



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 08/18/2021
PROPERTY: 13001 DEVA STREET
FOLIO: 03-5118-007-0790
ZONING DISTRICT: S.F.R.
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 07/28/2021
PERMIT NO.: AB-21-07-8367
SCOPE OF WORK: NEW RESIDENCE

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

1. BOARD OF ARCHITECTS MUST APPROVE DRIVEWAY WIDTH. PLANS MUST INDICATE WIDTH OF DRIVEWAY. AS PER ZONING CODE SECTION 2-101, #10, C, 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.

GENERAL OBSERVATIONS

2. SURVEY MUST BE SIGNED AND SEALED.
3. NEED TO PROVIDE LETTER FROM THE HISTORICAL DEPARTMENT FOR TOTAL DEMO.
4. NEED TO PROVIDE REQUIRED AND PROPOSED OPEN LANDSCAPE CALCULATIONS. AS PER ZONING CODE SECTION 6-105, ALL BUILDING SITES SHALL PROVIDE LANDSCAPED OPEN SPACE OF NOT LESS THAN FORTY (40%) PERCENT OF THE AREA OF THE BUILDING SITE. AT LEAST TWENTY (20%) PERCENT OF THE REQUIRED FORTY (40%) PERCENT OF LANDSCAPE OPEN SPACE SHALL BE LOCATED IN THE FRONT YARD AREA. THE LANDSCAPED OPEN SPACE REQUIRED BY THIS SECTION SHALL CONSIST OF LANDSCAPE MATERIAL, PAVERS ARE NOT CONSIDERED LANDSCAPE MATERIAL.
5. NEED TO PROVIDE GARAGE INTERIOR DIMENSION. AS PER ZONING CODE SECTION 10-102, #4, THE MINIMUM INTERIOR DIMENSION OF A ONE CAT GARAGE WILL BE TEN (10) FEET IN WIDTH BY

Preliminary Zoning Observation Report

TWENTY-TWO (22) FEET IN LENGTH, AN ADDITIONAL TEN (10) FEET IN WIDTH SHALL BE REQUIRED FOR EACH ADDITIONAL CAR BEING STORED IN A GARAGE.

6. NEED TO PROVIDE ZONING DATA WITH ALLOWED AND PROPOSED F.A.R., GROUND AREA COVERAGE, SETBACKS... SEE LINK BELOW FOR EXAMPLE.
[HTTPS://EVOGOV.S3.AMAZONAWS.COM/MEDIA/91/MEDIA/128367.PDF](https://EVOGOV.S3.AMAZONAWS.COM/MEDIA/91/MEDIA/128367.PDF)
7. NEED TO SHOW ALL PROPOSED SETBACKS. AS PER CORAL BAY SECTION C, THE PARCEL MUST HAVE A MINIMUM SIDE SETBACK OF TEN (10) FEET ON EACH SIDE AND A MINIMUM OF TWENTY (20) FEET FOR MAIN RESIDENCE BUILDINGS AND SCREENED ENCLOSURES FROM THE REAR.
8. CONCRETE DECK WILL NOT BE ALLOWED TO THE REAR SETBACK. AS PER ZONING CODE SECTION 3-308, ONLY DECKS SURROUNDING THE POOL MAY EXTEND THREE (3) FEET CLOSER TO THE REAR PROPERTY LINE, CANAL, WATERWAY, LAKE, BAY OR GOLF COURSE, THAN THE POOL ITSELF.
9. PLANS SHOW A TRELLIS, PLANS MUST INCLUDE ALL REQUIRED DETAILS TO SHOW COMPLIANCE WITH ZONING CODE SECTION 5-309 (WOOD MATERIAL, CONNECTIONS TO BE CONCEALED, PLATE TO PROHIBIT WOOD FROM TOUCHING CONCRETE...).
10. NEED TO PROVIDE DETAILS FOR PROPOSED WHIRLPOOL. PROPOSED WHIRLPOOL MUST BE OF MASONRY OR CONCRETE CONSTRUCTION.
11. NEED TO RE-EXAMINE OPEN AREA AT LOWER FLOOR AND MAKE SURE THE POOL ENCLOSURE IS NOT COMPROMISED. AS PER ZONING CODE SECTION 3-308, E, & F, UNLESS THE POOL IS ENTIRELY SCREENED IN, IT MUST BE SURROUNDED BY A PROTECTIVE WALL OR FENCE FOUR (4) FEET IN HEIGHT, TO COMPLY WITH EXISTING ORDINANCE FOR WALLS AND FENCES. GATES IN THE PROTECTIVE FENCE AND/OR WALL REQUIRED BY THESE REGULATIONS SHALL BE THE SPRING LOCK TYPE, SO THAT THEY SHALL AUTOMATICALLY BE IN A CLOSED AND FASTENED POSITION AT ALL TIMES. GATES SHALL ALSO BE EQUIPPED WITH A SAFE LOCK AND SHALL BE LOCKED WHEN THE SWIMMING POOL IS NOT IN USE.
12. NEED TO INDICATE GROUND MATERIAL FOR LOWER FLOOR. WILL THIS BE CONCRETE, PAVED ...?
13. SOME ROOMS, SUCH AS STORAGE ROOM MIGHT COUNT ON F.A.R. NEED MORE DETAILS.
14. FEMA FLOOD ZONE MAP SHOWS PARCEL ZONED AE WITH AN ELEVATION OF ELEVEN (11). AS PER SECTION 2-101, #8 THE ALLOWED HEIGHT WILL BE TAKEN FROM THE BASE FLOOD ELEVATION, PLUS FREEBOARD.
15. NEED TO FILL OUT LANDSCAPE LEGEND (SEE BROWN FOLDER).
16. TREE ROOT PROTECTION FENCING MUST BE INSTALLED AROUND TREES IN THE CITY SWALE AND INSIDE THE PRIVATE PROPERTY TO PROTECT THEIR ROOT SYSTEMS AND TRUNKS PRIOR TO CONSTRUCTION AND LEFT IN PLACE THROUGH FINAL INSPECTION OF WORK. SEE DETAILS AVAILABLE FOR DOWNLOAD ON THE CITY WEBSITE AT
<https://www.coralgables.com/media/PublicWorks/Landscape/2020-LANDSCAPE%20DETAILS.pdf>
17. NOTE THAT THE EXISTING LANDSCAPE WILL BE INSPECTED AND WILL BE REQUIRED TO MEET THE MINIMUM REQUIREMENTS OF THE ZONING CODE ARTICLE 6 AT TIME OF FINAL INSPECTION. THE OWNER AT THE TIME OF FINAL INSPECTION MAY BE REQUIRED TO ADD TREES, SHRUBS OR SOD TO THE SITE IN ORDER TO MEET THIS REQUIREMENT, SINCE A LANDSCAPE PLAN IS NOT PROVIDED IN THIS SUBMITTAL.

Preliminary Zoning Observation Report

18. NOTE THAT THE SWALE IS THE RESPONSIBILITY OF THE OWNER TO EXCAVATE, DE-COMPACT, REGRADE TO A CONCAVE PROFILE TO RETAIN WATER RUNOFF, THEN REPLANT WITH SOD OR OTHER NON-WOODY GROUNDCOVERS THAT WILL BE MAINTAINED BY THE OWNER LESS THAN 24" HEIGHT AT THE END OF CONSTRUCTION. REFER TO THE SWALE PLANTING GUIDELINES ALSO ON THE CITY WEBSITE

<https://www.coralgables.com/media/PublicWorks/Landscape/2020-LANDSCAPE%20DETAILS.pdf>

19. NEED TO PROVIDE LANDSCAPE PLANS WITH REQUIRED AND PROPOSED TREES AND SHRUBS.

THIS IS A PRELIMINARY REVIEW FOR THE BOARD OF ARCHITECT. PLEASE CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE FINAL "BL" PERMIT SET. NO NEED TO RESUBMIT TO THE ZONING DIVISION TILL THEN.

REVIEWED BY: ERICK R TEJERA

EMAIL: ETEJERA@CORALGABLES.COM

CITY OF CORAL GABLES- ZONING DIVISION