



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 06/21/2021
PROPERTY: 3247 RIVIERA DR
FOLIO: 03- 4118-005-0310
ZONING DISTRICT: SINGLE-FAMILY RESIDENTIAL DISTRICT
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 06/11/2021
PERMIT NO.: **AB-21-06-7765**
SCOPE OF WORK: ADDITION (1,738 SF)

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

1. GARAGE DOORS. OBTAIN THE APPROVAL FROM THE BOARD OF ARCHITECTS FOR THE LOCATION AND COMPATIBILITY OF THE GARAGE DOORS. THE BOARD OF ARCHITECTS SHALL DIRECT DESIGN OF GARAGE DOOR LOCATION. (ARTICLE 2, SECTION 2-101, D-10-B)

GENERAL OBSERVATIONS

1. 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](https://evogov.s3.amazonaws.com/media/91/media/128398.pdf).
2. FOR THE NEW DRIVEWAY PROVIDE THE 10' TRIANGLE OF VISIBILITY WHERE THE DRIVEWAY MEETS THE SIDEWALK. (ARTICLE 10, SECTION 10-106, B-2)
3. EXISTING DRIVEWAY AND APPROACH WILL NOT BE PERMITTED TO REMAIN AS IT NO LONGER WILL PROVIDE ACCESS TO A GARAGE, CARPORT OR PORT-COCHERE. ALL DRIVEWAYS SHALL PROVIDE ACCESS TO A GARAGE, CARPORT OR PORT-COCHERE. (ARTICLE 2, SECTION 2-101, D-10-C)
4. GARAGE DOORS. OBTAIN THE APPROVAL FROM THE BOARD OF ARCHITECTS FOR THE LOCATION AND COMPATIBILITY OF THE GARAGE DOORS. THE BOARD OF ARCHITECTS SHALL DIRECT DESIGN OF GARAGE DOOR LOCATION. (ARTICLE 2, SECTION 2-101, D-10-B)
5. 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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6. ALL GATES THAT PROVIDE ACCESS TO THE POOL AREA ARE REQUIRED TO BE SELF-CLOSING AND SELF- LATCHING. PROVIDE THIS NOTE ON THE SITE PLAN. (ARTICLE 3, 3-308, F)
7. PROVIDE AN ALTERNATIVE LOCATION FOR THE STANDBY GENERATOR AS THERE IS ADEQUATE SPACE IN THE INTERIOR SIDE AND REAR YARD. (ARTICLE 3, SECTION 3-317, A-4)
8. WIRE FENCE OR CHAIN LINK FENCE IS PERMITTED ALONG THE SIDE PROPERTY LINE TO THE FRONT LINE OF A BUILDING EXTENDED TO THE NEAREST POINT ON THE SIDE PROPERTY LINE PROVIDED THAT A CORAL ROCK OR MASONRY WALL CONNECTS THE BUILDING WITH THE WIRE FENCES (ARTICLE 5, SECTION 5-402, B-1-D)
9. INDICATE THE FINISHED FLOOR ELEVATION OF THE REMODELED GARAGE ON THE FLOOR PLAN.
10. WIRE FENCE / CHAIN LINK IS ONLY PERMITTED FORWARD OF THE REAR CORER OF THE HOUSE IF RETURNED WITH A MASONRY WALL.
11. PROVIDE A LANDSCAPE PLAN SHEET, INCLUDE, AN EXISTING LANDSCAPE SITE PLAN, TREE PROTECTION DETAILS, NEW LANDSCAPE SITE PLAN (IF APPLICABLE), AND A PLANT AND TREE SCHEDULE. (ARTICLE 6, SECTION 6-105, A-2)

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

REVIEWED BY: C. ANDERSON
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CITY OF CORAL GABLES- ZONING DIVISION