



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 2/18/21
PROPERTY ADDRESS: 1108 VALENCIA AVE.
FOLIO: 03-4118-001-1620
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 2/17/21
PERMIT NO.: **AB-20-07-7085**
SCOPE OF WORK: NEW 2 STORY SFR WITH BASEMENT AND ACCESSORIES.

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

1. BOA REVIEW REQUEST, ARTICLE 4, SECTION 4-101, D., #12.

CODE SECTION:

Garage doors and carports. To be compatible with neighborhood character, the Board of Architects shall approve the location of garage doors and carports. When located on a corner lot, the garage and carport shall be accessed from a side street when appropriate for neighborhood compatibility. If the garage is turned or angled, the garage may be set forward of the front façade providing that the side facing the street contains windows, pedestrian entryways, or other features that mimic the living portion of the house. The Board of Architects shall direct design of garage door location. Carports may be enclosed using shutters or screening as approved by the Board of Architects.

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GENERAL OBSERVATIONS

1. ON THE FINAL PLAN SUBMITTAL PAGE A-001, PROVIDE THE 45% GROUND AREA COVERAGE CALCULATION (FIRST FLOOR SQ. FT. PLUS THE POOL BODY OF WATER SQ. FT.). ARTICLE 4, SECTION 4-101, D., #8.
2. ON THE FINAL PLAN SUBMITTAL PAGES A-101, A-102, AND A-103, PROVIDE COMPLETE EXTERIOR DIMENSIONS TO BE ABLE TO CALCULATE THE BUILDING AREA.
3. ON THE FINAL PLAN SUBMITTAL PAGE A-201, PROVIDE THE TOTAL BUILDING HEIGHT FROM THE ESTABLISHED GRADE.
4. ON THE FINAL PLAN SUBMITTAL PAGE A-100.0, PROVIDE THE POOL ENCLOSURE WITHIN THE SAID PROPERTY. ARTICLE 5, SECTION 5-108.
5. ON THE FINAL PLAN SUBMITTAL PAGE A-100.0, PROVIDE THE DISTANCE FROM THE WEST PROPERTY LINE TO THE CLOSEST EDGE OF THE POOL DECK (MIN. REQUIRED IS 5 FEET).
6. ON THE FINAL PLAN SUBMITTAL PAGES A-201 AND A-202, PROVIDE THE BASEMENT ON THE BUILDING ELEVATION DETAILS.
7. ON THE FINAL PLAN SUBMITTAL PAGE A-201, PROVIDE THE HEIGHT OF THE GARAGE PARAPET.
8. ON THE FINAL PLAN SUBMITTAL PAGE A-100.0, REMOVE THE LEFT APPROACH.
9. 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:
<https://www.coralgables.com/media/City%20Attorney/Forms/General%20Restrictive%20Covenant.pdf>
10. ON THE FINAL PLAN SET, 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.

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

REVIEWED BY: STEVEN RODRIGUEZ
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