



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 01-07-2021  
PROPERTY: 817 ALHAMABRA CIR  
FOLIO: 03-4108-001-5080  
ZONING DISTRICT: SFR  
DRC: NO  
HISTORICAL/ COTTAGE: YES  
ORIGINAL SUBMITTAL DATE: 12-10-2020  
PERMIT NO.: **AB-20-12-5216**  
SCOPE OF WORK: ADDITION AND REMODELING

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

1. REQUEST FOR BOA REVIEW. AS PER SECTION 4-101, NUMBER 12. GARAGE DOORS AND CARPORTS. TO BE COMPATIBLE WITH THE NEIGHBORHOOD CHARACTER, THE BOARD SHALL APPROVE THE LOCATION OF GARAGE DOORS AND CARPORTS.

"Garage doors and carports. To be compatible with neighborhood character, the Board of Architects shall approve the location of garage doors and carports. When located on a corner lot, the garage and carport shall be accessed from a side street when appropriate for neighborhood compatibility. If the garage is turned or angled, the garage may be set forward of the front façade providing that the side facing the street contains windows, pedestrian entryways, or other features that mimic the living portion of the house. The Board of Architects shall direct design of garage door location. Carports may be enclosed using shutters or screening as approved by the Board of Architects."

**GENERAL OBSERVATIONS**

1. CLARIFY CALCULATIONS PROVIDED.
  - a. ON THE ZONING DATA LEGEND CORRECT ALLOWED FAR FOR THIS PROPERTY. ALLOWED FAR IS 5335 SF. SEE ZONING CODE SINGLE FAMILY RESIDENTIAL 4-101, NUMBER 9 AND SEE NUMBER 10 FOR ALLOWED EXCLUSIONS.
  - b. ON THE GROUND FLOOR UNCONDITIONED SPACE DIAGRAM PROVIDE A BREAK DOWN OF ALL AREAS SEPARATELY. PLEASE INDICATE EXISTING AREAS FOR FRONT PORCH, EXISTING CARPORT, DETACHED GARAGE AND SWIMMING POOL SEPARATELY.
  - c. ON THE SECOND FLOOR UNCONDITIONED SPACE INDICATE AREAS FOR SPACES SEPARATELY.

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PLEASE SEE THE FOLLOWING SITE FOR AN EXAMPLE OF 35% GROUND AREA COVERAGE CALCULATIONS AND 45% GROUND AREA COVERAGE CALCULATIONS AND FAR CALCULATIONS. <https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>. COPY AND PASTE THE LINK IN YOUR BROWSER.

1. PROVIDE A MINIMUM INTERIOR WIDTH FOR THE PROPOSED CARPORT OF 10 BY 22 FEET AND INDICATE PROPOSED DIMENSION FOR CARPORT ENTRANCE. SEE SECTION 5-1402 GEOMETRIC STANDARDS FOR PARKING AND VEHICULAR USE AREAS.
2. NEW LAUNDRY AREA IS BEEN PROPOSED ON EXISTING TWO CAR GARAGE. A MINIMUM INTERIOR OF 20 FEET BY 22 FEET IS REQUIRED FOR TWO CAR GARAGES. INDICATE INTERIOR DIMENSION FOR EXISTING TWO CAR GARAGE.
3. ALL INTERIOR WALLS OF GARAGES SHALL BE OF THE SAME TYPE CONSTRUCTION AS THE MAIN WALLS OF THE BUILDING". WALLS WILL NEED TO BE 8" MASONRY. SEE DIVISION 13 MISCELLANEOUS CONSTRUCTION REQUIREMENTS, SECTION 5-1301 MINIMUM STANDARDS.
4. INDICATE PROJECTION OF PROPOSED BALCONY FACING THE COURTYARD. CANTILEVERED PORTIONS OF THE BUILDINGS PROJECTING MORE THAN FIVE FEET HAS TO BE INCLUDED ON 35 % GROUND AREA COVERAGE CALCULATIONS.
5. PROVIDE A NOTE THAT NOTHING WILL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER WITHIN A TRIANGLE OF VISIBILITY SO AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF 2 ½ FEET, AND 8 FEET ABOVE THE ESTABLISHED GRADE, MEASURED AT THE DRIVEWAY OR AT THE TRIANGLE OF VISIBILITY AND INTERSECTION.
6. PLANS THAT SHOW A POOL MUST PROVIDE A ZONING CODE APPROVED POOL ENCLOSURE WITH FOUR (4') FEET HIGH FENCES AND GATES. ALL GATES PROVIDING ACCESS TO THE POOL AREA SHALL BE MECHANICALLY SELF-CLOSING AND SELF-LOCKING. SEE ZONING CODE, ARTICLE 5, SECTION 5-108 SWIMMING POOLS AND DIVISION 24 FOR WALL AND FENCES REQUIREMENTS. INDICATE ON PLANS COMPLIANCE OF EXISTING POOL ENCLOSURE.

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

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CITY OF CORAL GABLES- ZONING DIVISION