



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 7/19/21  
PROPERTY ADDRESS: 3441 ALHAMBRA CR.  
FOLIO: 03-4118-006-0120  
ZONING DISTRICT: SFR  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 7/8/21  
PERMIT NO.: AB-21-07-7467  
SCOPE OF WORK: NEW ADDITIONS, POOL, WALKWAYS.

**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. PROVIDE AN EXISTING LANDSCAPE PLAN, INCLUDE IF APPLICABLE, ANY TREE RELOCATION DETAILS AND ANY TREE REMOVAL DETAILS.
3. PROVIDE A PROPOSED LANDSCAPE PLAN, INCLUDE, TREE PROTECTION DETAILS.
4. PAGE A-1, PROPOSED SITE PLAN, FOR CLARITY REMOVE ALL TREES AND TREE CANOPIES SYMBOLS FROM THE PROPOSED SITE PLAN AND PROVIDE ALL TREE DETAILS ON THE REQUIRED LANDSCAPE PLAN SHEETS.
5. PAGE A-1, PROPOSED SITE PLAN, THE FRONT WALKWAY CANNOT EXCEED A WIDTH OF 5 FEET WITHIN THE FRONT SETBACK; THE PROPOSED WALKWAY IS AT 6.3 FEET, ADJUST, DIMENSION, AND LABEL ACCORDINGLY. ARTICLE 5, SECTION 5-311.
6. PAGE A-5, PROVIDE THE TOTAL HEIGHT OF THE RESIDENCE FROM THE ESTABLISHED GRADE TO THE ROOFTOP EDGE.
7. PAGE A-2, PROPOSED 1ST FLOOR PLAN – NEW 1 CAR GARAGE, PROVIDE A MINIMUM INTERIOR FLOOR SPACE OF 10 FEET IN WIDTH BY 22 FEET IN LENGTH; THE PROPOSED GARAGE LENGTH IS 20.997 FEET. ARTICLE 10, SECTION 10-102, A., #4.
8. PAGE D-1, DEMOLITION PLAN, PROVIDE THE SQUARE FOOTAGE OF THE EXISTING A/C SPACE TO BE DEMOLISHED.

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9. PAGE A-2, PROPOSED 1ST FLOOR PLAN, PROVIDE A 10 FEET SEPARATION FROM THE GENERATOR TO THE POOL BATH WINDOW OPENING. ARTICLE 3, SECTION 3-317, A.
  10. PROVIDE A ELEVATION DETAIL OF THE GENERATOR ENCLOSURE, DIMENSION AND LABEL ACCORDINGLY.
- NOTE, PAGE A-1.1, LANDSCAPE DIAGRAM, CONCRETE PAVERS AND MASONRY WALLS ARE NOT OPEN LANDSCAPE.

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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