



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 9/24/20  
PROPERTY ADDRESS: 2414 DE SOTO BLVD.  
FOLIO: 03-4118-001-0080  
ZONING DISTRICT: SFR  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 9/10/20  
PERMIT NO.: **AB-20-09-5137**  
SCOPE OF WORK: TWO STORY ADDITION.

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

1. NONE AT THIS TIME.

**GENERAL OBSERVATIONS**

1. PROVIDE A COPY OF THE RECORDED UNITY OF TITLE COVENANT FOR THIS PROPERTY. IF, YOU NEED TO APPLY SEE THIS WEB LINK FOR INSTRUCTIONS AND THE COVENANT APPLICATION: <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: <https://www.miamidade.gov/Apps/PA/propertysearch/#/>
3. 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.
4. ON THE FINAL 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. ARTICLE 4, SECTION 4-101, D., #9 AND #10.
5. 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. ARTICLE 5, SECTION 5-1105, B.

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6. ON THE FINAL PLAN SET, PROVIDE A LANDSCAPE PLAN, INCLUDE, EXISTING LANDSCAPE SITE PLAN, TREE PROTECTION DETAILS, NEW LANDSCAPE SITE PLAN (IF APPLICABLE), AND A PLANT AND TREE SCHEDULE. ARTICLE 5, SECTION 5-1105, B.

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

REVIEWED BY: STEVEN RODRIGUEZ  
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