



City of Coral Gables  
Preliminary Zoning Observation Report

Property: 638 MADEIRA AVE  
Folio: 03-4108-002-0830  
Historical/ Cottage: No  
DRC: No  
Zoning District: SFR - SINGLE-FAMILY RESIDENTIAL DISTRICT  
Permit No.: **AB-20-05-6139**  
Scope of Work: NEW SINGLE FAMILY HOME 3,707 SQFT

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

1. PAGES A-2.0 AND A-3.0, THE GARAGE FAÇADE CANNOT EXCEED 16 LINEAR FEET; PROPOSED FAÇADE IS AT 21.3 LINEAR FEET, REDUCTION REQUIRED (ARTICLE 4, SECTION 4-101, D., #11).

**GENERAL OBSERVATIONS**

1. FILE A UNITY OF TITLE COVENANT APPLICATION FOR THIS PROPERTY WITH THE C.G. CITY ATTORNEY'S OFFICE 305-460-5338, CONCURRENT WITH THE OFFICIAL PERMIT APPLICATION PLAN SUBMITTAL.
2. FILE A TOTAL DEMOLITION PERMIT APPLICATION WITH THE BUILDING DEPARTMENT 305-460-5245, CONCURRENT WITH THE OFFICIAL PERMIT APPLICATION PLAN SUBMITTAL.
3. ON THE OFFICIAL PERMIT APPLICATION PLAN SUBMITTAL, PROVIDE A COMPLETE POOL ENCLOSURE (AS PER THE C.G. ZONING CODE ARTICLE 5, SECTION 5-108, SWIMMING POOL AND/OR SPA). AND, ILLUSTRATE THE POOL ENCLOSURE FENCE ON THE PROPOSED SITE PLAN.
4. PAGE A-3.0, THE HORIZONTAL PICKET FENCE AND GATES ARE NOT ALLOWED TO BE PART OF THE POOL ENCLOSURE (CLIMBING HAZARD). METAL OR ALUMINUM PICKET FENCE AND GATES ARE ALLOWED.

## **GENERAL OBSERVATIONS**

5. PAGE A-1.0, ILLUSTRATE THE GAZEBO ROOF ON THE PROPOSED SITE PLAN.
6. PAGE A-1.0, PROVIDE A REQUIRED 5 FEET SETBACK FROM THE RIGHT PROPERTY LINE TO THE CLOSEST EDGE OF THE A/C EQUIPMENT, IF NOT POSSIBLE, EQUIPMENT RELOCATION REQUIRED.
7. PAGE A-1.0, THE WALKWAY CANNOT INTERSECT THE DRIVEWAY'S INGRESS AND EGRESS PATTERN; THIS DESIGN CREATES A FATAL SAFETY HAZARD, ADJUST THE DESIGN WITH WALKWAY SAFETY IN MIND.
8. PAGE A-2.0, ON THE OFFICIAL PERMIT APPLICATION PLAN SUBMITTAL, PROVIDE THAT ALL GARAGE WALLS ARE MASONRY (ARTICLE 5, SECTION 5-1301, B., MINIMUM STANDARDS).
9. ON THE OFFICIAL PERMIT APPLICATION PLAN SUBMITTAL, IN ADDITION TO THE GROUND AREA COVERAGE CALCULATIONS (35% & 45%), INCLUDE, A DIAGRAM OF THE BUILDING FOOTPRINT AND INDICATE ALL THE AREAS THAT WERE COUNTED, THEIR SQUARE FOOTAGE, AND INCLUDE ANY ACCESSORIES IF APPLICABLE (AS PER THE C.G. ZONING CODE ARTICLE 4, SECTION 4-101, D., #8).
10. ON THE OFFICIAL PERMIT APPLICATION PLAN SUBMITTAL, IN ADDITION TO THE OPEN LANDSCAPE CALCULATION, INCLUDE, A DIAGRAM OF THE SITE, INDICATE ALL THE GREEN AREAS THAT WERE COUNTED, AND, INCLUDE GREEN AREA(S) SQUARE FOOTAGE (AS PER THE C.G. ZONING CODE ARTICLE 5, DIVISION 11, LANDSCAPE).
11. PAGE A-1.0 OPEN LANDSCAPE CALCULATION SECTION, PROVIDE THE FRONT YARD OPEN LANDSCAPE SQUARE FOOTAGE.
12. ON THE OFFICIAL PERMIT APPLICATION PLAN SUBMITTAL, PROVIDE THE FLOOR AREA RATIO CALCULATION, INCLUDE, A DIAGRAM OF THE FLOOR PLANS AND INDICATE ALL THE AREAS THAT WERE COUNTED, THEIR SQUARE FOOTAGE, AND INCLUDE ANY ACCESSORIES IF APPLICABLE (AS PER THE C.G. ZONING CODE ARTICLE 4, SECTION 4-101, D., #9 AND #10).
13. PAGE A-1.0, PROVIDE THE TRIANGLE OF VISIBILITY ON THE PROPOSED SITE PLAN.
14. PAGE A-1.0, PROVIDE A NOTE ON THE PLANS STATING THAT, "THE TRIANGLE OF VISIBILITY WILL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF 2.5 FEET TO 8 FEET".
15. PAGE A-1.0, PROVIDE THE POOL AND SPA SQUARE FOOTAGE.

Preliminary zoning observations are to be resolved prior to the submittal of the final plans to the Board of Architects.