



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 06/17/21  
PROPERTY: 1250 PALERMO AVE  
FOLIO: 03-4118-06-7285  
ZONING DISTRICT: S.F.R.  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 06/01/21  
PERMIT NO.: AB-21-06-7285  
SCOPE OF WORK: NEW 2 STORY

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

1. **BOARD OF ARCHITECTS APPROVAL REQUIRED FOR DRIVEWAY WIDTH. AS PER ZONING CODE SECTION 2-101, #10, C, DRIVEWAYS AND CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY, THE BOARD OF ARCHITECTS MAY APPROVE A MAXIMUM OF EIGHTEEN (18) FEET IN WIDTH.**

**GENERAL OBSERVATIONS**

2. PLANS SHOW A MAXIMUM ALLOWED F.A.R. OF 4,713 AND A PROPOSED AMOUNT OF 4,713 WITHOUT COUNTING THE COVERED AREAS. AS PER SECTION 2-101, #6, F.A.R., A, FLOOR SPACE IN ONE (1) STORY ROOFED TERRACES, SHALL BE EXEMPT FROM F.A.R. PROVIDED, A COVENANT IS SUBMITTED STATING THAT SUCH ROOFED TERRACE, WILL NOT BE ENCLOSED IF IT WILL CAUSE THE RESIDENCE TO EXCEED THE MAXIMUM PERMITTED FLOOR AREA.
3. AS PER SECTION 5-701, THE FLOOR ELEVATION FOR A SINGLE FAMILY RESIDENCE SHALL BE NOT LESS THAN SIXTEEN (16) INCHES ABOVE THE ESTABLISHED GRADE. PLANS MUST INDICATE HEIGHT FROM ESTABLISHED GRADE.

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

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REVIEWED BY: ERICK R TEJERA  
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CITY OF CORAL GABLES- ZONING DIVISION

*PARCEL: CORAL GABLES COUNTRY CLUB SEC PT 1 LOT 1 & W15FT OF LOT 2 BLK 9 LOT SIZE IRREGULAR*

### **Section A-30 - Country Club Section Part 1.**

#### **A. Building sites.**

1. No building site facing upon Alhambra Circle, Columbus Boulevard, Granada Boulevard, Sevilla Avenue West of Alhambra Circle or abutting upon a golf course, shall contain less than two (2) platted lots.
2. Lots 11 through 16, inclusive, Block 1 shall be considered as two (2) building sites as follows: (2868)
  - a. One (1) building site to consist of Lots 11 through 14.
  - b. One (1) building site to consist of Lots 15 and 16.
3. Lots 4, 5, 6 and 7, Block 7 shall be considered as two (2) building sites as follows: (2944)
  - a. One (1) building site to consist of Lots 4 and 5.
  - b. One (1) building site to consist of Lots 6 and 7.

#### **B. Setbacks-Minimum front.**

1. Facing upon Granada Boulevard or upon the east side of Alhambra Circle-Fifty (50) feet.
2. Facing upon Anastasia Avenue in Blocks 8, 9, 10, 11, 12 and 22-Thirty-five (35) feet.
3. Facing upon Anastasia Avenue in Block 7-Fifty (50) feet.

#### **C. Setbacks-Minimum rear.**

1. Lots 8 and 9, Block 10-Fifteen (15) feet from the west lot line.