



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 12-15-2020
PROPERTY: 911 ORTEGA
FOLIO: 03-4107-018-1700
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 12-02-2020
PERMIT NO.: **AB-20-12-4894**
SCOPE OF WORK: ADDITION AND REMODELING

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

1. PER SECTION 5-302. STANDARDS FOR AWNINGS AND CANOPIES IN RESIDENTIAL AND NON-RESIDENTIAL ZONED DISTRICTS. ALLOWED COVERING MATERIALS SHALL BE MADE OF CANVAS, CLOTH, NATURAL MATERIALS OR OTHER SIMILAR MATERIALS. BOARD OF ARCHITECTS APPROVAL IS REQUIRED FOR ALL PROPOSED MATERIALS. THE PROPOSED METAL CANOPY AT THE ENTRANCE IS NOT OF A PERMITTED MATERIAL.

GENERAL OBSERVATIONS

1. ON THE ZONING LEGEND PROVIDE FLOOR AREA RATIO CALCULATIONS, SEE ZONING CODE, ARTICLE 4, SECTION 4-101, NUMBER 9 AND 10.
2. ON THE ZONING LEGEND PROVIDE FORTY FIVE PERCENT (45%) TOTAL GROUND AREA COVERAGE CALCULATIONS TO BE OCCUPIED BY THE MAIN BUILDING AND AUXILIARY AND ACCESSORY STRUCTURES. ALSO PROVIDE PROPOSED POOL AREA. SEE ZONING CODE ARTICLE 4, SECTION 4-101 # 8 SINGLE FAMILY RESIDENTIAL.
3. PROVIDE LANDSCAPE OPEN SPACE CALCULATION OF NOT LESS THAN FORTY (40%) PERCENT OF THE AREA OF THE BUILDING SITE. INDICATE ALLOWED AND PROPOSED. NOTE THAT ARCADES, CORRIDORS, PARKING AND OTHER SERVICE AREAS SHALL NOT BE USED IN COMPUTING THE LANDSCAPED OPEN SPACE.
4. AT LEAST TWENTY (20%) PERCENT OF THE REQUIRED FORTY (40%) PERCENT OF LANDSCAPE OPEN SPACE SHALL BE LOCATED IN THE FRONT YARD AREA. PROVIDE TWENTY (20%) PERCENT OPENLANDSCAPE CALCULATIONS.
5. PLANS MUST INCLUDE A ZONING DATA WORKSHEET. PLEASE SEE THE FOLLOWING SITE FOR AN EXAMPLE.

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<https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>. COPY AND PASTE THE LINK IN YOUR BROWSER.

6. 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-FORM](https://www.coralgables.com/departments/cityattorney/documents-and-legal-form)
7. PER ZONING CODE, ARTICLE 5, SECTION 5-1301 MINIMUM STANDARDS. FLOOR ELEVATIONS FOR RESIDENTIAL. MINIMUM FLOOR ELEVATIONS OF RESIDENTIAL SHALL BE NOT LESS THAN SIXTEEN (16) INCHES ABOVE THE ESTABLISHED GRADE. INDICATE EXISTING AND PROPOSED ELEVATION.
8. PER ZONING CODE, ARTICLE 5, SECTION 5-1804 MECHANICAL EQUIPMENT LOCATION AND AESTHETIC STANDARDS. PROPOSED MECHANICAL EQUIPMENT IS ENCROACHING ON THE REAR SETBACK. MINIMUM REAR SETBACK ALLOWED IS 10 FEET.
9. INDICATE USE OF PROPOSED SLAB ON THE LEFT SIDE. PROVIDE SETBACK IF MECHANICAL EQUIPMENT IS PROPOSED. PER ZONING CODE, SECTION 4-101. SINGLE FAMILY RESIDENTIAL, SETBACK REQUIREMENTS: SIDE SETBACK ALLOWED IS TWENTY (20%) PERCENT OF THE TOTAL LOT WIDTH.
10. PROVIDE ROOF PROJECTION. PER 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.
11. 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 PROPOSED WIDTH OF THE DRIVEWAY.
12. PROVIDE THE TRIANGLE OF VISIBILITY. 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.
13. INDICATE THAT NEW ROOF SHALL MATCH EXISTING.
14. PLANS THAT SHOW A POOL MUST SHOW A ZONING CODE APPROVED POOL ENCLOSURE 4 FEET HIGH PROVIDING THAT GATES ACCESSING THE POOL AREA ARE MECHANICALLY SELF-CLOSING AND SELF-LOCKING. SEE ZONING CODE, ARTICLE 5, SECTION 5-108 SWIMMING POOL AND/ OR SPA AND DIVISION 24 FOR WALL AND FENCES REGULATIONS.
15. CHAIN LINK FENCE MAY ONLY BE LOCATED ALONG BOUNDARIES OF A REAR YARD. IF FENCE IS TO EXTEND FARTHER TOWARDS THE STREET THAN THE REAR CORNER OF THE BUILDING, IT MAY GO AS FAR AS THE FRONT CORNER LINE OF THE BUILDING AS LONG AS IT IS RETURNED WITH A 4' HIGH MASONRY OR CORAL ROCK WALL. PORTION OF CHAINLINK FENCE IS EXTENDING BEYOND THE PROPOSED WALL.
16. MAXIMUM HEIGHT FOR CHAINLINK FENCES IS 4 FEET. AS PER SURVEY CHAINLINK FENCE IS 4 FEET. ON THE SITE PLAN INDICATE MATERIAL AND HEIGHT OF EXISTING FENCE.
17. EXISTING REAR SETBACK OF GARAGE PROVIDED ON PLANS DOES NOT MATCH WITH INFORMATION SHOWN ON SURVEY. CORRECT ACCORDINGLY.

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

REVIEWED BY: ELISA DARNA
EMAIL: EDARNA@CORALGABLES.COM
CITY OF CORAL GABLES- ZONING DIVISION