



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 5/11/21
PROPERTY ADDRESS: 705 CALATRAVA AVE.
FOLIO: 03-4132-015-0050
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 5-4-21
PERMIT NO.: **AB-21-05-7143**
SCOPE OF WORK: NEW 2 STORY SFR W/ACCESSORIES.

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

1. BOA REVIEW REQUEST, PAGE SP-1, DRIVEWAY LAYOUT AND WIDTH. ARTICLE 2, SECTION 2-101, D., #10, c. Z-CODE SECTION:

c. Driveways. Driveways and associated curb-cuts shall only be permitted when providing access to a garage, carport or porte-cochere. Building sites less than one-hundred (100) feet of street frontage shall be limited to one (1) curb-cut. To accommodate street trees and minimal sidewalk disruption, driveways and curb-cuts shall not exceed eleven (11) feet in width within the public right-of-way. An existing condition may require the need to allow driveways and curb-cuts within the public right-of-way to exceed eleven (11) feet in width as determined by the Board of Architects but in no case shall it exceed eighteen (18) feet in width. Where an alley or side street is present, curb-cuts or driveways with access provided from the front property line shall be reviewed by the Board of Architects.

GENERAL OBSERVATIONS

1. PROVIDE THE TOTAL DEMOLITION PERMIT APPLICATION, FOR THE TOTAL DEMOLITION PERMIT APPLICATION REQUIREMENTS SEE THIS WEB LINK:
[https://www.coralgables.com/media/Development%20Services/Applications,%20forms,%20and%20general%20Information/Building%20Division/Plans%20Processing/DEMOLITION%20REQUIREMENTS%20\(TOTAL\).pdf](https://www.coralgables.com/media/Development%20Services/Applications,%20forms,%20and%20general%20Information/Building%20Division/Plans%20Processing/DEMOLITION%20REQUIREMENTS%20(TOTAL).pdf)
2. PAGE SP-1, PROVIDE THE HEIGHT OF THE CHAIN LINK FENCE; A 4 FEET HIGH CHAIN LINK FENCE IS REQUIRED FOR THE POOL ENCLOSURE. ARTICLE 3, SECTION 3-308, E.
3. PAGE BA1, PROVIDE COMPLETE EXTERIOR DIMENSIONS TO BE ABLE TO CALCULATE THE GROUND AREA.
4. PAGE BA1, PROVIDE THE LENGTH AND THE WIDTH OF THE GARAGE INTERIOR FLOOR AREA (MIN. REQ. IS 10 FT. BY 22 FT.). ARTICLE 10, SECTION 10-102, A., #4.
5. PAGE BA5, FRONT ELEVATION, PROVIDE THE TOTAL HEIGHT OF THE RESIDENCE.

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6. PAGE BA3, PROVIDE THE ROOF OVERHANG PROJECTION DISTANCE. ARTICLE 5, SECTION 5-509.
 7. PAGE SP-2, FLOOR AREA DIAGRAM CALCULATION SECTION, INCLUDE, THE 2ND FLOOR FRONT COVERED BALCONY. ARTICLE 2, SECTION 2-101, D., #6, c., a.
 8. PAGE SP-2, TO EXEMPT THE 1ST FLOOR COVERED TERRACE AND THE 1ST FLOOR REAR COVERED TERRACE PROVIDE THE TERRACE ENCLOSURE COVENANT AS PER ARTICLE 2, SECTION 2-101, D., #6, c., a.
 9. WITH THE FINAL PERMIT APPLICATION PLAN SUBMITTAL, FILE A TERRACE ENCLOSURE GENERAL COVENANT WITH THE C.G. CITY ATTORNEY'S OFFICE 305-460-5338, CONCURRENT WITH THE FINAL PERMIT APPLICATION PLAN SUBMITTAL (AS PER C.G. ZONING CODE ARTICLE 2, SECTION 2-101, #6, c., a.). COVENANT APPLICATION WEB LINK:
<https://www.coralgables.com/media/City%20Attorney/Forms/General%20Restrictive%20Covenant.pdf>
 10. PAGE BA5, FRONT ELEVATION DETAIL, PROVIDE THE HEIGHT OF THE COURTYARD WALL.
- NOTE: FOR CLARIFICATION TO THE ZONING COMMENTS SEE THE HALF-SIZE PLAN SET LABELED: OFFICE PLAN SET.

NOTE TO APPLICANT: CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE TIME THE FINAL SUBMITTAL IS PROVIDED.

REVIEWED BY: STEVEN RODRIGUEZ
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