



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 10/20/20
PROPERTY: 5301 PONCE DE LEON
FOLIO: 03-4130-015-0100
ZONING DISTRICT: U.C.D. – FRONTAGE C
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 10/12/20
PERMIT NO.: **AB-20-10-6404**
SCOPE OF WORK: PRECAST PANELS

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

1. NONE AT THIS TIME

GENERAL OBSERVATIONS

1. AS PER ZONING CODE DEFINITIONS, U.C.D. FRONTAGE C, IS THAT AREA BETWEEN "PONCE DE LEON BOULEVARD FROM GRANADA BOULEVARD TO THE WEST SIDE OF THE PONCE GARAGE." U.C.D. FRONTAGE C, INDICATES THAT "NO BUILDING SHALL BE PERMITTED WITHIN FIFTY (50) FEET OF THE FRONT PROPERTY LINE." PROPOSED PRECAST WALLS WITH A HEIGHT OF THIRTY-NINE FEET AND SIX INCHES (39'-6"), ARE PROPOSED AT A DISTANCE OF THIRTY-TWO FEET AND NINE INCHES (32'-9"), TO COLUMN AND THIRTY-EIGHT FEET AND ONE INCH (38'-1"), TO WALL.

Section 6-202. Extension or expansion of nonconforming use.

A nonconforming use shall not be extended or expanded.

Section 6-303. Alterations to nonconforming structures.

A structure that is nonconforming as to parking, height, setback, ground area coverage, floor area ratio, or other requirements other than use, shall not be altered or enlarged in a way that increases the extent of any nonconformity. Normal maintenance and repair is permitted.

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2. LANDSCAPE PLAN SHEET L-1 AND TREE SURVEY SHOW TANKS AND A FENCE BETWEEN PONCE DE LEON AND THE PROPOSED STRUCTURE. IF THIS IS TO REMAIN IT MUST BE SHOWN ON PROPOSED SITE PLAN. FUTURE ZONING COMMENTS MAY APPLY.

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