



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 08/23/2021
PROPERTY: 740 BILTMORE COURT
FOLIO: 03-4117-008-3230
ZONING DISTRICT: S.F.R.
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 04/05/2021
PERMIT NO.: AB-21-08-7662
SCOPE OF WORK: NEW RESIDENCE

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

GENERAL OBSERVATIONS

1. AS PER ZONING CODE SECTION 14-210.5, B, FACING OF PARCEL MUST BE REVIEWED AND APPROVED BY THE DEVELOPMENT REVIEWE OFFICIAL. LOT IS PLATTED FACING ALMERIA AVE, AND THIS IS THE SHORTEST SIDE OF THE LOT.
2. AS PER SECTION 10-210.5, D, MINIMUM FRONT, SIDE AND REAR SETBACKS SHALL BE DETERMINED BASED UPON CITY FINAL DETERMINATION OF FACING OF THE LOT(S) AND BUILDING(S). IF LOT IS DETERMINED TO FACE ALMERIA, THEN THIS WILL BE THE FRONT AND WILL REQUIRE A 25'-0" SETBACK.
3. IF BILTMORE COURT IS TO BE CONSIDERED THE FRONT, THEN THE POOL WILL BE PARTIALLY IN THE REQUIRED SIDE SETBACK.
4. AS PER SECTION 3-305 A GUESTHOUSE WILL ONLY BE ALLOWED IN A RESIDENTIAL ESTATE. AS PER DEFINITIONS A RESIDENTIAL ESTATE MEANS A SINGLE-FAMILY RESIDENTIAL SITE COMPRISING AN AREA OF NOT LESS THAN ONE AND ONE HALF (1½) ACRES AND HAVING A MINIMUM LOT WIDTH OF TWO HUNDRED (200) FEET AND A MINIMUM LOT DEPTH OF TWO-HUNDRED-FIFTY (250) FEET. NO SINGLE-FAMILY RESIDENCE HAVING A MINIMUM SQUARE FOOT FLOOR AREA OF LESS THAN FOUR THOUSAND TWO HUNDRED AND SEVENTY-THREE (4,273) SQUARE FEET SHALL BE DESIGNATED AS A

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RESIDENTIAL ESTATE. EXCEPT AS PROVIDED FOR IN THESE REGULATIONS A RESIDENTIAL ESTATE SHALL ABIDE BY ALL RULES AND REGULATIONS APPLICABLE TO THE SFR DISTRICT.

5. PLANS MUST SHOW INTERIOR GARAGE DIMENSION. AS PER ZONING CODE SECTION 10-102 GARAGE MUST HAVE A MINIMUM INTERIOR DIMENSION OF TEN (10) FEET IN WIDTH BY TWENTY-TWO (22) FEET IN LENGTH. AN ADDITIONAL TEN (10) FEET IN WIDTH SHALL BE REQUIRED FOR EACH ADDITIONAL CAR BEING STORED IN A GARAGE OR CARPORT.
6. WING WALL MUST BE PARALLEL AND IN LINE WITH THE FRONT OF THE BUILDING IN ORDER TO EXCEED A HEIGHT OF FOUR (4) FEET (SECTION 5-403, A).
7. PROPOSED CHAIN LINK WILL NOT BE ALLOWED IN THE SHOWN LOCATION. AS PER SECTION 5-402 CHAIN LINK WILL ONLY BE ALLOWED TO THE REAR CORNER CLOSEST TO THE PROPERTY LINE, OR TO THE FRONT CORNER OF THE BUILDING IF RETURNED WITH A FOUR (4) FOOT MASONRY WALL.
8. SHEET A-05.0 SHOWS AN AWNING (ON FUTURE PERMIT). NEED TO SHOW ADDITIONAL DETAILS FOR AWNING (PROJECTION, MATERIAL, SUPPORT (SEE SECTION 5-303)).
9. NEED TO FILL OUT LANDSCAPE LEGEND (SEE BROWN FOLDER).
10. TREE ROOT PROTECTION FENCING MUST BE INSTALLED AROUND TREES IN THE CITY SWALE AND INSIDE THE PRIVATE PROPERTY TO PROTECT THEIR ROOT SYSTEMS AND TRUNKS PRIOR TO CONSTRUCTION AND LEFT IN PLACE THROUGH FINAL INSPECTION OF WORK. SEE DETAILS AVAILABLE FOR DOWNLOAD ON THE CITY WEBSITE AT
<https://www.coralgables.com/media/PublicWorks/Landscape/2020-LANDSCAPE%20DETAILS.pdf>
11. NOTE THAT THE EXISTING LANDSCAPE WILL BE INSPECTED AND WILL BE REQUIRED TO MEET THE MINIMUM REQUIREMENTS OF THE ZONING CODE ARTICLE 6 AT TIME OF FINAL INSPECTION. THE OWNER AT THE TIME OF FINAL INSPECTION MAY BE REQUIRED TO ADD TREES, SHRUBS OR SOD TO THE SITE IN ORDER TO MEET THIS REQUIREMENT, SINCE A LANDSCAPE PLAN IS NOT PROVIDED IN THIS SUBMITTAL.
12. NOTE THAT THE SWALE IS THE RESPONSIBILITY OF THE OWNER TO EXCAVATE, DE-COMPACT, REGRADE TO A CONCAVE PROFILE TO RETAIN WATER RUNOFF, THEN REPLANT WITH SOD OR OTHER NON-WOODY GROUNDCOVERS THAT WILL BE MAINTAINED BY THE OWNER LESS THAN 24" HEIGHT AT THE END OF CONSTRUCTION. REFER TO THE SWALE PLANTING GUIDELINES ALSO ON THE CITY WEBSITE
<https://www.coralgables.com/media/PublicWorks/Landscape/2020-LANDSCAPE%20DETAILS.pdf>

THIS IS A PRELIMINARY REVIEW FOR THE BOARD OF ARCHITECT. PLEASE CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE FINAL "BL" PERMIT SET. NO NEED TO RESUBMIT TO THE ZONING DIVISION TILL THEN.

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CITY OF CORAL GABLES- ZONING DIVISION