



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: SEPTEMBER 2, 2021
PROPERTY: 1238 DICKINSON DRIVE
FOLIO: 03-41-30-015-0070
ZONING DISTRICT: UNIVERSITY CAMPUS DISTRICT (UCD)
DRC: YES – DRC MEETING MAY 28, 2021 (DR-21-05-7645)
PERMIT NO.: **AB-21-08-7577**
SCOPE OF WORK: UM THEATER ARTS ADDITION OF APPROXIMATELY 10,800 SQ. FT. WITHIN THE CAPUS CORE SUB AREA OF UNIVERSITY CAMPUS DISTRICT

GENERAL OBSERVATION

1. PER SECTION D.1(G)(7), UM CAMPUS PLANNING STAFF WILL NEED TO MAKE THE NECESSARY UPDATES IN THE MOBILITY PLAN TO ACCOMMODATE THE LOSS OF APPROX. 50 SURFACE PARKING SPACES AND SHALL BE COMPUTED WITHIN THE PARKING ZONE (YELLOW).
2. PER SECTION D.1(E)(5), INDICATE COMPLIANCE WITH A TRAFFIC IMPACT ANALYSIS AT TIME OF BUILDING PERMIT.
3. CONSIDER A PEDESTRIAN CONNECTION/CROSSWALK ON THE PROPOSED RECONFIGURED SERVICE DRIVE TO THE WATSCO CENTER.
4. NORTHWEST CORNER OF BLACK BOX CREATES A BLIND SPOT FOR PEDESTRIANS/BICYCLISTS USING THE SIDEWALKS. STUDY EITHER EXPANDING THE LANDSCAPE NORTH TO ALLOW MORE VISIBILITY ON THE SIDEWALK OR ADJUST BUILDING'S CORNER.
5. AN AMENDMENT TO THE APPROVED MASTER PLAN MAY NEED TO ADJUST THE MINOR DIFFERENCE OF PROPOSED SQUARE FEET AND ILLUSTRATE THE UPDATED FOOTPRINT.