



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 8/13/2020 (UPDATED)  
PROPERTY ADDRESS: 1108 VALENCIA AVE.  
FOLIO: 03-4118-001-1620  
ZONING DISTRICT: SFR  
DRC: NO  
HISTORICAL/ COTTAGE: YES / NO  
ORIGINAL SUBMITTAL DATE: 8/13/2020  
PERMIT NO.: **AB-20-07-7085**  
SCOPE OF WORK: NEW 2 STORY SFR W/BASEMENT.

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

1. NONE AT THIS TIME.

**GENERAL OBSERVATIONS**

1. FILE A UNITY OF TITLE COVENANT APPLICATION FOR THIS PROPERTY WITH THE C.G. CITY ATTORNEY'S OFFICE 305-460-5338, CONCURRENT WITH THE FINAL PERMIT APPLICATION PLAN SUBMITTAL.
2. PRIOR TO THE FINAL PLAN SUBMITTAL, FILE A TOTAL DEMOLITION PERMIT APPLICATION WITH THE C.G. BUILDING DEPT. WEB LINK: <https://www.coralgables.com/departments/DevelopmentServices/building-division>

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

REVIEWED BY: STEVEN RODRIGUEZ  
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