



Jean-Paul Sorondo <sorondomd@gmail.com>

34 W Sunrise

5 messages

SorondoMD <sorondomd@gmail.com>

Mon, Feb 27, 2023 at 1:10 PM

To: edarna@coralgables.com

Hello Elisa Darna:

Thank you for your time today at the building department.

You greatly clarified the issues at hand related to the driveway reconfiguration and gave a homeowner comfort and direction!

As per our conversation: can you please direct me to the information/codes related to the side yard parking of a boat and trailer and access to the street.

Best Regards,
Jean-Paul

JPS

Darna, Elisa <edarna@coralgables.com>

Tue, Feb 28, 2023 at 2:19 PM

To: SorondoMD <sorondomd@gmail.com>

Good afternoon Mr.Sorondo,

Please find below the section of the code I was referring too. I have also added other section for a better understanding of the code.

Section 3-413. Boats and boat trailers.

Boats and boat trailers may be placed, kept or maintained or permitted to be placed, kept or maintained in any interior side or rear yard only. Parking surfaces for the placement of boats and boat trailers may be improved or unimproved.

Section 10-103. Parking, driveway, and vehicular use areas: provision, location and setbacks.

A. Provision of driveways and driveway approaches.

1. Driveways and driveway approaches required. All vehicular use areas shall have a driveway or driveway approach connection to the alley or street.
2. Permitting and construction costs. Permitting and construction of driveway approaches within the public right-of-way shall be at the sole expense of the property owner.

Section 2-101. Single-Family Residential (SFR) District.

10. Parking, garages, carports and driveways. Parking, garages, carports and driveways requirements shall be as per Article 10, Parking and Access, and as follows:

- a. Garage facades. The full width of the garage façade shall be less than or equal to one-third (1/3) of the width of the front façade of the residence that faces upon a primary street. In the event a building site has fifty (50) feet of street frontage, then a one (1) car garage with a maximum interior dimension of twelve (12) feet by twenty-five (25) feet deep shall be permitted to face upon the front street. On corner lots, garage facades shall face the side street, when appropriate for consistency with the neighborhood character, and may not exceed one-half (1/2) of the width of the façade. In multiple car garages facing upon any street, each single garage door shall be separated by at least a sixteen (16) inch column.
- b. Garage doors and carports. To be compatible with neighborhood character, the Board of Architects shall approve the location of garage doors and carports. When located on a corner lot, the garage and carport shall be accessed from a

side street when appropriate for neighborhood compatibility. If the garage is turned or angled, the garage may be set forward of the front façade providing that the side facing the street contains windows, pedestrian entryways, or other features that mimic the living portion of the house. The Board of Architects shall direct design of garage door location. Carports may be enclosed using shutters or screening as approved by the Board of Architects.

c. Driveways. Driveways and associated curb-cuts shall only be permitted when providing access to a garage, carport or porte-cochere. Building sites less than one-hundred (100) feet of street frontage shall be limited to one (1) curb-cut. To accommodate street trees and minimal sidewalk disruption, driveways and curb-cuts shall not exceed eleven (11) feet in width within the public right-of-way. An existing condition may require the need to allow driveways and curb-cuts within the public right-of-way to exceed eleven (11) feet in width as determined by the Board of Architects but in no case shall it exceed eighteen (18) feet in width. Where an alley or side street is present, curb-cuts or driveways with access provided from the front property line shall be reviewed by the Board of Architects.

d. Carport canopies are prohibited in SFR zoning districts. Existing carport canopies in SFR zoning districts shall be considered as nonconforming and are subject to the provisions in Article 13, Lawfully Existing Uses, Structures and Signs.

I know is a bit extensive, but it might help understand better. Please do not hesitate to contact me if you may need further assistance.

Regards,

Elisa. Darna.
Zoning Reviewer.
City of Coral Gables.
427 Biltmore Way.
PH: 305-476-7238.
edarna@coralgables.com.

-----Original Message-----

From: SorondoMD <sorondomd@gmail.com>
Sent: Monday, February 27, 2023 2:11 PM
To: Darna, Elisa <edarna@coralgables.com>
Subject: 34 W Sunrise

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

JPSorondo MD.PA. <sorondomd@gmail.com>
To: "Darna, Elisa" <edarna@coralgables.com>

Tue, Feb 28, 2023 at 8:28 PM

Thank you for the information Ms. Darna:

I genuinely appreciate you taking the time to direct me to the appropriate codes. I was looking at an incomplete version online and couldn't find any language regarding boat/trailer parking. I am now using the following resource.

<https://codehub.gridics.com/us/fl/coral-gables#/table-of-contents>

In regards to:

"Section 3-413. Boats and boat trailers.
Boats and boat trailers may be placed, kept or maintained or permitted to be placed, kept or maintained in any interior side or rear yard only. Parking surfaces for the placement of boats and boat trailers may be improved or unimproved."

If the home has the accessible interior side yard opposite to the driveway/garage side of the house (as is the case with my home), what surface improvements may be made to access the interior side yard from the street? Because in section 2-101 Article 10 (c) "Driveways. Driveways and associated curb-cuts shall only be permitted when providing access to a garage, carport or porte-cochere." Would landscaping codes apply in this case?

- "Landscape material means plants such as grass, ground cover, forbs, shrubs, vines, hedges, trees and include pervious materials such as pervious synthetic turf, rocks, pebbles, sand, or mulch. Impervious paver blocks are not considered landscape materials."

- "Landscaping, hardscape means a nonliving, durable material commonly used in landscaping, such as rocks, pebbles, sand, tree grates, walls or fences and including nonpervious paving materials."

If I may take a bit more of your time , I'd like to meet with you or a colleague this Thursday morning 3/2 at the building department as I have revisions to the site plan that I'd like advice on prior to resubmission.

Thanks again for your patience and assistance with a DIY homeowner.

Best Regards,
JPS

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Jean-Paul Otazo Sorondo M.D., P.A.
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Darna, Elisa <edarna@coralgables.com>
To: "JPSorondo MD.PA." <sorondomd@gmail.com>

Wed, Mar 1, 2023 at 7:46 AM

You are welcome.

I see you understand better how to assess the problem now and you may need more guidance.

To clarify your question in regard to the landscaping materials; the issue here is that the use of the materials will determine the requirements.

I will be here Thursday and I can help with the new concerns you may have.

Regards,

Elisa. Darna.

Zoning Reviewer.

City of Coral Gables.

427 Biltmore Way.

PH: 305-476-7238.

edarna@coralgables.com.

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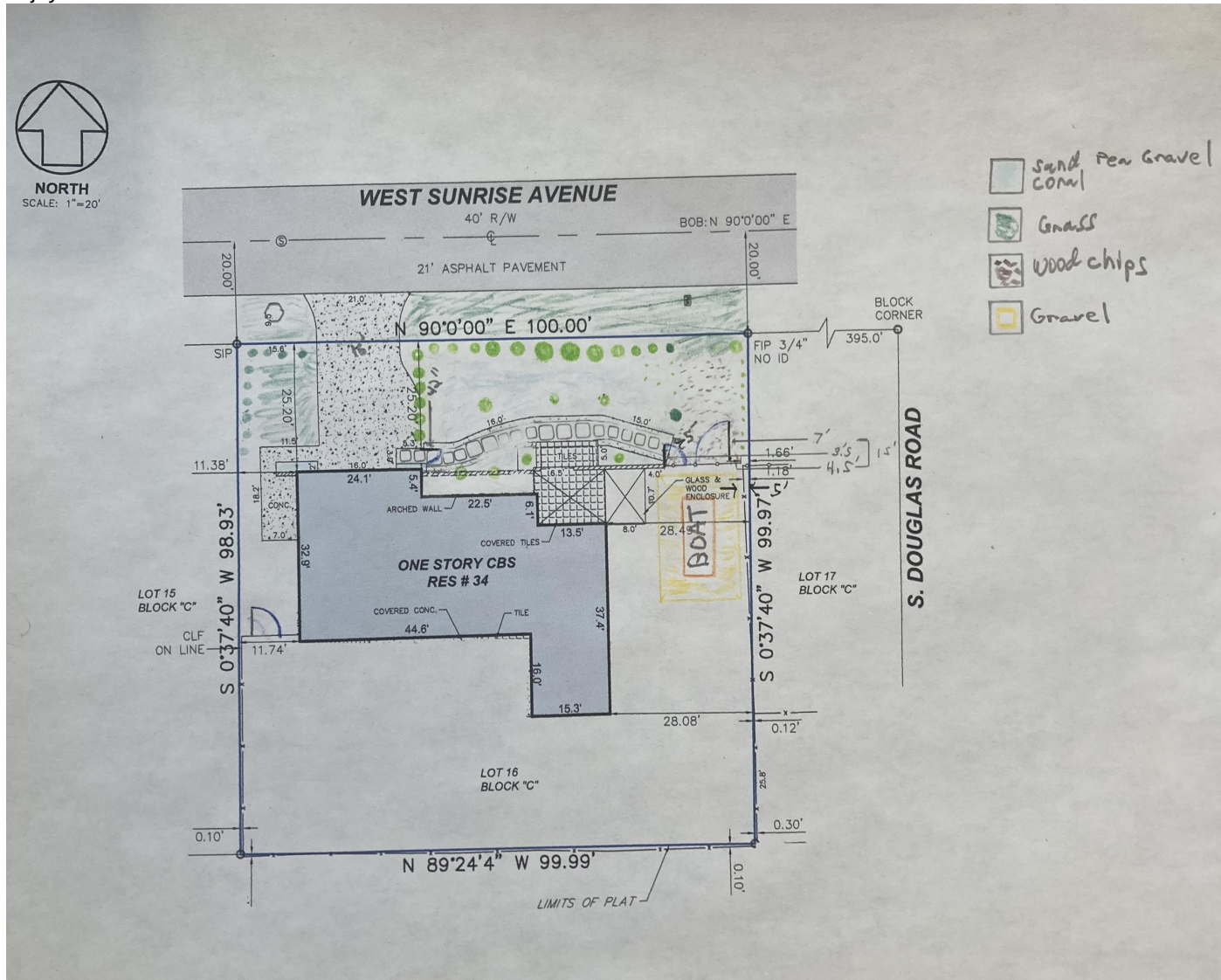
JPSorondo MD.PA. <sorondomd@gmail.com>

Thu, Mar 2, 2023 at 12:12 PM

To: "Darna, Elisa" <edarna@coralgables.com>

Hello Elisa:

Thank you for your time this morning at the building department. Again, very generous of you and helpful. I think Aurelia enjoyed it as well.



Please see attached Site plan with the alterations you suggested.

I will start working on getting the measurements and footing information for the gates. Manny Lopez also requested information regarding the walls and intended use.

Thanks and have a great day,
JPS

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