



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 04/19/2021
PROPERTY: 110 MALAGA AVE
FOLIO: 03- 4117-005-7920
ZONING DISTRICT: SINGLE FAMILY RESIDENTIAL DISTRICT
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 03/29/2021
PERMIT NO.: AB-21-03-8756
SCOPE OF WORK: ONE STORY ADDITION (2,390 SF), DRIVEWAY AND SWIMMING POOL

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

1. GARAGE DOORS ARE TO BE COMPATIBLE WITH NEIGHBORHOOD CHARACTER, THE BOARD OF ARCHITECTS SHALL APPROVE THE LOCATION OF GARAGE DOORS. (ARTICLE 4, SECTION 4-101, D-12)
2. A DRIVEWAY AND CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY UNLESS APPROVED BY THE BOARD OF ARCHITECTS, BUT IN NO EVENT BE GREATER THAN 18' FEET IN WIDTH. OBTAIN THE APPROVAL OF THE BOARD OF ARCHITECTS FOR THE PROPOSED (18') FEET WIDE DRIVEWAY. (ARTICLE 4, SECTION 4-101, 13 AND ORDINANCE NO. 2019-39)

GENERAL OBSERVATIONS

1. RE-EVALUATE LOT COVERAGE CALCULATIONS FOR AUXILIARY BUILDINGS AND STRUCTURES. CALCULATIONS PROVIDED NEED TO INCLUDE MAIN RESIDENCE (4,307 SF), DETACHED GARAGE (598 SF) AND SWIMMING POOL (250) RESULTING IN (5,155 SF). (ARTICLE 4, SECTION 4-101, D-8)
2. A DRIVEWAY AND CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY UNLESS APPROVED BY THE BOARD OF ARCHITECTS, BUT IN NO EVENT BE GREATER THAN 18' FEET IN WIDTH. OBTAIN THE APPROVAL OF THE BOARD OF ARCHITECTS FOR THE PROPOSED (18') FEET WIDE DRIVEWAY. (ARTICLE 4, SECTION 4-101, 13 AND ORDINANCE NO. 2019-39)
3. IF A SIDEWALK IS PRESENT THE LEGS OF THE TRIANGLE OF VISIBILITY SHALL MEET AT THE POINT OF INTERSECTION OF THE DRIVEWAY AND THE EDGE OF THE SIDEWALK THAT IS

Preliminary Zoning Observation Report

CLOSEST TO OR ON THE PROPERTY LINE. RELOCATE THE TRIANGLE OF VISIBILITY.
(ARTICLE 5, SECTION 5-1406, B-1)

4. THE TRIANGLE OF VISIBILITY SHALL NOT BE OBSTRUCTED BETWEEN THE HEIGHT OF (2.5') FEET AND (8') FEET, PLANS SHOW A (4') HIGH WALL. PROVIDE FURTHER INFORMATION FOR PROPOSED GATE INCLUDING FENCE TYPE (SOLID, PICKET), HEIGHT AND MATERIAL.
5. PROVIDE ELEVATION OF FRONT WALL AND FENCE OR SECTION DETAIL SHOWING DIMENSIONS.
6. PROVIDE THE DISTANCE FROM THE PROPOSED GENERATOR TO THE CLOSEST DOOR OR WINDOW OPENING. GENERATORS SHALL BE PERMITTED IN ACCORDANCE WITH THE FOLLOWING SETBACK REQUIREMENTS AS LONG AS THE DISTANCE IS NO CLOSER THAN TEN 10 FEET FROM ANY OPENING IN A BUILDING. (ARTICLE 5, SECTION 5-2801, A)
7. 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 5, SECTION 5-1105, B.
8. 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)

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

REVIEWED BY: CRISTINA ANDERSON
EMAIL: CANDERSON@CORALGABLES.COM
CITY OF CORAL GABLES- ZONING DIVISION