



City of Coral Gables  
Preliminary Zoning Observation Report

Property: **2414 DE SOTO BLVD.**  
Folio: 03-4118-001-0080  
Zoning District: SFR.  
Historical/ Cottage: Y /N  
Section: Section-A, Lot: 11 and 12, Block: 1.  
BOA Permit No.: **AB-20-09-5137**  
Scope of Work: 2 Story Addition.

**ZONING OBSERVATIONS REQUIRING BOARD OF ARCHITECTS SPECIFIC APPROVAL AS PER THE ZONING CODE:**

1. NONE AT THIS TIME.

**GENERAL OBSERVATIONS**

1. WITH THE OFFICIAL PERMIT APPLICATION PLAN SUBMITTAL, FILE A UNITY OF TITLE COVENANT APPLICATION FOR THIS PROPERTY WITH THE C.G. CITY ATTORNEY'S OFFICE 305-460-5338. COVENANT APPLICATION WEB LINK: <https://www.coralgables.com/departments/CityAttorney/documents-and-legal-forms>
2. RECHECK THE LOT AREA WITH THE MIAMI-DADE COUNTY PROPERTY APPRAISERS WEB SITE; WEB LINK: [miamidade.gov](http://miamidade.gov)
3. ON THE OFFICIAL 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).
4. ON THE OFFICIAL PERMIT APPLICATION PLAN SUBMITTAL, IN ADDITION TO THE FLOOR AREA RATIO CALCULATION, INCLUDE, A DIAGRAM OF THE FLOOR PLANS 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., #9 AND #10).
5. ON THE OFFICIAL 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.).
6. ON THE OFFICIAL PLAN SET, PROVIDE A LANDSCAPE PLAN, INCLUDE, EXISTING LANDSCAPE PLAN, TREE PROTECTION PLAN, NEW LANDSCAPE PLAN, AND A PLANTING SCHEDULE (ARTICLE 5, SECTION 5-1105, B.).

Preliminary zoning observations are to be resolved prior to the submittal of the official plans set to the Board of Architects Division.

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Zoning Division