



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 04-23-2021
PROPERTY: 3615 TOLEDO ST
FOLIO: 03-4118-005-1050
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 04-06-2021
PERMIT NO.: **AB-21-04-6975**
SCOPE OF WORK: FIRST AND SECOND STORY ADDITION, INTERIOR AND EXTERIOR RENOVATION
(DRIVEWAY, TRELLIS, POOL, GATES)

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

1. AS PER SECTION 4-101, #13, DRIVEWAYS AND ASSOCIATED CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. A MAXIMUM INCREASE SIZE OF EIGHTEEN (18) FEET WILL BE ALLOWED WITH BOARD OF ARCHITECTS APPROVAL. INDICATE PROPOSED DRIVEWAY WIDTH.

GENERAL OBSERVATIONS

1. 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). COPY AND PASTE THE LINK IN YOUR BROWSER.
2. PROVIDE FORTY FIVE PERCENT (45%) TOTAL GROUND AREA COVERAGE CALCULATIONS TO BE OCCUPIED BY THE MAIN BUILDING AND AUXILIARY AND ACCESSORY STRUCTURES. SEE ZONING CODE SEE ZONING CODE ARTICLE 4, SECTION 4-101 # 8 SINGLE FAMILY RESIDENTIAL. PROVIDE AREA OF PROPOSED SWIMMING POOL.

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3. INDICATE DIMENSION FOR PROPOSED BALCONIES PROJECTIONS. AS PER SECTION 4-101 SINGLE FAMILY RESIDENTIAL, NUMBER 8, CANTILEVERED PORTIONS EXCEEDING 5 FEET SHALL BE INCLUDED ON THIS CALCULATIONS.
4. PLANS MUST INCLUDE A ZONING DATA DIAGRAMS. PLEASE SEE THE FOLLOWING SITE FOR AN EXAMPLE.<https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>. COPY AND PASTE THE LINK IN YOUR BROWSER.
 - A. WHEN PROVIDING THE ZONING DATA DIAGRAMS, PROVIDE A BREAK DOWN OF ALL THE AREAS COUNTED FOR 35 % PERCENT CALCULATIONS AND FAR CALCULATIONS.
5. ALL INTERIOR WALLS OF GARAGES SHALL BE OF THE SAME TYPE OF 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.
6. PROVIDE ROOF PROJECTION. PER ARTICLE 5, SECTION 5-1609 ROOF PROJECTIONS, ON SETBACKS FROM FIVE (5) FEET TO TEN (10) FEET, ROOFS MAY PROJECT NOT MORE THAN TWO-AND-ONE-HALF (2½) FEET INTO THE REQUIRED MINIMUM SETBACK AREA.
7. ZONING CODE REQUIRES A MINIMUM TWO CAR GARAGE INTERIOR DIMENSION OF TWENTY (20) FEET IN WIDTH BY TWENTY-TWO (22) FEET IN LENGTH. PER CORAL GABLES ZONING CODE INTERIOR GARAGE DIMENSION ARTICLE 5, SECTION 5-1402, 5. Minimum one car garage 10x22.
8. SEE ZONING CODE, ARTICLE 5, SECTION 5-113 TRELLISES. PROVIDE TRELLIS MATERIAL. INDICATE THAT THE SEPARATING MATERIAL TO IMPEDE THE WOOD FROM TOUCHING THE CONCRETE WILL BE METAL CLIPS AND THAT FASTENING CLIPS, HURRICANE CLIPS, ETC., USED IN THE CONSTRUCTION OF THE TRELLIS SHALL BE CONCEALED FROM VIEW WITH MOLDINGS, COVER BOARDS, ETC. PROVIDE SECTION DETAIL.
9. PROVIDE POOL EQUIPMENT LOCATION AND PROPOSED SETBACKS. SEE SECTION -1804 MECHANICAL EQUIPMENT AND SEE ZONING CODE, SECTION 4-101.
10. PER ZONING CODE WALKWAYS SHALL BE PERMITTED IN THE REQUIRED SETBACK AREA NOT EXCEEDING FIVE (5) FEET IN WIDTH. SEE ARTICLE 5, SECTION 5-118 PAVERS AND WALKWAYS. INDICATE WIDTH OF PROPOSED WALKWAYS.
11. AS PER SECTION 4-101, #13, DRIVEWAYS AND ASSOCIATED CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. A MAXIMUM INCREASE SIZE OF EIGHTEEN (18) FEET WILL BE ALLOWED WITH BOARD OF ARCHITECTS APPROVAL. INDICATE DRIVEWAY WIDTH.
12. THE MINIMUM WIDTH OF INGRESS AND EGRESS DRIVEWAYS SHALL MATCH THE ENTRANCE AND EXIT AISLE WIDTH. SEE ARTICLE 5, SECTION 5-1402 GEOMETRIC STANDARDS FOR PARKING AND VEHICULAR USE AREAS, LETTER C. SHOW COORDINATION BETWEEN THE DRIVEWAY AND THE APPROACH.
13. PROVIDE A NOTE ON THE PLANS BY THE NEW DRIVEWAY STATING THAT, "THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2 1/2) FEET TO EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE".
14. PLANS THAT SHOW A POOL MUST SHOW A ZONING CODE APPROVED POOL WITH FOUR (4') FEET HIGH WITH FENCES AND ALL GATES TO BE MECHANICALLY SELF-CLOSING AND SELF-LOCKING AS PART OF PERMIT. SEE ZONING CODE, SECTION 5-108 SWIMMING POOL AND DIVISION 24 FOR WALL AND FENCES REGULATIONS.
 - A. AS PER CODE CHAIN LINK FENCE WILL ONLY BE LOCATED ALONG BOUNDARIES OF A REAR YARD. NEW ADDITION CREATES A NEW REAR YARD CORNER. EXISTING CHAIN-LINK FENCE MUST BE RELOCATED OR IF FENCE IS PROPOSED BEYOND THE REAR CORNER CLOSEST TO THE PROPERTY LINE, THEN IT MUST BE RETURNED WITH A 4-FOOT-HIGH MASONRY OR CORAL ROCK WALL. MAXIMUM HEIGHT ALLOWED FOR CHAIN-LINK FENCE IS 4 FEET. INDICATE HEIGHT OF ALL EXISTING CHAIN-LINK FENCES.

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

REVIEWED BY: ELISA DARNA
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CITY OF CORAL GABLES- ZONING DIVISION