

July 23, 2026

Coral Gables Building Department
405 BILTMORE WAY.
CORAL GABLES, FL 33134

RE: 1116 Alberca St Addition – (HIST-26-05-0364)

Zoning Department Comments

ZONING

COMMENT 1: PAGE A-1.00, PROVIDE A COMPLETE POOL ENCLOSURE WITHIN THE SAID PROPERTY. ARTICLE 3, SECTION 3-308.

Response 1: **Pool enclosure has been added to comply with FBC R4501.17 and Sec. 3-308, see sheets A-1.00 and A-1.01.**

COMMENT 2: PAGE A-1.00.1, HISTORICAL REVIEW REQUIRED, 35% GROUND AREA COVERAGE CANNOT EXCEED 1,698 SQ. FT.; THE PROPOSED GROUND AREA COVERAGE IS AT 1,968 SQ. FT. , REDUCTION REQUIRED.

Response 2: **As per our meeting with BOA on July 2nd, we received the approval under BOAR-25-10-1278 for the additional 10% for the ground coverage. Therefore, complying with the required ground coverage.**

COMMENT 3: PAGE A-1.00.1, HISTORICAL REVIEW REQUIRED, 45% GROUND AREA COVERAGE CANNOT EXCEED 2,183 SQ. FT.; THE PROPOSED GROUND AREA COVERAGE IS AT 2,280 SQ. FT. , REDUCTION REQUIRED.

Response 3: **As per our meeting with BOA on July 2nd, we received the approval under BOAR-25-10-1278 for the additional 10% for the ground coverage. Therefore, complying with the required ground coverage.**

COMMENT 4: PAGE A-1.001, HISTORICAL REVIEW REQUIRED, THE PAVER WALKWAYS, PAVER PATIOS, AND PAVER POOL DECK, ARE NOT OPEN LANDSCAPE; REMOVE THESE ITEMS FROM THE OPEN LANDSCAPE TOTAL; AND PROVIDE A NEW CALCULATION.

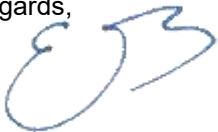
Response 4: **Open space diagram has been updated to not include pool deck, see sheet A-1.00.1**

COMMENT 5: PAGE A-1.00, HISTORICAL REVIEW REQUIRED, PROVIDE A MINIMUM REQUIRED 10 FEET REAR SETBACK FROM THE WEST PROPERTY LINE TO THE CLOSEST EDGE OF THE NEW ADDITION.

Response 5: **We are in the process with Historical Department to request a variance for the rear setback.**

Thank you for your prompt review and attention. Please do not hesitate to call if you have any other concerns or questions.

Regards,



Edgardo J Betancourt Santiago, RA
Co-Founder
ARKO Architecture, LLC