



City of Coral Gables
Preliminary Zoning Observation Report #3

DATE OF REVIEW: 3/26/21
PROPERTY ADDRESS: 1220 ORTEGA AVE.
FOLIO: 03-4107-018-4370
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 12/19/20
PERMIT NO.: **AB-20-07-5927**
SCOPE OF WORK: NEW 2 STORY SFR AND POOL

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

1. BOA CLARIFICATION AND REVIEW REQUEST, PAGE SP-1:
 - APPLICANT TO CLARIFY THE WIDTH OF THE DRIVEWAY AND APPROACH.
 - BOA REVIEW REQUEST, ARTICLE 4, SECTION 4-101, D., #13.

CODE SECTION:

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. 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. 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>
2. 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 4, SECTION 4-101, D., #10, b.). COVENANT APPLICATION WEB LINK:

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<https://www.coralgables.com/media/City%20Attorney/Forms/General%20Restrictive%20Covenant.pdf>

3. ON THE FINAL PLAN SUBMITTAL, 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.

4. ON THE FINAL PLAN SUBMITTAL, PAGE SP-1, PROVIDE THE WIDTH OF THE DRIVEWAY AND THE APPROACH.

5. ON THE FINAL PLAN SUBMITTAL, PAGE SP-1, PROVIDE THE CHAIN LINK FENCE AND THE DOUBLE GATES AT THE REAR CORNER OF THE GARAGE (SEE PLAN FOR CLARIFICATION).

6. ON THE FINAL PLAN SUBMITTAL, PAGE SP-1, PROVIDE THE CHAIN LINK FENCE AND SINGLE GATE AT THE REAR CORNER OF THE BATHROOM (SEE PLAN FOR CLARIFICATION).

7. ON THE FINAL PLAN SUBMITTAL, PAGE SP-1, PROVIDE THE DISTANCE FROM THE FRONT PROPERTY LINE TO THE CLOSEST EDGE OF BALCONY #3.

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

REVIEWED BY: STEVEN RODRIGUEZ
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