



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 3/16/21
PROPERTY ADDRESS: 9485 OLD CUTLER RD.
FOLIO: 03-5106-022-0160
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 2/29/21
PERMIT NO.: **AB-21-02-7118**
SCOPE OF WORK: 1 STORY BATHROOM ADDITION & 2 STORY GYM 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. WITH THE FINAL PERMIT APPLICATION PLAN SUBMITTAL, 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. PAGE A-1, 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.
3. ON THE FINAL PLAN SUBMITTAL, PAGE A-1, ZONING LEGEND SECTION, PROVIDE 45% GROUND AREA COVERAGE CALCULATION. ARTICLE 4, SECTION 4-101, D., #8.
4. PAGE A-1, ON THE FINAL PERMIT APPLICATION PLAN SUBMITTAL, 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.
5. PAGE A-1, ON THE FINAL PERMIT APPLICATION PLAN SUBMITTAL, 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.
6. PAGE A-2, PROVIDE A CLEAR ILLUSTRATION OF THE INTERIOR OPENING FROM THE BEDROOM TO THE NEW GYM ADDITION; THE PLAN LABEL PROVIDED POINT TO A WALL SECTION.

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7. PAGE A-1, PROVIDE THE NEW LOCATION OF THE GENERATOR; SINCE, THE NEW GYM ADDITION IS WITHIN THE CURRENT GENERATOR LOCATION.
8. ON THE FINAL PLAN SUBMITTAL PROVIDE A COMPLETE FLOOR PLAN OF THE FIRST FLOOR; LABEL ALL ROOMS, COVERED AREAS, AND ACCESSORIES.
9. ON THE FINAL PLAN SUBMITTAL, PROVIDE A LANDSCAPE PLAN SHEET, INCLUDE, AN 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.
10. ON THE FINAL PLAN SUBMITTAL, PAGE A-1, PROVIDE A COMPLETE POOL ENCLOSURE. ARTICLE 5, SECTION 5-108.

NOTE TO APPLICANT: CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE TIME THE FINAL SUBMITTAL IS PROVIDED.

REVIEWED BY: STEVEN RODRIGUEZ
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