



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 01-12-2020
PROPERTY: 1460 BARACOA
FOLIO: 03-4119-007-3270
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 01-12-2021
PERMIT NO.: **AB-20-12-5525**
SCOPE OF WORK: ADDITION

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

1. LOCATION OF THE GARAGE DOOR TO BE CONTEXTUALLY APPROPRIATE TO NEIGHBORHOOD CHARACTER AS APPROVED BY THE BOARD OF ARCHITECTS. (ARTICLE 4, SECTION 4-101, 12)
2. AS PER SECTION 4-101, #13, DRIVEWAYS AND ASSOCIATED CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. A MAXIMUM INCREASE SIZE OF EIGHTEEN (18) FEET WILL BE ALLOWED WITH BOARD OF ARCHITECTS APPROVAL.
3. REVIEW OF FINISHES AND PRODUCTS BY HARDIE BOYS. PER ZONING CODE, ARTICLE 5, SECTION 5-602 DESIGN REVIEW STANDARDS, THE BOARD OF ARCHITECTS SHALL DETERMINE IF AN APPLICATION SATISFIES DESIGN REVIEW STANDARDS FOR COLOR, DESIGN, FINISHES, FENESTRATION, TEXTURE, SELECTION OF ARCHITECTURAL ELEMENTS OF EXTERIOR SURFACES OF THE STRUCTURE ARE COMPATIBLE.
ALSO SEE SECTION 5-607 EXTERIOR WALLS-FACING MATERIALS, LETTER D, NEW PRODUCTS.
New products not specifically identified in this section may be permitted subject to review and approval by the City Architect and the entire Board of Architects. Presentation of new products for consideration shall be made by a product representative and shall include ample documentation of the material(s), methods of installation and photographic documentation of existing use. Criteria for granting approval of new materials/products shall be evaluated based upon all of the following:
 1. Aesthetic considerations.
 2. Good structural principles.
 3. Compliance with applicable standards of the Florida Building Code. The City Architect and the entire Board of Architects may revoke the use of the new product upon good cause that the product does not satisfy the above criteria.

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GENERAL OBSERVATIONS

1. PROVIDE DEMOLITION PERMIT.
2. PROVIDE A RECORDED COPY OF THE UNITY OF TITLE COVENANT FOR THIS PROPERTY, SHOULD YOU NEED TO APPLY, THE APPLICATION CAN BE FOUND AT:
[HTTPS://WWW.CORALGABLES.COM/DEPARTMENTS/CITYATTORNEY/DOCUMENTS-AND-LEGAL-FORMS](https://www.coralgables.com/departments/cityattorney/documents-and-legal-forms).
COPY AND PASTE THE LINK IN OUR BROWSER IF NECESSARY.
3. PER ZONING CODE, ARTICLE 5, SECTION 5-1609, ROOF PROJECTIONS; ON SETBACKS FROM FIVE (5) FEET TO TEN (10) FEET, ROOFS MAY PROJECT NOT MORE THAN TWO-AND-ONE-HALF (2½) FEET INTO THE REQUIRED MINIMUM SETBACK AREA.
4. INDICATE PROPOSED ROOF MATERIAL.SEE SECTION 5-1605 PITCHED ROOFS, MATERIAL FOR ALLOWANCES.
5. PER ZONING CODE, ARTICLE 5, SECTION 5-1402 GEOMETRIC STANDARDS FOR PARKING AND VEHICULAR USE AREAS, ZONING CODE REQUIRES A MINIMUM TWO CAR GARAGE INTERIOR DIMENSION OF TWENTY (20) FEET IN WIDTH BY TWENTY-TWO (22) FEET IN LENGTH.
6. AS PER SECTION 4-101, #13, DRIVEWAYS AND ASSOCIATED CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. A MAXIMUM INCREASE SIZE OF EIGHTEEN (18) FEET WILL BE ALLOWED WITH BOARD OF ARCHITECTS APPROVAL.
7. ON THE PROPOSED SITE PLAN SHOW COORDINATION BETWEEN THE PROPOSED NEW DRIVEWAY AND THE APPROACH. THE MINIMUM WIDTH OF INGRESS AND EGRESS DRIVEWAYS SHALL MATCH THE ENTRANCE AND EXIT AISLE WIDTH. SEE ZONING CODE ARTICLE 5, SECTION 5-1402 GEOMETRIC STANDARDS FOR PARKING AND VEHICULAR USE AREAS.
8. PROVIDE THE TRIANGLE OF VISIBILITY FOR THE DRIVEWAY. IF A SIDEWALK IS LOCATED BETWEEN THE PROPERTY LINE AND THE STREET THEN THE LEGS OF THE TRIANGLE OF VISIBILITY SHALL BE TEN (10) FEET LONG; AND MEET AT THE POINT OF INTERSECTION OF THE DRIVEWAY AND THE EDGE OF THE SIDEWALK THAT IS CLOSEST TO OR ON THE PROPERTY LINE.
9. PROVIDE A NOTE INDICATING "THAT THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2 1/2) FEET TO EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE".
10. PLANS THAT SHOW A POOL MUST SHOW A ZONING CODE APPROVED POOL WITH FOUR (4') FEET HIGH WITH FENCES AND ALL GATES TO BE MECHANICALLY SELF-CLOSING AND SELF-LOCKING AS PART OF PERMIT. SEE ZONING CODE, SECTION 5-108 SWIMMING POOL AND DIVISION 24 FOR WALL AND FENCES REGULATIONS.
11. PROVIDE PROPOSED REAR SETBACK FOR POOL DECK. PER ZONING CODE, ARTICLE 5, SECTION 5-108 SWIMMING POOL AND/ OR SPA. PATIOS AND DECKS SURROUNDING POOLS MAY EXTEND FIVE (5) FEET CLOSER TO THE REAR PROPERTY LINE PROVIDED THAT A MINIMUM REAR SETBACK OF FIVE (5) FEET IS MAINTAINED.
12. NEW RESIDENCES MUST PROVIDE LANDSCAPE PLAN SHOWING ALL REQUIRED TREES AND SCRUBS. PER SECTION 5-1105 LANDSCAPE REQUIREMENTS.
13. AT LEAST TWENTY (20%) PERCENT OF THE REQUIRED FORTY (40%) PERCENT OF LANDSCAPE OPEN SPACE SHALL BE LOCATED IN THE FRONT YARD.PER SECTION 5-1105 LANDSCAPE REQUIREMENTS. CLARIFY PERCENTAGE ON THE DIAGRAM GIVEN ON PAGE A 1.0.
14. PER ZONING CODE, SECTION 5-2801 PERMANENTLY INSTALLED STAND BY GENERATORS, PROVIDE THAT GENERATORS SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES WITH LANDSCAPING TO SCREEN THE GENERATOR ENTIRELY.

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

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CITY OF CORAL GABLES- ZONING DIVISION