



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 8/17/21
PROPERTY ADDRESS: 714 CALATRAVA AVE.
FOLIO: 03-4132-003-0120
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 8/6/21
PERMIT NO.: AB-21-08-7522
SCOPE OF WORK: TWO 1 STORY ADDITIONS.

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

1. BOA CLARIFICATION REQUEST, PAGE SP-1, APPLICANT TO PROVIDE THE WIDTH OF THE NEW DRIVEWAY.

GENERAL OBSERVATIONS

1. PAGE SP-1, SITE DATA SECTION, PROVIDE THE SQUARE FOOTAGE OF THE EXISTING RESIDENTIAL A/C SPACE TO BE DEMOLITION.
2. PAGE SP-1, PROPOSED SITE PLAN, PROVIDE THE HEIGHT OF THE WING WALLS AND GATES THAT MAKE-UP THE POOL ENCLOSURE (MINIMUM HEIGHT REQUIRED IS 4 FEET). ARTICLE 3, SECTION 3-308.
3. PAGE SP-1, THE NEW DRIVEWAY CANNOT EXCEED A WIDTH OF 18 FEET, DIMENSION AND LABEL ACCORDINGLY. ARTICLE 2, SECTION 2-101, D., #10, c.
4. PAGE A-1, FLOOR PLAN, THE MINIMUM LENGTH OF THE GARAGE FLOOR SHALL BE 22 FEET (PROPOSED IS AT 21.666 FEET), ADJUST ACCORDINGLY. ARTICLE 10, SECTION 10-102, A., #4.
5. ON THE FINAL PLAN SUBMITTAL, PROVIDE AN EXISTING FLOOR PLAN SHEET AND A DEMOLITION FLOOR PLAN SHEET.
6. ON THE FINAL PLAN SUBMITTAL, PROVIDE A ROOF PLAN SHEET; INCLUDE, THE DISTANCE OF THE ROOF OVERHANG PROJECTION.
7. PAGE A-1, FLOOR PLAN, THE NEW WORKSHOP IS NOT AN ALLOWED USE IN SINGLE-FAMILY ZONING DISTRICT; RELABEL ROOM TO AN ALLOWED USE WITHIN SINGLE-FAMILY RESIDENCE ZONING DISTRICT, SEE ARTICLE 3, SECTION 3-101 AND ARTICLE 3, SECTION 3-102.
8. WITH THE FINAL PERMIT APPLICATION PLAN SUBMITTAL, PROVIDE A COPY OF THE RECORDED UNITY OF TITLE COVENANT FOR THIS PROPERTY. IF, YOU NEED TO APPLY SEE THIS WEB LINK FOR INSTRUCTIONS AND THE COVENANT APPLICATION: <https://www.coralgables.com/departments/CityAttorney/documents-and-legal-forms>

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9. PAGE SP-1, SITE DATA SECTION, PROVIDE THE 45% GROUND AREA COVERAGE CALCULATION AND DIAGRAM. ZONING CODE ARTICLE 2, SECTION 2-101, D., #6, a.
10. ON THE FINAL PERMIT APPLICATION PLAN SUBMITTAL, PROVIDE THE OPEN LANDSCAPE CALCULATION, INCLUDE, A DIAGRAM OF THE SITE, INDICATE ALL THE GREEN AREAS THAT WERE COUNTED, AND INCLUDE GREEN AREA(S) SQUARE FOOTAGE. ARTICLE 6, SECTION 6-105, A., #1.
11. ON THE FINAL PLAN SUBMITTAL, PROVIDE LANDSCAPE PLAN SHEET(S), INCLUDE, AN EXISTING LANDSCAPE SITE PLAN, TREE PROTECTION DETAILS, TREE REMOVAL PLAN (IF APPLICABLE), NEW LANDSCAPE SITE PLAN (IF APPLICABLE), AND A PLANT AND TREE SCHEDULE. ARTICLE 6, SECTION 6-105, A., #2.
12. NOTE, 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, REFER TO THE CITY LANDSCAPE CONSTRUCTION DETAILS, WEB LINK (PAGES 3-9 AND 3-10): <https://www.coralgables.com/media/PublicWorks/Landscape/2020-LANDSCAPE%20DETAILS.pdf>
13. NOTE, THE EXISTING LANDSCAPE WILL BE INSPECTED AND WILL BE REQUIRED TO MEET THE MINIMUM REQUIREMENTS OF THE ZONING CODE ARTICLE 6, SECTION 6-100, LANDSCAPE REGULATIONS, AT TIME OF FINAL INSPECTION. THE PROPERTY OWNER AT THE TIME OF FINAL INSPECTION MAY BE REQUIRED TO ADD TREES, SHRUBS, OR SOD TO THE SITE IN ORDER TO MEET THIS REQUIREMENTS. SEE THE C.G. ZONING CODE AT THIS WEB LINK: <https://www.coralgables.com/departments/DevelopmentServices/zoningcode>
14. WHEN APPLICABLE, NOTE THAT THE SWALE IS THE RESPONSIBILITY OF THE PROPERTY 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 PROPERTY OWNER LESS THAN 24" IN HEIGHT AT THE END OF CONSTRUCTION. REFER TO THE CITY SWALE PLANTING GUIDELINES, WEB LINK: https://www.coralgables.com/media/PublicWorks/Navigation_PDF/SwalePackage.pdf
15. COMPLETE THE LANDSCAPE MITIGATION WORKSHEET ENCLOSED IN THE PLAN SUBMITTAL FOLDER.
16. PAGE A-2 AND A-3, PROVIDE THE FINISH FLOOR ELEVATION OF THE EXISTING RESIDENCE AND THE ADDITIONS, PROVIDE THE INTERIOR HEIGHT OF THE EXISTING RESIDENCE AND THE ADDITIONS (FROM FLOOR TO CEILING), AND THE TOTAL EXTERIOR HEIGHT OF THE ADDITION AND THE EXISTING RESIDENCE.

*** 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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