



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 01-12-2020
PROPERTY: 840 S ALHAMBRA CIR
FOLIO: 03-4129-032-0570
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 12-11-2020
PERMIT NO.: **AB-20-12-5273**
SCOPE OF WORK: ADDITION

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

1. NO REVIEW REQUEST AT THIS TIME.

GENERAL OBSERVATIONS

1. PROVIDE LANDSCAPE OPEN SPACE CALCULATION OF NOT LESS THAN FORTY (40%) PERCENT OF THE AREA OF THE BUILDING SITE. PER SECTION 5-1105 LANDSCAPE REQUIREMENTS.
2. PER SECTION 5-1301 MINIMUM STANDARDS. FLOOR ELEVATIONS FOR RESIDENTIAL. MINIMUM FLOOR ELEVATIONS SHALL BE NOT LESS THAN SIXTEEN (16) INCHES ABOVE THE ESTABLISHED GRADE. OPEN OR ENCLOSED PORCHES AND FLORIDA ROOMS MAY BE EIGHT (8) INCHES LOWER THAN REQUIRED FOR THE MAIN STRUCTURE, EXCEPT IN HIGH FLOOD HAZARD ZONES. PROVIDE EXISTING ELEVATION AND PROPOSED ELEVATION FOR ADDITION.
3. PLANS THAT SHOW A POOL MUST SHOW A ZONING CODE APPROVED POOL ENCLOSURE 4 FEET HIGH PROVIDING THAT GATES ACCESSING TO THE POOL AREA ARE MECHANICALLY SELF-CLOSING AND SELF-LOCKING AS PART OF PERMIT PER SECTION 5-108 SWIMMING POOLS AND DIVISION 24 FOR WALL AND FENCES REGULATIONS.

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

REVIEWED BY: ELISA DARNA
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CITY OF CORAL GABLES- ZONING DIVISION