



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 04-28-2021
PROPERTY: 530 ALMINAR
FOLIO: 03-4120-022-3560
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 04-22-2021
PERMIT NO.: **AB-21-04-7697**
SCOPE OF WORK: NEW TWO-STORY RESIDENCE

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

1. GARAGE DOOR LOCATION. 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. PROPOSED DRIVEWAY WIDTH. 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. INDICATE DRIVEWAY WIDTH. IF EXISTING TO REPLACE, PROVIDE PERMIT NUMBER.

GENERAL OBSERVATIONS

1. 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 YOUR BROWSER.

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2. PROVIDE A HISTORIC SIGNIFICANCE LETTER AND DEMOLITION PERMIT OF EXISTING RESIDENCE PRIOR TO FINAL ZONING REVIEW. CONTACT HISTORIC DEPARTMENT AT 2327 SALCEDO STREET.
3. ON THE ZONING LEGEND PROVIDE REQUIRED OPEN LANDSCAPE CALCULATION. AT LEAST TWENTY (20%) PERCENT OF THE REQUIRED FORTY (40%) PERCENT OF LANDSCAPE OPEN SPACE SHALL BE LOCATED IN THE FRONT YARD. NOTE THAT ARCADES, CORRIDORS, PARKING AND OTHER SERVICE AREAS SHALL NOT BE USED IN COMPUTING THE LANDSCAPED OPEN SPACE. SEE DIVISION 11 LANDSCAPING.
4. PLANS MUST INCLUDE A ZONING DATA WORKSHEET. PLEASE SEE THE FOLLOWING SITE FOR AN EXAMPLE.
<https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>. COPY AND PASTE THE LINK IN YOUR BROWSER.
 - A. A MAXIMUM OF 35 % PERCENT IS ALLOWED. PROPOSED TERRACES HAVE TO BE INCLUDED IN THIS CALCULATIONS. INCLUDE A DIAGRAM OF THE FLOOR PLANS AND INDICATE ALL THE AREAS THAT WERE COUNTED AND THEIR SQUARE FOOTAGE. ARTICLE 4, SECTION 4-101, # 8.
 - B. AS PER BREAK DOWN PROVIDED ON THE FLOOR PLANS, PROPOSED FAR EXCEEDS ALLOWANCE. SEE ZONING CODE ARTICLE 4, SECTION 4-101, NUMBER 9 AND 10 FOR REQUIREMENTS AND EXCLUSIONS.

PROVIDE A COVENANT STATING THAT THE PROPOSED ROOFED TERRACES WILL NOT BE ENCLOSED IF IT WILL CAUSE THE RESIDENCE TO EXCEED THE MAXIMUM PERMITTED SQUARE FOOT FLOOR AREA. PROVIDE A BREAK DOWN OF SQUARE FOOT FLOOR AREA FOR THE FIRST FLOOR AND THE SECOND FLOOR.
5. ALL EQUIPMENT SHALL BE INCLUDED IN ARCHITECTURAL DRAWINGS IN SUFFICIENT DETAIL TO EVALUATE AESTHETIC IMPACT. MECHANICAL EQUIPMENT LOCATION SHALL BE APPROVED BY THE CITY ARCHITECT OR BOARD OF ARCHITECTS. ON THE PROPOSED SITE PLAN SHOW ALL PROPOSED MECHANICAL EQUIPMENT, GARBAGE CANS AND INDICATE PROPOSED SETBACKS. MECHANICAL EQUIPMENT SHALL COMPLY WITH THE REQUIRED SETBACKS FOR THE BUILDING SITE. SEE SECTION - 1804 MECHANICAL EQUIPMENT AND SEE ZONING CODE, SECTION 4-101. SINGLE FAMILY RESIDENTIAL, SETBACK REQUIREMENTS.
6. PER ZONING CODE WALKWAYS SHALL BE PERMITTED IN THE REQUIRED SETBACK AREA NOT EXCEEDING FIVE (5) FEET IN WIDTH. SEE ARTICLE 5, SECTION 5-118 PAVERS AND WALKWAYS. INDICATE WIDTH OF PROPOSED WALKWAYS WITHIN THE FRONT SETBACK AND PROPOSED UNCOVERED ENTRY STOOP.
7. 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. INDICATE DRIVEWAY WIDTH. IF EXISTING TO REPLACE, PROVIDE PERMIT NUMBER.
8. PROVIDE THE TRIANGLE OF VISIBILITY. IF THERE IS NO SIDEWALK 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 A LINE THAT EXTENDS FROM THE EDGE OF THE DRIVEWAY AND A LINE THAT EXTENDS FROM THE EDGE OF PAVEMENT OF THE ABUTTING STREET (FLARE OUTS ARE INCLUDED WITHIN THE TRIANGLE OF VISIBILITY). SEE ZONING CODE, ARTICLE 5, SECTION 5-1406 VISIBILITY TRIANGLES.
9. PROVIDE A NOTE ON THE PLANS BY THE NEW DRIVEWAY STATING 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". SEE ARTICLE 5, SECTION 5-1406 VISIBILITY TRIANGLES.
10. PROVIDE SETBACKS FOR PROPOSED SWIMMING POOL. SEE SECTION 5-108 SWIMMING POOL.
11. INDICATE ROOF PROJECTION. ON SETBACKS FROM FIVE FEET TO 10 FEET, ROOFS MAY PROJECT NOT MORE THAN TWO -AND- HALF (2 1/2) FEET INTO THE REQUIRED MINIMUM SETBACK AREA. SEE SECTION 5-1609 ROOF PROJECTIONS.
12. 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

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PERMIT. SEE ZONING CODE, SECTION 5-108 SWIMMING POOL AND DIVISION 24 FOR WALL AND FENCES REGULATIONS.

A. PART OF THE PROPOSED POOL ENCLOSURE IS ON NEIGHBORS PROPERTY. FENCE FOR POOL ENCLOSURE MUST BE WITHIN LIMITS OF THE PROPERTY LINE OR AT A DISTANCE NOT GREATER THAN FOUR INCHES (4") AWAY FROM THE PROPERTY LINE. IF FENCE IS ON NEIGHBOR'S PROPERTY AT A DISTANCE GREATER THAN FOUR INCHES WILL NOT BE CONSIDERED FOR POOL ENCLOSURE AND ANOTHER FENCE WILL HAVE TO BE PROVIDED.

B. AS PER CODE CHAIN LINK FENCE WILL ONLY BE LOCATED ALONG BOUNDARIES OF A REAR YARD. IF FENCE IS PROPOSED BEYOND THE REAR CORNER CLOSEST TO THE PROPERTY LINE, THEN IT MUST BE RETURNED WITH A 4-FOOT-HIGH MASONRY OR CORAL ROCK WALL.

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