



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 07/22/2020  
PROPERTY: 805 MAJORCA AVE  
FOLIO: 03-4108-001-4890  
ZONING DISTRICT: S.F.R.  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 02/21/2020  
PERMIT NO.: **AB-20-02-5522**  
SCOPE OF WORK: 1 STORY ADDITION & ACCESSORIES

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

1. NONE AT THIS TIME

**GENERAL OBSERVATIONS**

1. WITH THE FINAL 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. PAGE A-101, PROVIDE THE A/C UNIT(S) AND THE POOL EQUIPMENT ON THE PROPOSED SITE PLAN.
3. PAGE A-101, THE CHAIN LINK FENCE IS NOT ALLOWED AS PROPOSED ON EITHER SIDE YARD; PROVIDE THAT THE CHAIN LINK FENCE TERMINATES AT THE REAR CORNERS OF THE RESIDENCE. ARTICLE 5, SECTION 5-2402.
4. PAGE A-101.1, PROVIDE 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. PAGE A-101.1, PROVIDE 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.
6. PAGE A-101.1, PROVIDE 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.
7. PROVIDE A LANDSCAPE PLAN, INCLUDE, EXISTING LANDSCAPE, TREE PROTECTION, NEW LANDSCAPE, AND A TREE AND PLANTING SCHEDULE. ARTICLE 5, SECTION 5-1105, B.

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

REVIEWED BY: STEVEN RODRIGUEZ  
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CITY OF CORAL GABLES- ZONING DIVISION