



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 05-20-2021
PROPERTY: 1407 FERDINAND ST
FOLIO: 03-4107-018-7440
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 04-09-2021
PERMIT NO: **AB-21-04-7156**
SCOPE OF WORK: ADDITION AND REMODELING.

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

NOT REVIEW REQUEST AT THIS TIME

GENERAL OBSERVATIONS

1. HISTORICAL PRE-BOA O.K. IS REQUIRED.
2. SURVEY DOES NOT REFLECT THE EXISTING CONDITIONS OF THE PARCEL. PROVIDE A SIGNED AND SEALED SURVEY OF THE PROPERTY NO OLDER THAN 5 YEARS OLD. IF SURVEY IS OLDER THAN 5 YEARS OLD BUT REFLECT THE EXISTING CONDITIONS OF THE PARCEL, THEN AN AFFIDAVIT COULD BE SUBMITTED TO USE THAT SURVEY. AFFIDAVIT CAN BE FOUND AT: <https://evogov.s3.amazonaws.com/media/91/media/128398.pdf>
 - A. ADDITION BUILT IN 2016 IS NOT SHOWN ON SURVEY.
 - B. WOOD DECK LAYOUT AS PER SURVEY DOES NOT MATCH WITH WHAT IS SHOWN ON PLANS. CLARIFY. PROVIDE PERMIT NUMBERS.
 - C. PAVERS AREA ON THE LEFT SIDE TO THE REAR ARE NOT SHOWN ON SURVEY. CLARIFY. PROVIDE PERMITS NUMBERS.
3. ON THE SITE PLAN INDICATE EXISTING REAR SETBACK TO THE MAIN STRUCTURE AND STRUCTURE AT REAR, PLEASE LABEL STRUCTURE AT REAR ACCORDINGLY.

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<div>4. PROVIDE ZONING DIAGRAMS FOR GROUND AREA COVERAGE CALCULATIONS, FAR AND OPEN LANDSCAPE CALCULATIONS. SEE THE FOLLOWING SITE. https://evogov.s3.amazonaws.com/media/91/media/128367.pdf</div> <div>5. PROVIDE A BREAK DOWN OF THE FLOOR AREA RATIO CALCULATION, INCLUDE, A DIAGRAM OF THE FLOOR PLANS AND INDICATE ALL THE AREAS THAT WERE COUNTED, THEIR SQUARE FOOTAGE. SEE ARTICLE 2, SECTION 2-101, # 6.</div> <div>6. PLEASE PROVIDE AN EXISTING SECOND FLOOR PLAN SEPARATE FROM PROPOSED ONE. PROVIDE DIMENSIONS FOR BOTH.</div>

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

REVIEWED BY: ELISA DARNA
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CITY OF CORAL GABLES- ZONING DIVISION