Redila  
Secretary  
Board of Adjustment  
City of Coral Gables  
427 Biltmore Way, 2nd Floor  
Coral Gables, FL 33134

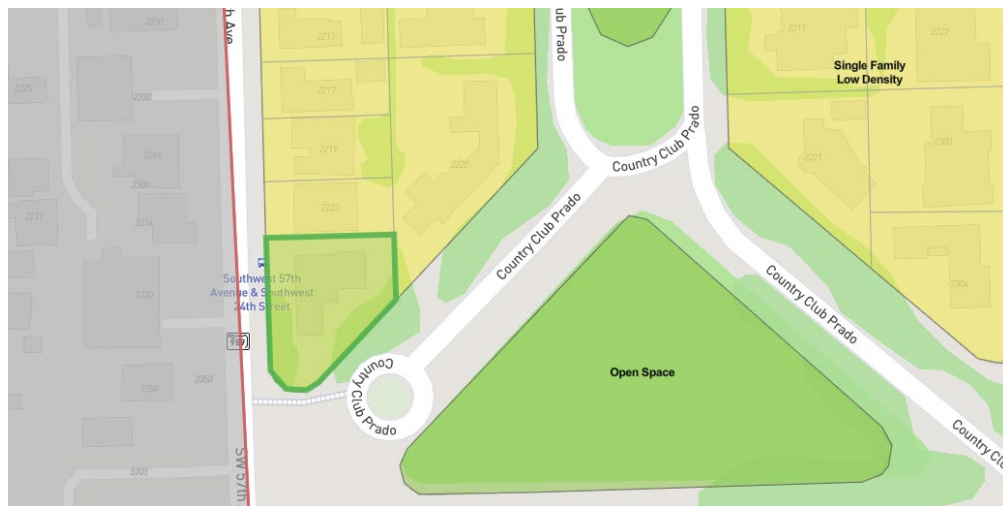
**Re: 2310 Country Club Prado / Board of Adjustment Application for Variances  
for a New Pool / Statement of Use**

Dear Ms. Redila:

On behalf of Gregory and Yanelys Marx, (the “Applicant”), the owners of the home located at 2310 Country Club Prado, (the “Property”), we respectfully submit this Statement of Use in connection with the enclosed Board of Adjustment application to allow for variances from the Coral Gables Zoning Code (the “Code”) for the construction of a pool.

The Property is further identified by Miami-Dade Tax Folio Number: 03-4107-017-0670. The Property is 12,750 square feet (.29 acres) in area and is located on the southernmost end of Country Club Prado, where the street culminates in a cul-de-sac, and across the street from Ferdinand Park. The Property is currently improved with a single-family home which was constructed in 1972 and does not have a pool.

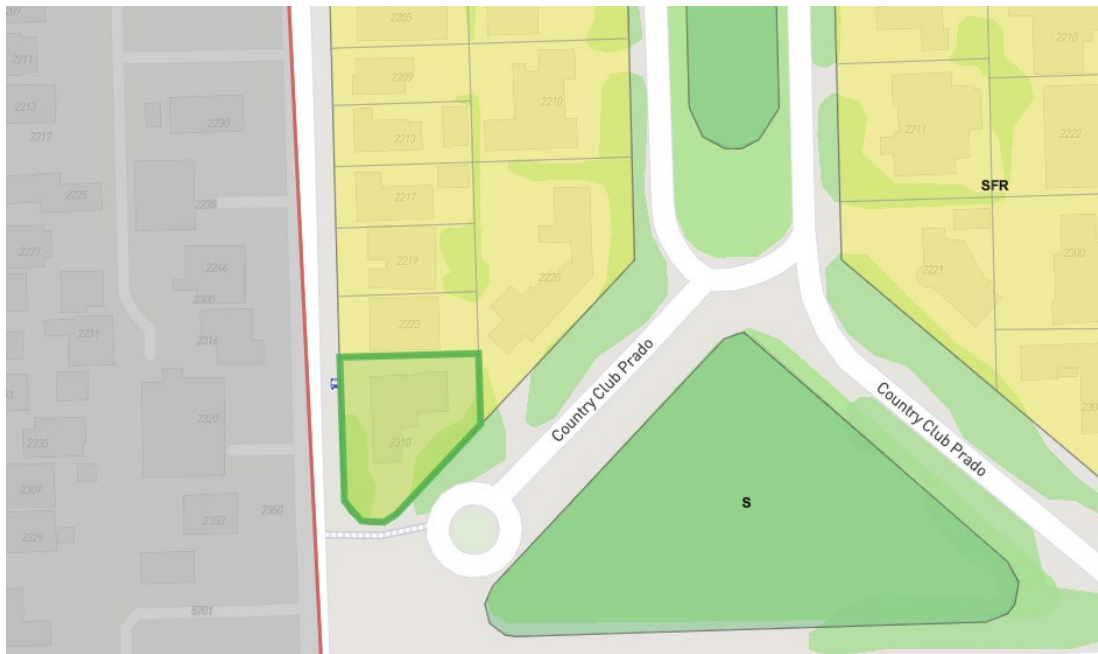
Pursuant to the City’s Future Land Use Map (“FLUM”), the relevant portion of which is excerpted below in *Figure 1*, the Property is designated Single Family Low Density.



*Figure 1*



Pursuant to the City's Zoning Map, the relevant portion of which is excerpted below in *Figure 2*, the Property is zoned SFR.



*Figure 2*

The Applicant proposes to improve the existing home with a pool for their young family to enjoy. The Property is an irregularly shaped corner lot with two street frontages along SW 57 Avenue and Country Club Prado which creates an irregular layout and building context in which the home does not have a clear rear yard, which creates limited design options for the existing home. Given the irregular shape of the Property, the only possible location for a pool is the front of the Property.

*Variance Requests.* In order to develop the home with a pool in the only available yard area, the Applicant respectfully requests approval of the following:

1. Variance of Section 3-301(B) to allow for an accessory building or structure to be located in the area between the street and the main residential building.
2. Variance of Section 3-308(D)(1) to allow for a swimming pool to have less of a front setback than the home and to be located closer to a front street line of a lot than the main building and allow for a setback of 11'2" where the home is setback 36'7".
3. Variance of Section 3-308(H) to allow for a swimming pool to be visible from the front and side street elevations.
4. Variance of Section 3-308(I) to allow for a swimming pool to be located closer to the front or side street of a lot than the main building.

The Applicant requests the above variance as subjecting the Property to the strict setback restrictions as constructing a pool subject to these restrictions on such an irregular lot would create undue hardship and not be consistent with the intent of the Code. As mentioned above, the Property has the unusual condition of being a triangularly shaped corner with two distinct street frontages.

The setbacks on the northern end of the Property are restricted by the meeting point of two frontages which creates an awkward and limited orientation of any development on the Property. Specifically, the Code requires that pools not be closer to the street than the main building as well as not be viewed from a front or side street. The spirit of the restriction is meant to create privacy and maintain efficient design within the single-family neighborhoods. In the existing situation, there is no possible location for a pool to meet those requirements as the two frontages make up nearly the entire boundary of the Property. In addition, Country Club Prado not a heavily used public street as the street ends in a cul-de-sac with the Property being the only home accessed from this portion of the street.

Proposing to construct a pool without either being viewed from the street or no closer to the street than the home will create a truly inefficient and awkward design. Given the existing conditions and the proposed design which orients the pool towards the dead-end area of Country Club Prado, which does not front other homes, the pool's location will not negatively impact the neighborhood. On the contrary, the variance will allow for a higher quality home and increase the property value.

We respectfully submit that the applicable criteria of Section 14-207.6 of the Code are satisfied as follows:

1. *That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.*

The Project is a triangular corner lot which does not have a traditional rear yard.

2. *That the special conditions and circumstances do not result from the actions of the applicant.*

The Applicant did not create the special conditions and circumstances which are consequences of the existing building site configuration created in 1972, and of the wording of the Code which does not anticipate this situation.

3. *That granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district.*

The requested variance will not provide any special privilege on the Applicant or the Property. The SFR regulations allow for pools and the vast majority of the other homes on Country Club Prado have pools, including two with similar layouts and entrances along Country Club Prado with pools facing Country Club Prado, as shown on the attached **Exhibit A**.

4. *That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations and would work unnecessary and undue hardship on the applicant.*

Applying the setback restrictions to the Property will work an unnecessary and undue hardship and no pool design of any kind would be possible.

5. *That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.*

The requested variance is the minimum variance that will make possible the reasonable use of the proposed pool. The SFR designation allows for pools. The variance simply seeks to relieve the additional setback and location restrictions for this irregularly shaped property.

6. *That granting the variance will not change the use to one that is not permitted in the zoning district or different from other land in the same district.*

The requested variance does not impact use. The SFR district permits pools as an accessory use to a single family home.

7. *That the granting of the variance will be in harmony with the general intent and purpose of these regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

The requested variance will be in harmony with the Zoning Code regulations. The requested setback and location variance is to allow for a pool in the only area possible. Accordingly, approval of the variance will not be injurious to the public welfare. In fact, it will be nearly imperceptible to anyone as the house is on a dead-end and already has a perimeter wall.

8. *That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.*

Not applicable.

The requested variance will allow for a better home and is a minimum adjustment which is in keeping with the spirit of the Code. Coral Gables has always prided itself on the high quality of its single-family homes and their adaptation to the subtropical environment in which they are built. Having a pool in one's dream Gables home is part of the quality of life of this community and these requests are meant to achieve that dream for the Marx family. Accordingly, we respectfully request your favorable consideration of this variance application. If you have any questions, please do not hesitate to contact me at (305) 376-6061 or at mgarcia-serra@gunster.com. Thank you for your attention to this matter and we look forward to continuing to work with you on this exciting project.

Sincerely,



Mario Garcia-Serra



Exhibit A

959



Country Club Prado

Country Club Prado

Alhambra Cir

2304 Alhambra

Pools in front yard

Coral Wy

Coral Wy

Ferdinand Park

Country Club P

Country Club Prado

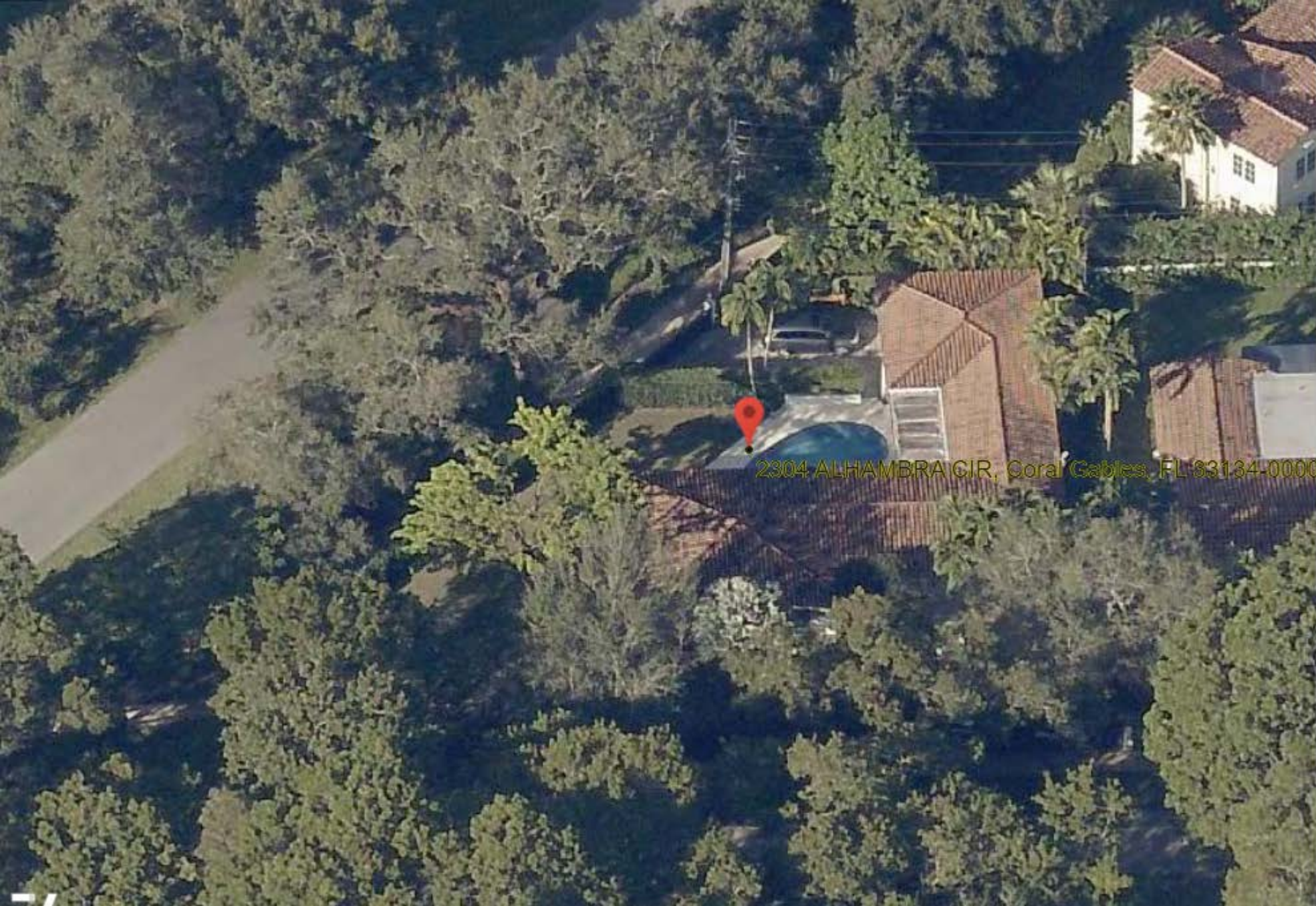
Alhambra Cir

2418 Country Club Prado

959

Google





2304 ALHAMBRA CIR, Coral Gables, FL 33134-0000





2418 COUNTRY CLUB PRADO, Coral Gables, FL 33134-0



**CITY OF CORAL GABLES**  
**DEVELOPMENT SERVICE DEPARTMENT**  
**Permit Application**

ALL OF THE FOLLOWING MUST BE COMPLETED BY APPLICANT ACCORDING TO FS 713.135

Date: _____		<b>Permit Type:</b> <input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Electrical <input type="checkbox"/> Mechanical <input type="checkbox"/> Plumbing <input type="checkbox"/> Misc. <input type="checkbox"/> App. _____ Date: _____		Master Permit #: _____ Sub Permit #: _____	
<b>Permit Change:</b> <input checked="" type="checkbox"/> Change of Contractor <input type="checkbox"/> Permit Extension <input type="checkbox"/> Permit Renewal <input type="checkbox"/> Permit Revision <input type="checkbox"/> Permit Supplement <input type="checkbox"/>				<b>Project Information:</b> <input checked="" type="checkbox"/> Commercial: <input type="checkbox"/> Residential: <input checked="" type="checkbox"/> Linear Feet: _____ <input checked="" type="checkbox"/> Square Feet: 583 <input checked="" type="checkbox"/> Cost of Work: \$67,000.00 <input checked="" type="checkbox"/>	
<b>DESCRIPTION OF WORK (PRINT):</b> NEW POOL AND SPA and DECK			<b>Job Address:</b> 2310 COUNTRY CLUB PRADO Folio #: 03- 4107- 017- 0670 Lot: 13 & 14 Block: 25 Subdivision: CORAL GABLES SEC REV Plat book: 8 Page: 86		
<b>PROPERTY OWNER:</b> Name: GREGORY ANDREW MARX Address: 2310 COUNTRY CLUB PRADO City/State/Zip: CORAL GABLES FL 33134 Telephone No.: _____ Email: _____			<b>CONTRACTOR COMPANY NAME:</b> CLEARWATER POOLS AND Qualifier Name: KENNETH MANHEIMER Address: 8903 SW 129 ST City/State/Zip: MIAMI FL 33176 License No.: CPC1457917 Telephone No.: 3052789395 Email: clearwatermiami@gmail.com		
<b>ARCHITECT:</b> Name: _____ Address: _____			<b>ENGINEER:</b> Name: ZAKARY JAMES LATA Address: 13727 SW 152 ST # 1086		
<b>BONDING:</b> Name: _____ Address: _____			<b>MORTGAGE LENDER:</b> Name: _____ Address: _____		

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES BOILERS, HEATERS TANKS, AND AIR CONDITIONERS, etc. **AFFIDAVIT OF OWNER/LESSEE/AUTHORIZED AGENT:** Under penalties of perjury and the City of Coral Gables False Claims and Presentations Ordinance, City Code Chapter 39, I certify that I am the owner or that I have the owner's full consent and authorization to sign this application to obtain a permit to perform the above-mentioned work; that all the foregoing information is accurate; and that all work will be done in compliance with all applicable laws regulating construction and zoning. **WARNING TO OWNER:** YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT. **The Historical Resources & Cultural Arts Department's approval is required prior to the issuance of a demolition permit. The Qualifier cannot sign below as Owner/Lessee/Authorized Agent.**

Signature of Owner/Lessee/Authorized Agent: Gregory Marx

Signature of Qualifier: Kenneth Manheimer

Owner/Lessee/Authorized Agent Name (Print): Gregory Marx

Qualifier Name (Print): Kenneth Manheimer

STATE OF FLORIDA )  
 SS  
 COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 24 day of April, 2023, by Gregory Marx who [ ] is personally known to me or [ ] who has produced \_\_\_\_\_ as identification.

My Commission Expires: 3/10/2027

Notary Public  
 Notary Public State of Florida  
 Linda A. Lara  
 My Commission HH 333272  
 Expires 3/10/2027

STATE OF FLORIDA )  
 SS  
 COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 24 day of April, 2023, by Kenneth Manheimer who [ ] is personally known to me or [ ] who has produced \_\_\_\_\_ as identification.

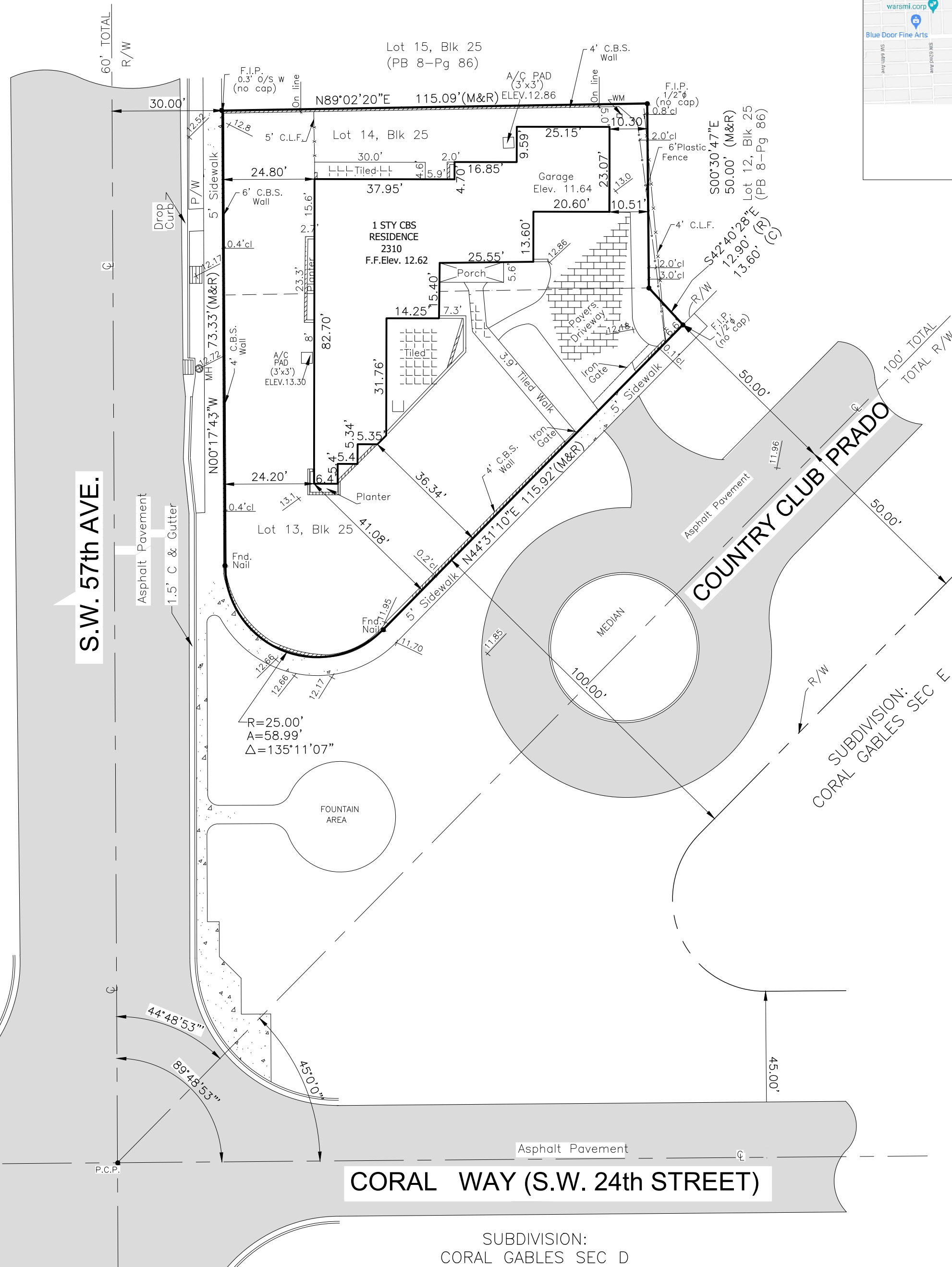
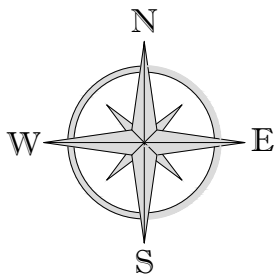
My Commission Expires: 3/10/2027

Notary Public  
 Notary Public State of Florida  
 Linda A. Lara  
 My Commission HH 333272  
 Expires 3/10/2027



# SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 25'

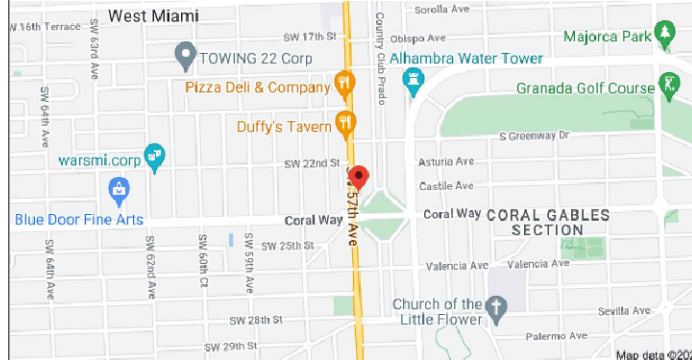


**ENCROACHMENTS AND OTHER POINTS OF INTEREST:**  
- THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY  
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE X (SEE NOTE 1)  
- THERE NO PLATTED UTIL. EASEMENT ON THE REAR OF THE SUBJECT PROPERTY

**CERTIFIED TO:**  
VAZQUEZ & ASSOCIATES  
GREGORY ANDREW MARS AND YANELYS MARIE MARX  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
BAY EQUITY LLC, ITS SUCCESSORS AND/OR ASSIGNS,  
A.T.I.M.A.

## LOCATION MAP

SCALE: NTS



## SITE PICTURE



### ABBREVIATION (IF ANY APPLIED)

ARC = CURVE  
A/C = AIR CONDITIONING UNIT  
ASPH. = ASPHALT  
B.M. = BENCH MARK  
B/C = BLOCK CORNER  
CALC.(C) = CALCULATED  
CB = CATCH BASIN  
C.B.S. = CONCRETE BLOCK STRUCTURE  
CL = CLEAR  
CONC. = CONCRETE  
D.M.E. = DRAINAGE MAINT. EASEMENT  
D = DIAMETER  
EASMT. = EASEMENT  
ELEV. = ELEVATION  
ENC. = ENCROACHMENT  
F.D./H. = FOUND DRILL HOLE  
F.H. = FIRE HYDRANT  
F.N.D. = FOUND NAIL AND DISC  
F.I.P. = FOUND IRON PIPE  
F.S. = FOUND SPIKE  
L.P. = LIGHT POLE  
MEAS.(M) = MEASURED  
MH = MANHOLE  
M = MONUMENT  
L = MONUMENT LINE  
NTS = NOT TO SCALE  
R = RADIUS

P/W = PARKWAY  
P.O.B. = POINT OF BEGINNING  
P.C. = POINT OF CURVATURE  
P.I. = POINT OF INTERSECTION  
P = PROPERTY LINE  
P.P. = POWER POLE  
P.M. = PERMANENT REFERENCE MONUMENT  
P.T. = POINT OF TANGENCY  
RAD. = RADIAL  
REC. (R) = RECORDED  
RES. = RESIDENCE  
R/W = RIGHT OF WAY  
SEC. = SECTION  
S.D./H. = SET DRILL HOLE  
S.N/D. = SET NAIL AND DISC  
S.I.P. = SET IRON PIPE  
S.R.B. = SET REBAR  
STY = STORY  
SWK. = SIDEWALK  
T.O.P. = TOP OF BANK  
U.E. = UTIL. EASEMENT  
W.P. = WOODEN POLE  
S = SECTION LINE  
Δ = DELTA  
C = CALCULATED

### SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE  
STRUCTURE (BLDG.)  
CONCRETE BLOCK WALL  
METAL FENCE  
WOODEN FENCE  
CHAIN LINK FENCE  
WOOD DECK/DOCK  
ASPHALTED AREAS  
CONCRETE  
BRICKS OR PAVERS  
ROOFED AREAS  
WATER (EDGE OF WATER)  
AIR CONDITIONER  
CATCH BASIN  
MANHOLE  
OVERHEAD ELECT.  
POWER POLE  
LIGHT POLE  
HANDICAP SPACE  
FIRE HYDRANT  
EASEMENT LINE  
WATER VALVE  
TV-CABLE BOX  
WATER METER  
CONC. LIGHT POLE  
POOL PUMP  
WATER HEATER

SITE ADDRESS: 2310 COUNTRY CLUB, CORAL GABLES, FL 33134

JOB NUMBER: 23-111

DATE OF SURVEY: JANUARY 10, 2022/ JANUARY 24, 2024 (UPDATED)

FOLIO NUMBER: 03-4107-017-0670

### JOB SPECIFIC SURVEYOR NOTES:

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **12086C-0456L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009.  
**BASE FLOOD ELEVATION OF N/A FEET (NGVD)**

① LAND AREA OF SUBJECT PROPERTY: **12,750 SF (+/-)**

ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY  
② **BENCH MARK No. P-401**, WITH AN ELEVATION OF **16.34 FEET**.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.00°17'43"W., BEING THE RECORDED BEARING FOR  
③ THE CENTERLINE OF S.W. 57th AVE., AS SHOWN ON PLAT BOOK 8 AT PAGE 86 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

### ④ GENERAL SURVEYOR NOTES:

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.  
EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

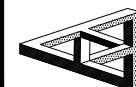
### LEGAL DESCRIPTION:

LOTS 13 & 14, BLOCK 25, OF CORRECTED PLAT CORAL GABLES, REVISED PLAT OF BLOCKS 20, 21, 22, 23, 24, 25, 26, 27, AND 28 OF SECTION E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 86, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.

**American Services of Miami, Corp.**  
Consulting Engineers . Planners . Surveyors

266 GIRALDA AVENUE  
CORAL GABLES, FL 33134  
PHONE: (305)598-5101 FAX: (305)598-8627  
ASOMIAMI.COM



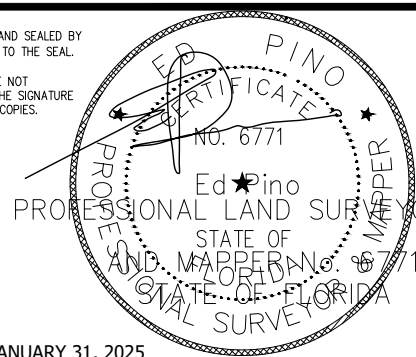
LB 6683

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY  
ED PINO, PSM ON THE DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT  
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE  
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ed  
pino

Digitally signed  
by ed pino  
Date:  
2025.01.31  
10:26:51 -05'00'

DATE : JANUARY 31, 2025





0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50  
1/4" = 1'-0"  
CUT ON DASH LINE FOR SCALE RULER

SCAN QR CODE  
FOR ALL RFIs



### POOL BARRIER NOTES

OUTDOOR SWIMMING POOL BARRIER SHALL COMPLY WITH F.B.C. 8TH EDITION 2023 SECTIONS R4501.17.1.1 THROUGH R4501.17.1.14.

THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE, MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 MM) MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. WHERE THE TOP OF THE POOL STRUCTURE IS ABOVE GRADE, THE BARRIER MAY BE AT GROUND LEVEL OR MOUNTED ON TOP OF THE POOL STRUCTURE. WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, THE MAXIMUM VERTICAL CLEARANCE BETWEEN THE TOP OF THE POOL STRUCTURE AND THE BOTTOM OF THE BARRIER SHALL BE 4 INCHES (102 MM).

THE BARRIER MAY NOT HAVE ANY GAPS, OPENINGS, INDENTATIONS, PROTRUSIONS, OR STRUCTURAL COMPONENTS THAT COULD ALLOW A YOUNG CHILD TO CRAWL UNDER, SQUEEZE THROUGH, OR CLIMB OVER THE BARRIER AS HEREIN DESCRIBED BELOW. ONE END OF A REMOVABLE CHILD BARRIER SHALL NOT BE REMOVABLE WITHOUT THE AID OF TOOLS. OPENINGS IN ANY BARRIER SHALL NOT ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

SOLID BARRIERS WHICH DO NOT HAVE OPENINGS SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.

WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS LESS THAN 45 INCHES (1143 MM), THE HORIZONTAL MEMBERS SHALL BE LOCATED ON THE SWIMMING POOL SIDE OF THE FENCE. SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 1-3/4 INCHES (44 MM) IN WIDTH. WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 1-3/4 INCHES (44 MM) IN WIDTH.

WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS 45 INCHES (1143 MM) OR MORE, SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 4 INCHES (102 MM). WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 1-3/4 INCHES (44 MM) IN WIDTH.

MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE A 2-1/4 INCH SQUARE (57 MM) UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1-3/4 INCHES (44 MM).

WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS, THE MAXIMUM OPENING FORMED BY THE DIAGONAL MEMBERS SHALL BE NO MORE THAN 1-3/4 INCHES (44 MM).

ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R4501.17.1.1 THROUGH R4501.17.1.7 AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2 INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.

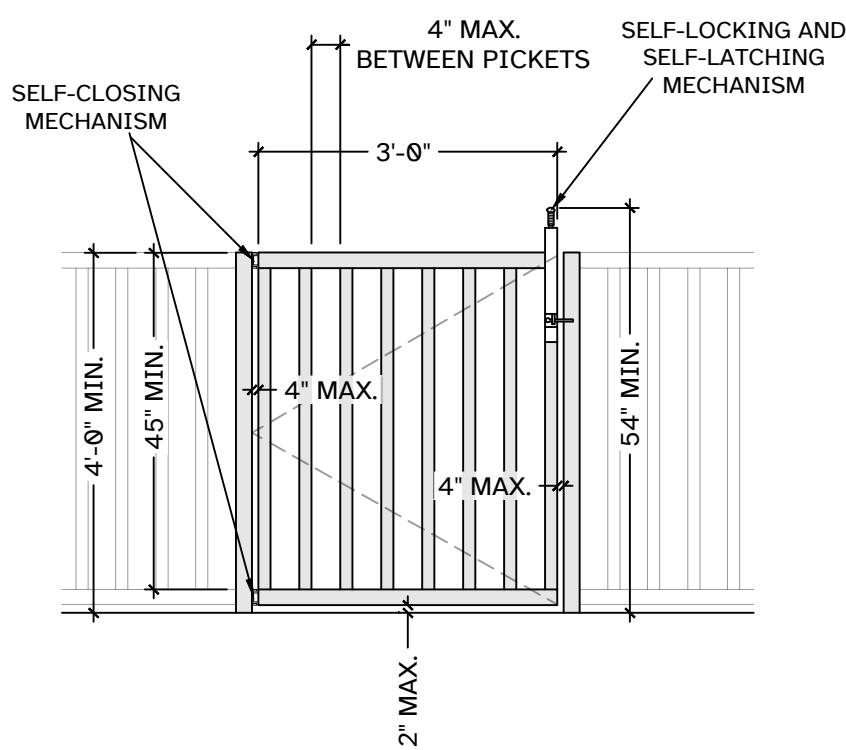
WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY:

1. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (3048 MM). ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING. EXCEPTIONS:

A. SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48 INCHES (1219 MM) OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL.  
B. WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY.

C. SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS 42 INCHES (1067 MM) OR HIGHER WITH A COUNTER BENEATH.

2. ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE WITH POSITIVE MECHANICAL LATCHING/LOCKING INSTALLED A MINIMUM OF 54 INCHES (1372 MM) ABOVE THE THRESHOLD, WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.



### ALUM. SINGLE GATE DETAIL

NOT TO SCALE

POOL ENCLOSURE TO COMPLY WITH REGULATIONS AS PER SECTION 3-398 SWIMMING POOL AND SECTION 5-498 WALL AND FENCES.

NO TREE WILL BE REMOVED OR RELOCATED UNDER THIS PERMIT.

#### FLORIDA BUILDING CODE

##### SECTION 454.2.17.1.4

WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS LESS THAN 45 INCHES (1143 MM), THE HORIZONTAL MEMBERS SHALL BE LOCATED ON THE SWIMMING POOL SIDE OF THE FENCE. SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 1-3/4 INCHES (44 MM) IN WIDTH. WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 1-3/4 INCHES (44 MM) IN WIDTH.

#### FLORIDA BUILDING CODE

##### SECTION 454.2.17.1.8

ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 454.2.17.1.1 THROUGH 454.2.17.1.7 AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2 INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.

**DIMENSION VERIFICATION:** THE CONTRACTOR IS REQUIRED TO CONSULT THE PROJECT ENGINEER FOR ANY NECESSARY DIMENSIONS INSTEAD OF RELYING SCALING DRAWINGS. SCALING MAY RESULT IN INACCURACIES AND IS NOT PERMITTED.

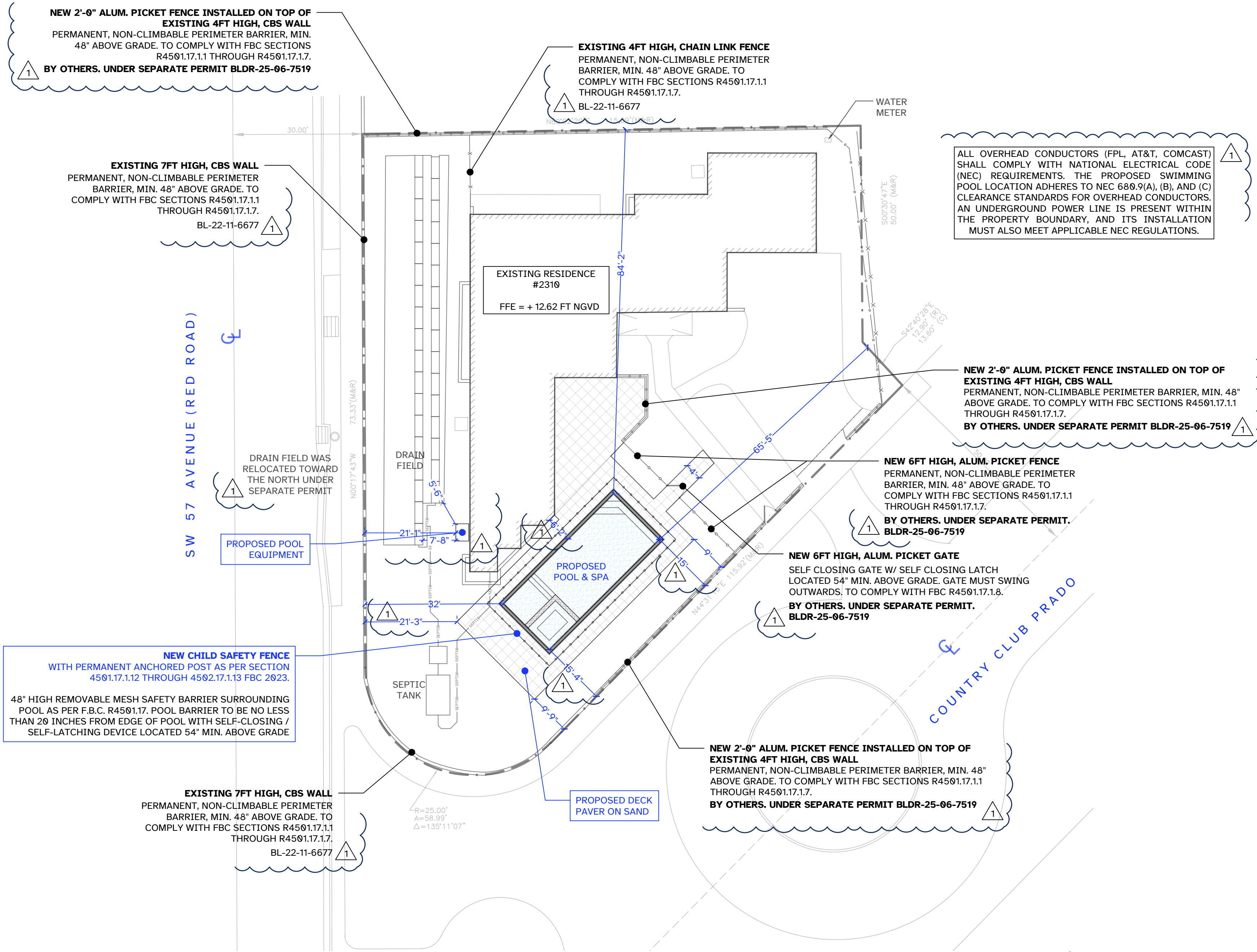
**FIELD CONDITION DISCREPANCIES:** SHOULD FIELD CONDITIONS DEViate FROM THE DIMENSIONS SPECIFIED ON THE DRAWINGS, THE CONTRACTOR MUST PROMPTLY INFORM THE PROJECT ENGINEER FOR RESOLUTION AND CLARIFICATION.

FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN CONSTRUCTION DELAYS AND ASSOCIATED COSTS.

ALL CODES TO COMPLY WITH  
F.B.C. 2023, 8TH EDITION

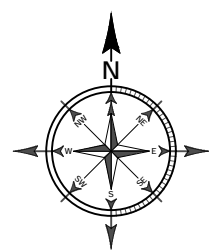
PLOT DATE -

9 July 2025



### SITE PLAN

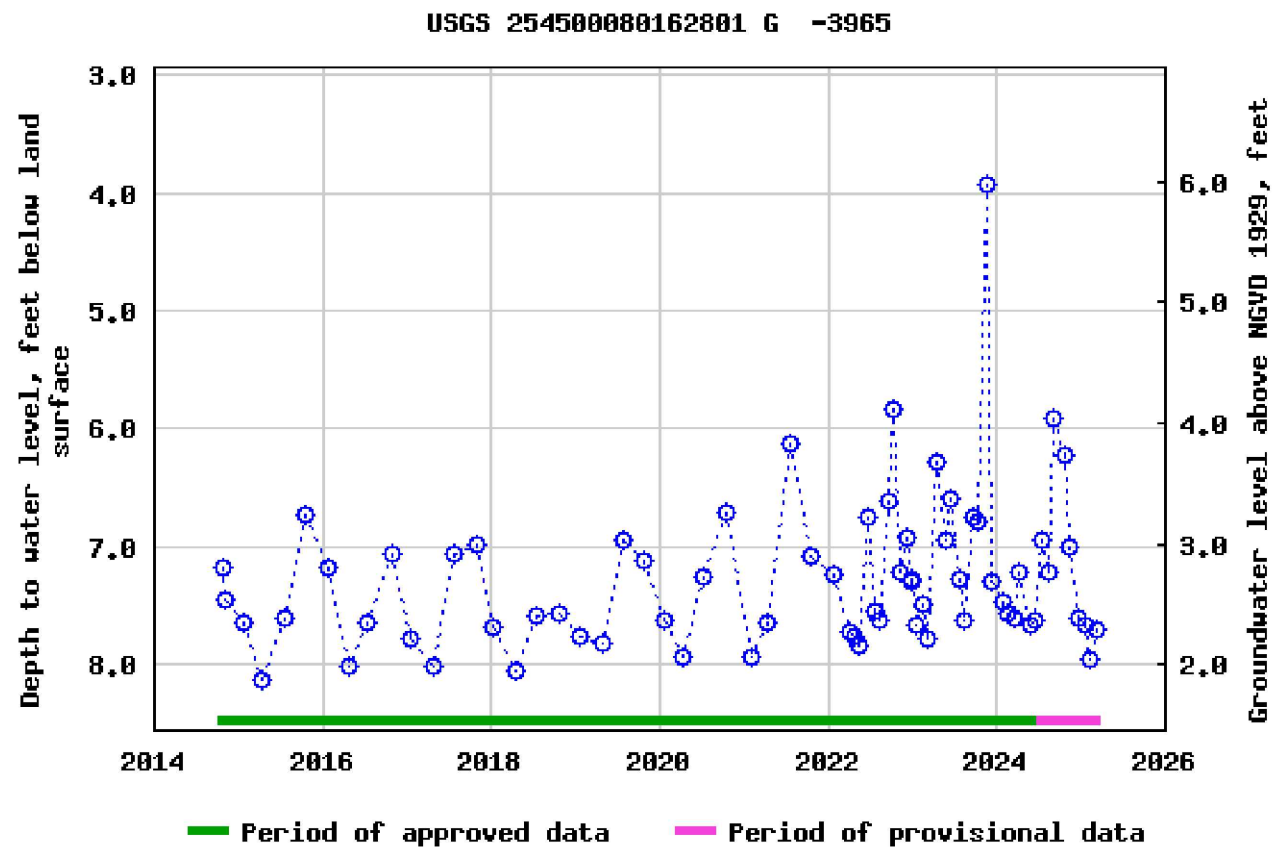
1/16" = 1'-0"



### DEWATERING CALCULATION

WATERLINE ELEVATION (NGVD)	11.75
MEAN HIGH WATER TABLE ELEVATION (NGVD) [USGS SITE G-3965]	2.83
WATER DEPTH + SLAB DEPTH (FT)	5.50
POOL BOTTOM ELEVATION (NGVD)	6.25

IF POOL BOTTOM ELEVATION IS ABOVE 2.83 NGVD, NO DEWATERING REQUIRED.  
THEREFORE, NO DEWATERING NECESSARY.



### LEGAL DESCRIPTION

FOLIO: 03-4107-017-0670  
LOT: 13 & 14  
BLOCK: 25  
SUBDIVISION: CORAL GABLES SEC E REV  
PLAT BOOK: 8  
PAGE: 86  
COUNTY: MIAMI-DADE

#### SCOPE OF WORK

THE SCOPE OF THIS PERMIT IS FOR A NEW SWIMMING POOL & DECK ONLY.

#### PUBLIC WORKS STATEMENT

ALL WORK, MATERIALS, AND EQUIPMENT ARE TO BE RETAINED INSIDE PRIVATE PROPERTY. ANY AND ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT OF WAY AND/OR EASEMENTS REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT PERMIT PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOT IMPACT MAINTENANCE OR UTILITY EASEMENTS IN ANY WAY WITHOUT EASEMENT OWNER CONSENT.

#### MATERIALS STATEMENT

CONTRACTOR TO SECURE AND PROTECT ALL MATERIAL BROUGHT ON SITE.

CONTRACTOR TO RESTORE ALL AREAS IMPACTED BY PROPOSED WORK TO EXISTING CONDITION OR BETTER.

#### TREE PROTECTION STATEMENT

ALL TREES IN THE CONSTRUCTION AREA ARE TO REMAIN AND TO BE PROTECTED WITH 6' LONG WOOD 4X4S BURIED 24" WITH ATTACHED 6"x6"x6" METAL WIRE MESHING THROUGHOUT CONSTRUCTION

#### FLOATING BOUY ALARM

A SWIMMING POOL ALARM THAT, WHEN PLACED IN A POOL, SOUNDS AN ALARM UPON DETECTION OF AN ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. SUCH POOL ALARM MUST MEET AND BE INDEPENDENTLY CERTIFIED TO ASTM STANDARD F2208, TITLED "STANDARD SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS," WHICH INCLUDES SURFACE MOTION, PRESSURE, SONAR, LASER, AND INFRARED ALARMS. FOR PURPOSES OF THIS PARAGRAPH, THE TERM "SWIMMING POOL ALARM" DOES NOT INCLUDE ANY SWIMMING PROTECTION ALARM DEVICE DESIGNED FOR INDIVIDUAL USE, SUCH AS AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER.

### POOL CONTRACTOR

**CLEARWATER  
POOLS & PATIO**

CPC1457917  
KEN MANHEIMER

8903 SW 129 STREET  
MIAMI, FL 33176  
(305) 278-9395

WWW.CLEARWATERMIAMI.COM

### SHEET INDEX

SITE PLAN	SP1.0
LOT AREAS	SP1.1
LAYOUT PLAN	SP2.0
PLUMBING PLAN	SP3.0
PLUMBING DETAILS	SP3.1
STRUCTURAL PLAN	SP4.0
ELECTRICAL PLAN	SP5.0



Know what's below.  
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(954) 203-0992  
POOLPRINTSTUDIO.COM

#### CONSULTANT

##### ENGINEER OF RECORD

ZAKARY JAMES LATA, P.E.  
P.E. #79443  
PLANZ2 DESIGNS LLC  
C.A. NO. 33219  
PLANZDESIGNS@OUTLOOK.COM

This item has been digitally signed and sealed by Zakary James Lata (P.E. # 79443) on the date indicated here. Printed copies are not considered signed and sealed, and the signature must be verified on any electronic copies. Planz2Designs@outlook.com 2025.07.09 13:00:40-04'00'

RESIDENCE

MARX

2210 COUNTRY CLUB PRADO  
CORAL GABLES, FL 33134

#### REVISIONS

BLDG DEPT COMMENTS 06.16.25

#### NOTES

1.

#### PROJECT NORTH



SCALE 1/16" = 1'-0"

#### SITE PLAN

**SP1.0**

SHEET NO.

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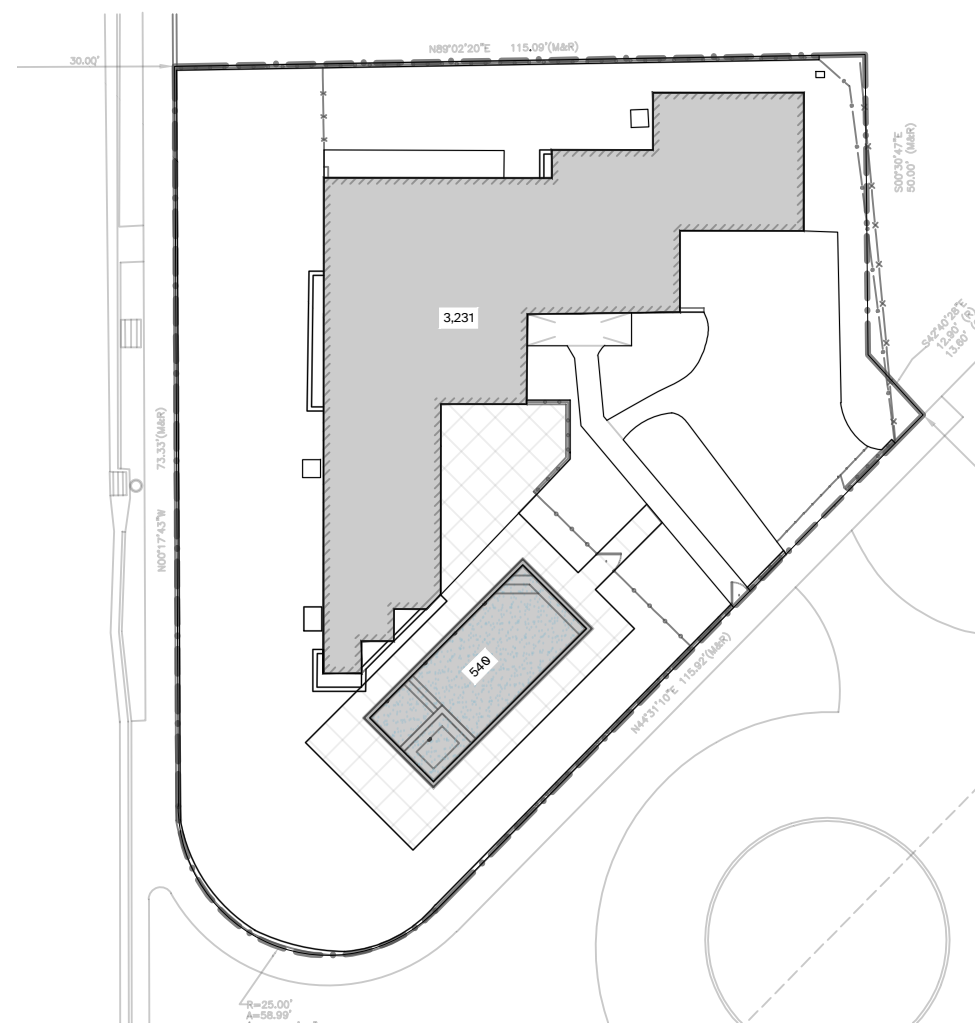
## ZONING LEGEND

FOLIO: 03-4107-017-0670	ZONING CODE: SFR
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### POOL SETBACKS

REQUIRED		PROVIDED		ADJUSTMENT REQUESTED
FRONT	N/A	FRONT	15'-0"	
SIDE STREET (W)	15'-0"	SIDE STREET (W)	32'-0"	
SIDE INTERIOR (E)	20% / 5'-0"	INTERIOR SIDE (E)	65'-5"	
REAR (N)	5'-0"	REAR (N)	84'-2"	

CORAL GABLES ZONING CODE, ARTICLE 3, SEC. 3-308.  
SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT, SWIMMING POOL AND/OR SPA.



## GROUND AREA COVERAGE

32' 16' 8' 1/16" = 1'-0"

LOT SIZE	12,750	SQ. FT.
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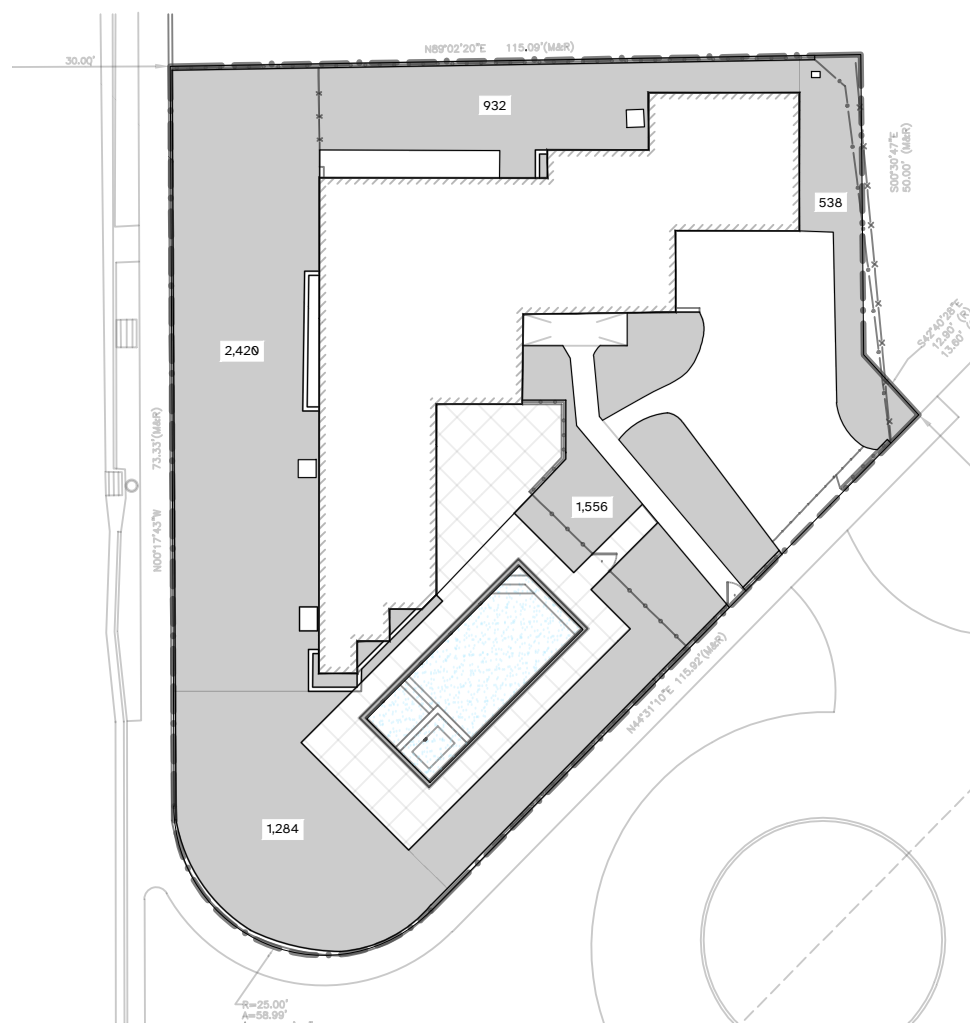
## 45% GROUND AREA COVERAGE

	ALLOWED			PROVIDED		
PRINCIPAL	35.0%	4,462.5	SQ. FT.	25.34%	3,231	SQ. FT.
ACCESSORY	10.0%	1,275.0	SQ. FT.	4.24%	540	SQ. FT.
TOTAL	45.0%	5,737.5	SQ. FT.	29.58%	3,771	SQ. FT.

## Section 3-308. Swimming pool and/or spa.

A private swimming pool and spa is permitted as an accessory use in any district, subject to the following conditions and restrictions:

- Swimming pools shall conform to the minimum structural requirements as required by the Florida Building Code.
- Design and sanitation requirements shall meet the requirements of the Florida Building Code and the State Board of Health. All plans for swimming pools which require approval by the State Board of Health shall be stamped with the approval thereon of said Board prior to such plans being submitted to the City of Coral Gables for a building permit.
- Maximum ground area coverage. In no case shall the main building or structure exceed thirty-five (35%) percent of the lot or lots comprising the building site, and the total ground area permitted to be occupied by the main building or structure and permitted accessory structures shall not exceed forty-five (45%) percent of the site upon which the structures are located.
- Setback:
  - Minimum front and side setback. Same as requirements for a residence located on the parcel where pool is to be constructed provided, however, that in no case shall the pool be located closer to a front street line of a lot or building site than the main or principal building is located.
  - Minimum rear setback. Five (5) feet, including any necessary mechanical equipment.
  - Waterway / golf course setback. On a lot or building site abutting upon a canal, waterway, lake, bay, or golf course, five (5) feet from such canal, waterway, lake, bay, or golf course.
  - Measurement. All setbacks for swimming pools shall be measured from the water's edge of the pool to the nearest property line in question.
- Unless the pool is entirely screened in, it must be surrounded by a protective wall or fence four (4) feet in height, to comply with existing ordinance for walls and fences. In all cases where a swimming pool will be visible from a street, a four (4) foot wall shall be erected upon the premises between the street and the swimming pool.
- Gates in the protective fence and/or wall required by these regulations shall be the spring lock type, so that they shall automatically be in a closed and fastened position at all times. Gates shall also be equipped with a safe lock and shall be locked when the swimming pool is not in use.
- On inside lots swimming pools may be located within an L or U of the building facing upon a front street.
- On corner lots, swimming pools may be located within an L of the building provided that such L is not visible in both the front and side street elevation.
- In no case shall a swimming pool be located closer to the front or side street of a lot or building site than the main or principal building.
- Patios and decks surrounding pools (other than wood decks governed by Section 5-310) may extend three (3) feet closer to the rear property line, canal, waterway, lake, bay or golf course, than the pool itself.



## OPEN LANDSCAPE AREA

32' 16' 8' 1/16" = 1'-0"

## 40% MINIMUM OPEN LANDSCAPE

REQUIRED			PROVIDED		
40% OF LOT			52.78		
12750.00	X	40.0%	1284 + 2420 + 932 + 538 + 1556		
5100.0%		SQ. FT.	6730.00		SQ. FT.

SW 57 AVENUE (RED ROAD)

PROPOSED POOL EQUIPMENT

EXISTING RESIDENCE #2310  
FFE = + 12.62 FT NGVD

PROPOSED POOL & SPA

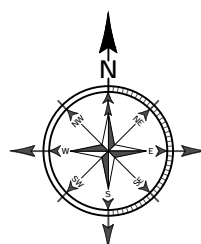
PROPOSED DECK  
PAVER ON SAND

## LEGAL DESCRIPTION

FOLIO: 03-4107-017-0670  
LOT: 13 & 14  
BLOCK: 25  
SUBDIVISION: CORAL GABLES SEC E REV  
PLAT BOOK: 8  
PAGE: 86  
COUNTY: MIAMI-DADE

## SITE PLAN

32' 16' 8' 1/16" = 1'-0"



**DIMENSION VERIFICATION:** THE CONTRACTOR IS REQUIRED TO CONSULT THE PROJECT ENGINEER FOR ANY NECESSARY DIMENSIONS INSTEAD OF RELYING SCALING DRAWINGS. SCALING MAY RESULT IN INACCURACIES AND IS NOT PERMITTED.

**FIELD CONDITION DISCREPANCIES:** SHOULD FIELD CONDITIONS DEVIATE FROM THE DIMENSIONS SPECIFIED ON THE DRAWINGS, THE CONTRACTOR MUST PROMPTLY INFORM THE PROJECT ENGINEER FOR RESOLUTION AND CLARIFICATION.

FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN CONSTRUCTION DELAYS AND ASSOCIATED COSTS.

ALL CODES TO COMPLY WITH  
F.B.C. 2023, 8TH EDITION

PLOT DATE -

9 July 2025



POOLPRINTS@GMAIL.COM  
(954) 203-0992  
POOLPRINTSTUDIO.COM

CONSULTANT  
ENGINEER OF RECORD  
ZAKARY JAMES LATA, P.E.  
P.E. #79443  
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PLANZDESIGNS@OUTLOOK.COM

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MARX RESIDENCE

2210 COUNTRY CLUB PRADO  
CORAL GABLES, FL 33134

### REVISIONS

BLDG DEPT COMMENTS 06.16.25

### NOTES

1.

### PROJECT NORTH



SCALE 1/16" = 1'-0"

ADJUSTMENT  
PLAN  
SP0.1

SHEET NO. © 2025



0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50



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POOL GENERAL NOTES

- SWIMMING POOL WAS DESIGNED ACCORDING TO ANSI/NSPI-8 AND ANSI/NSPI-5
- THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR POOL CONSTRUCTION IN EASEMENT OR REQUIRED SETBACK AREAS. PLOT PLANS NOT PREPARED FROM LEGAL SURVEYS OF THE EXISTING LOT AND RESIDENCE ARE SO INDICATED. POOL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND ESTABLISH LOT LINES. IF NECESSARY, POOL CONTRACTOR AND/OR OWNER SHALL VERIFY SHOWN AND ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- IN ALL CASES, THE POOL CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTINGS STRUCTURES FROM FAILURE BY SHEATHING AND/OR SHORING, OR OTHER METHODS AS REQUIRED. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE SAFETY OF EXISTING STRUCTURES.
- CONTRACTOR SHALL ESTABLISH LOCATIONS OF UTILITIES AT THE SITE. MINIMUM CLEARANCE DIMENSIONS SHALL BE HELD AND SHALL BE AS REQUIRED BY THE LOCAL REGULATORY AGENCY. IN GENERAL, HOLD A DISTANCE OF 10 FEET FROM OVERHEAD ELECTRIC LINES TO POOL'S WATER EDGE.
- DO NOT DRAIN POOL UNDER HIGH GROUND WATER OR STORM CONDITIONS.
- CONTRACTOR TO FOLLOW FLOATATION ANALYSIS AS INDICATED.
- CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS AND CONDITIONS AT THE JOB SITE AND REPORT ANY INCONSISTENCIES TO THE ENGINEER. IF ANY CHANGES ARE REQUIRED; OTHERWISE, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY OF SUCH CHANGES AND ANY REQUIRED REVISION TO THE PLANS.

DIMENSIONS & ELEVATIONS

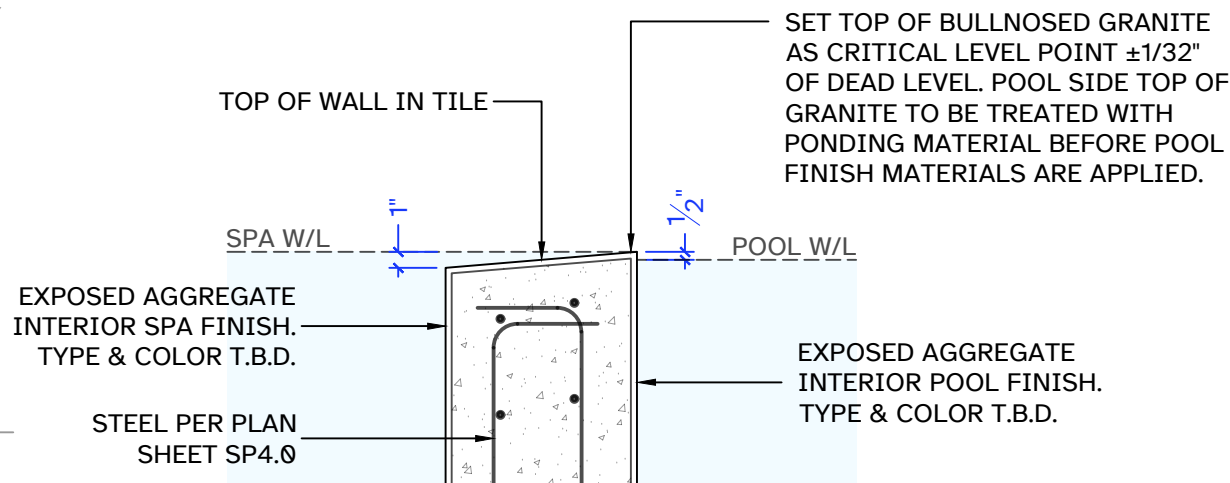
DIMENSIONS AND ELEVATIONS SHOWN ARE TO STRUCTURE UNLESS OTHERWISE SPECIFIED BY (W) SYMBOL, NGVD, F.F., OR OTHER

POOL DATA CHART

MAXIMUM WIDTH (FT)	15'-0"
MAXIMUM LENGTH (FT)	36'-0"
SHALLOW END (FT)	3'-6"
DEEP END (FT)	5'-0"
AREA (SF)	460
PERIMETER (LF)	102'-0"
VOLUME (GAL)	14623 CU. FT.
TURNOVER RATE (HR)	6 HR

SPA DATA CHART

MAXIMUM WIDTH (FT)	7'-0"
MAXIMUM LENGTH (FT)	9'-0"
DEPTH (FT)	3'-0"
AREA (SF)	63 SQ. FT.
PERIMETER (LF)	32'-0"
VOLUME (GAL)	1414 CU. FT.
TURNOVER RATE (HR)	1/2 HR

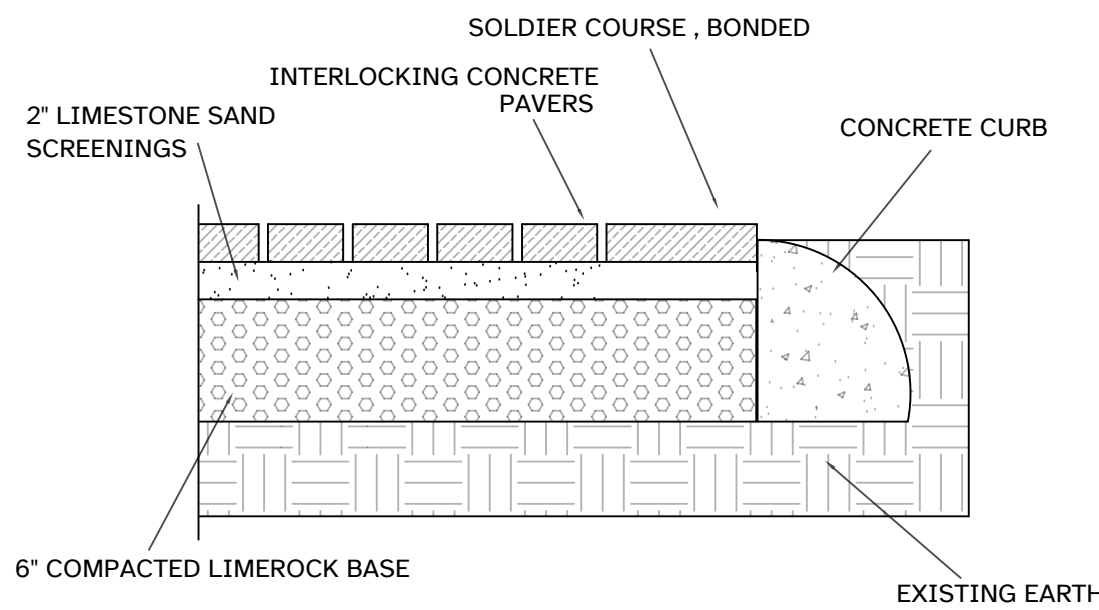


SPA BEAM DETAIL

NOT TO SCALE

DECK DATA CHART

MATERIAL	PAVERS ON SAND
MAXIMUM WIDTH (FT)	25'-4"
MAXIMUM LENGTH (FT)	52'-2"
AREA (SF)	1205
CURB PERIMETER (LF)	171'-4"



PAVER ON SAND DETAIL

NOT TO SCALE

**DIMENSION VERIFICATION:** THE CONTRACTOR IS REQUIRED TO CONSULT THE PROJECT ENGINEER FOR ANY NECESSARY DIMENSIONS INSTEAD OF RELYING SCALING DRAWINGS. SCALING MAY RESULT IN INACCURACIES AND IS NOT PERMITTED.

**FIELD CONDITION DISCREPANCIES:** SHOULD FIELD CONDITIONS DEVIATE FROM THE DIMENSIONS SPECIFIED ON THE DRAWINGS, THE CONTRACTOR MUST PROMPTLY INFORM THE PROJECT ENGINEER FOR RESOLUTION AND CLARIFICATION.

FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN CONSTRUCTION DELAYS AND ASSOCIATED COSTS.

ALL CODES TO COMPLY WITH  
F.B.C. 2023, 8TH EDITION

PLOT DATE -

9 July 2025



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(954) 203-0992  
POOLPRINTSTUDIO.COM

CONSULTANT

ENGINEER OF RECORD

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RESIDENCE

MARX

2210 COUNTRY CLUB PRADO  
CORAL GABLES, FL 33134

REVISIONS

BLDG DEPT COMMENTS 06.16.25

NOTES

1.

PROJECT NORTH



SCALE 1/4" = 1'-0"

LAYOUT PLAN

SP2.0

SHEET NO.

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SCAN QR CODE  
FOR ALL RFIs

1/4" = 1'-0"  
CUT ON DASH LINE FOR SCALE RULER

SPACE RESERVED FOR BUILDING DEPARTMENT

SPACE RESERVED FOR BUILDING DEPARTMENT

45% GROUND AREA COVERAGE						
	ALLOWED			PROVIDED		
PRINCIPAL	35.0%	4,462.5	SQ. FT.	25.34%	3,231	SQ. FT.
ACCESSORY	10.0%	1,275.0	SQ. FT.	4.24%	540	SQ. FT.
TOTAL	45.0%	5,737.5	SQ. FT.	29.58%	3,771	SQ. FT.

### GROUND AREA COVERAGE



1/16" = 1'-0"

LOT SIZE	12,750	SQ. FT.
----------	--------	---------

40% MINIMUM OPEN LANDSCAPE					
REQUIRED			PROVIDED		
40% OF LOT			52.78		
12750.00	X	40.0%	1284 + 2420 + 932 + 538 + 1556		
5100.0%		SQ. FT.	6730.00		SQ. FT.

### OPEN LANDSCAPE AREA



1/16" = 1'-0"

NO ADDITIONAL FILL SHALL  
BE INSTALLED ON THE  
PROPOSED GREEN AREAS.

**DIMENSION VERIFICATION:** THE CONTRACTOR IS REQUIRED TO CONSULT THE PROJECT ENGINEER FOR ANY NECESSARY DIMENSIONS INSTEAD OF RELYING SCALING DRAWINGS. SCALING MAY RESULT IN INACCURACIES AND IS NOT PERMITTED.

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#### REVISIONS

BLDG DEPT  
COMMENTS 06.16.25

NOTES  
1.

PROJECT NORTH

SCALE





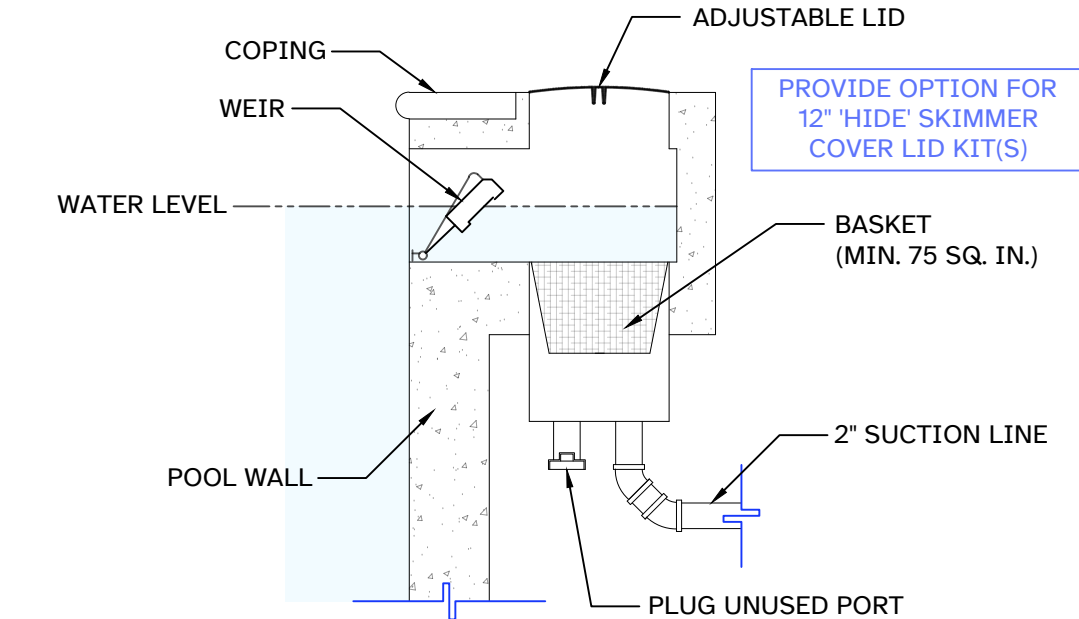
SCAN QR CODE  
FOR ALL RFIS

1/4" = 1'-0"  
CUT ON DASH LINE FOR SCALE RULER

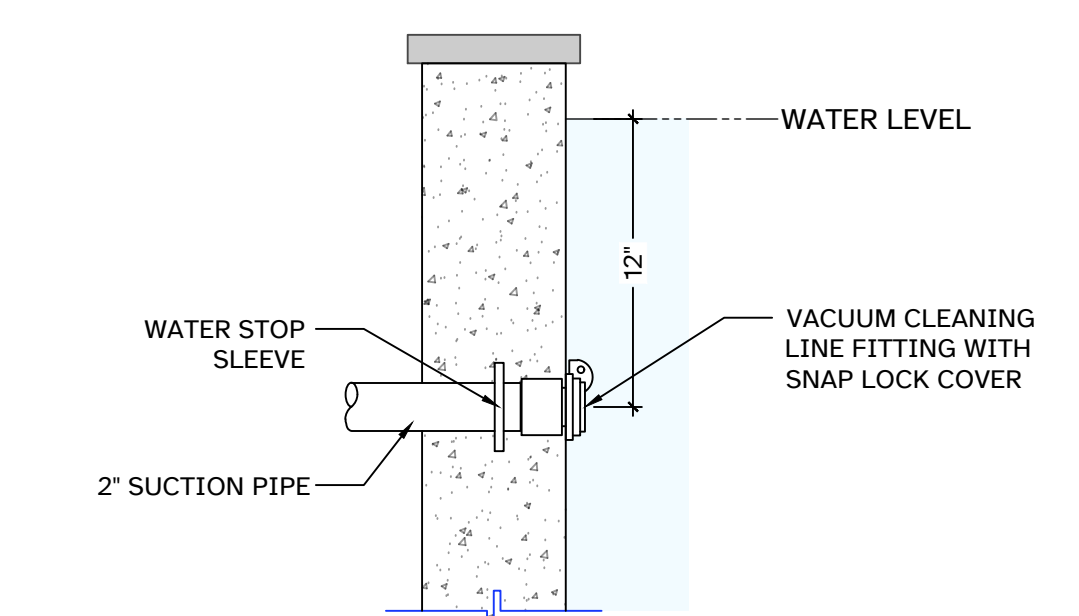
SPACE RESERVED FOR BUILDING DEPARTMENT

SPACE RESERVED FOR BUILDING DEPARTMENT

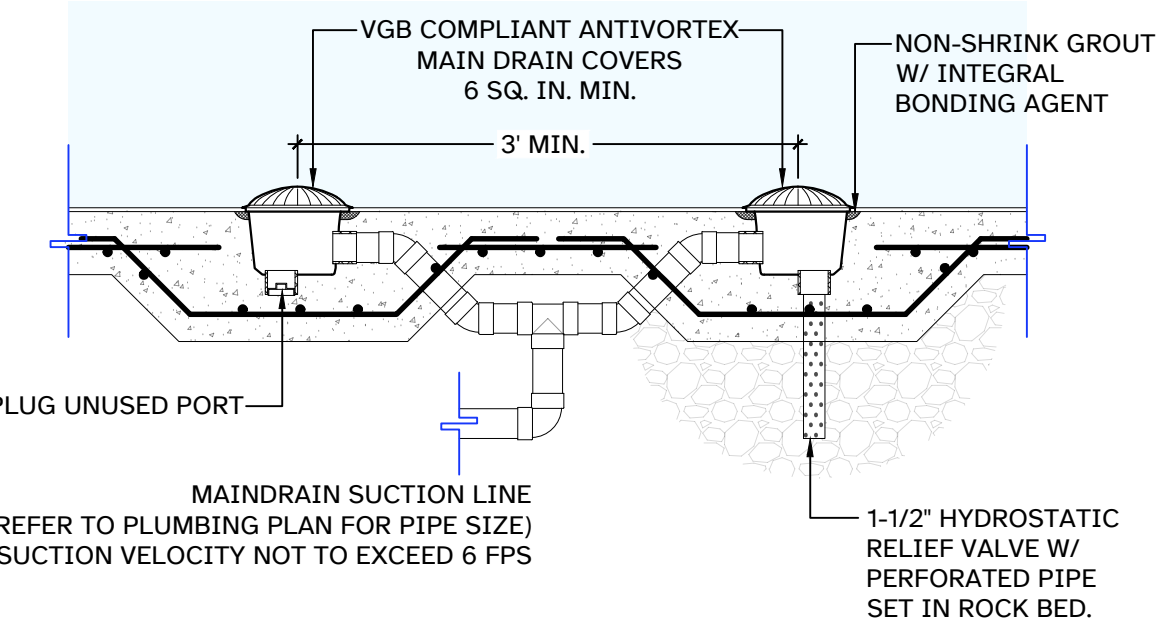
## WALL RETURN DETAIL



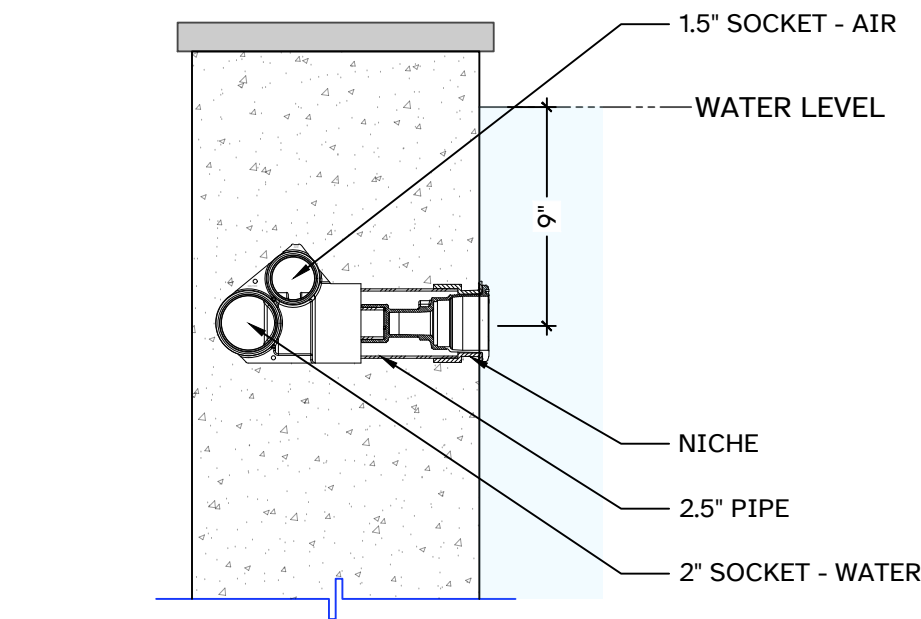
## SKIMMER DETAIL



## VACUUM FITTING DETAIL



## DUAL MAINDRAIN DETAIL

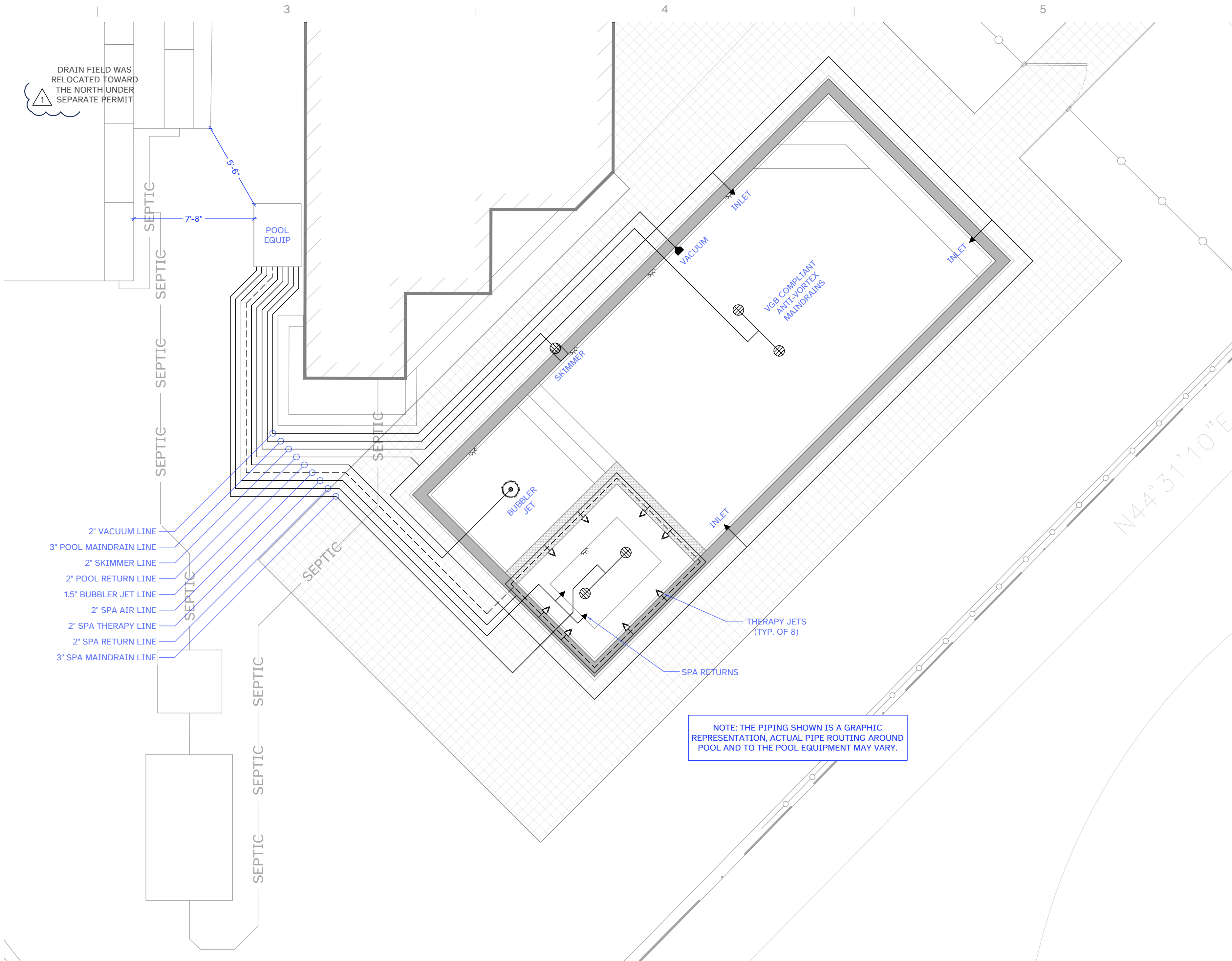


## HYDROTHERAPY FITTING DETAIL

**DIMENSION VERIFICATION:** THE CONTRACTOR IS REQUIRED TO CONSULT THE PROJECT ENGINEER FOR ANY NECESSARY DIMENSIONS INSTEAD OF RELYING SCALING DRAWINGS. SCALING MAY RESULT IN INACCURACIES AND IS NOT PERMITTED.

**FIELD CONDITION DISCREPANCIES:** SHOULD FIELD CONDITIONS DEVIATE FROM THE DIMENSIONS SPECIFIED ON THE DRAWINGS, THE CONTRACTOR MUST PROMPTLY INFORM THE PROJECT ENGINEER FOR RESOLUTION AND CLARIFICATION.

FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN CONSTRUCTION DELAYS AND ASSOCIATED COSTS.



## PIPING PLAN

1/4" = 1'-0"

### GENERAL PLUMBING NOTES

- PIPING RUNS SHOWN FOR CONCEPTUAL PURPOSES ONLY. ACTUAL PLUMBING MAY VARY IN FIELD BASED ON SITE CONDITIONS.
- VACUUM FITTING SHALL BE EQUIPPED WITH A SPRING LOADED CAP IN ACCORDANCE WITH THE F.B.C. 2023, 8TH EDITION.
- MAIN DRAIN GRATE TO HAVE A FREE AREA OF 6 SQ. IN. MINIMUM AND SHALL BE SECURED WITH SCREWS.
- ALL POOL PIPING TO BE SCHEDULE 40 PVC NON THREADED NSF PIPE WITH SOLVENT WELD JOINTS.

#### WATER VELOCITIES:

PRESSURE SIDE NOT TO EXCEED 10 F.P.S.  
SUCTION SIDE NOT TO EXCEED 8 F.P.S.

FILTER CAPACITY - CARTRIDGE 16 GPM PER SQ. FT. OF SURFACE

PRESSURE PIPING	SUCTION PIPING
1.5 INCH @ 10 FPS = 55 GPM	1.5 INCH @ 8 FPS = 44 GPM
2.0 INCH @ 10 FPS = 98 GPM	2.0 INCH @ 8 FPS = 78 GPM
2.5 INCH @ 10 FPS = 152 GPM	2.5 INCH @ 8 FPS = 122 GPM
3.0 INCH @ 10 FPS = 227 GPM	3.0 INCH @ 8 FPS = 181 GPM

#### R4501.6.3 WATER VELOCITY

POOL PIPING SHALL BE DESIGNED SO THE WATER VELOCITY WILL NOT EXCEED 10 FEET PER SECOND (3048 MM/S) FOR PRESSURE PIPING AND 8 FEET PER SECOND (2438 MM/S) FOR SUCTION PIPING, EXCEPT THAT THE WATER VELOCITY SHALL NOT EXCEED 8 FEET PER SECOND (2438 MM/S) IN COPPER TUBING. MAIN SUCTION OUTLET VELOCITY MUST COMPLY WITH ANSI/APSP/ICC 7.

**EXCEPTION:** JET INLET FITTINGS SHALL NOT BE DEEMED SUBJECT TO THIS REQUIREMENT.

ALL CODES TO COMPLY WITH  
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PLOT DATE -

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RESIDENCE

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CORAL GABLES, FL 33134

### REVISIONS

BLDG DEPT COMMENTS 06.16.25

### NOTES

1.

### PROJECT NORTH



SCALE 1/4" = 1'-0"

### PLUMBING PLAN

SP3.0



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DEVELOPMENT SERVICES- BOARD OF ARCHITECTS - PRELIMINARY

- ☒ APPROVED
- ☐ APPROVED AS NOTED
- ☐ CONTINUED
- ☐ DEFERRED
- ☐ ATTENDANCE/CANCELLED
- ☐ REJECTED

COMMENTS:

JUDY CARTY	SIGNATURE	DATE
<div>M2YNER</div>		08/07/25
PETER KILIDDJIAN		
<div>M2YNER</div>		08/07/25
GLENN PRATT		
<div>M2YNER</div>		08/07/25
CALLUM GIBB		
<div>M2YNER</div>		08/07/25
LUIS JAUREGUI		
<div>M2YNER</div>		08/07/25
HAMED RODRIGUEZ		
<div>M2YNER</div>		08/07/25
GIORGI BALLI		
<div>M2YNER</div>		08/07/25
ALAIN BARTROLI		
<div>M2YNER</div>		08/07/25
RAYMUNDO FEITO		
<div>M2YNER</div>		08/07/25

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and is approved subject to submission of final plans. Zoning Code, Florida Building code, Historic, Public Works, Fire code and all other regulations must be complied with.