



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 9/25/20
PROPERTY ADDRESS: 620 ARVIDA PKWY
FOLIO: 03-5105-002-0230
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: YES / NO
ORIGINAL SUBMITTAL DATE: 9/14/20
PERMIT NO.: AB-20-09-5236
SCOPE OF WORK: 1 STORY ADDITION AND 2 STORY ADDITION.

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

1. NOT AT THIS TIME.

GENERAL OBSERVATIONS

1. PAGE A1.0, PROVIDE A FLOOR AREA RATIO DIAGRAM OF ALL THE EXISTING AND NEW AREAS CALCULATED FOR THE FLOOR AREA RATIO TOTAL. PROVIDE A LIST OF THE AREAS AND THEIR INTERIOR SQUARE FOOTAGE. ARTICLE 5, SECTION 4-101, D., #9 AND #10.
2. ON THE FINAL PERMIT APPLICATION PLAN SUBMITTAL, IN ADDITION TO 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).
3. ON THE FINAL 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 (ZONING CODE ARTICLE 5, SECTION 5-1105, B.).
4. ON THE FINAL PERMIT APPLICATION 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.
5. PROVIDE A COPY OF THE MIAMI-DADE COUNTY RECORDED UNITY OF TITLE COVENANT APPLICATION FILED ON APR. 28, 2014. NOTE, THE MIAMI-DADE APPRAISERS

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OFFICE STILL SHOWS THE PROPERTIES AS TWO SEPARATE PARCELS WITH TWO DIFFERENT FOLIO NUMBERS (FOLIO #03-5105-002-0230 AND FOLIO #03-5105-002-0220).

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

REVIEWED BY: STEVEN RODRIGUEZ
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