



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 02/04/2021  
PROPERTY: 603 MINORCA AVE  
FOLIO: 03-4108-001-3270  
ZONING DISTRICT: S.F.R.  
DRC: NO  
HISTORICAL/ COTTAGE: YES  
ORIGINAL SUBMITTAL DATE: 12/07/2020  
PERMIT NO.: AB-20-12-5036  
SCOPE OF WORK: NEW RESIDENCE

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

1. A VARIANCE WILL BE REQUIRED FOR REAR SETBACK. ZONING CODE REQUIRES A MINIMUM REAR SETBACK OF TEN (10) FEET. AS PER SECTION 4-101, #4, C, THE BOARD OF ARCHITECTS MAY RECOMMEND APPROVAL OF VARIANCES TO THE BOARD OF ADJUSTMENT OR THE HISTORIC PRESERVATION BOARD, AS APPLICABLE, TO ALLOW A REAR SETBACK OF FIVE (5) FEET FOR ONE-STORY STRUCTURES.
2. 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.
3. AS PER ZONING CODE ARTICLE 4, SECTION 4-101, #15, ARCHITECTURAL STYLE AND DESIGN REVIEW. PURSUANT TO ARTICLE 5, DIVISION 6, "DESIGN REVIEW STANDARDS," THE BOARD OF ARCHITECTS SHALL REVIEW APPLICATIONS FOR AESTHETIC DESIGN AND COMPATIBILITY. BOARD OF ARCHITECTS SHALL HAVE THE AUTHORITY TO DENY PROPOSED DESIGNS THAT DO NOT COMPLY WITH AESTHETIC STANDARDS. APPLICANTS ARE REQUIRED TO SUBMIT AND DESCRIBE THE PROPOSED ARCHITECTURAL STYLE, WITH ADEQUATE DOCUMENTATION OF PRECEDENTS AND AESTHETIC GOALS.

**GENERAL OBSERVATIONS**

1. AS PER ARTICLE 4, SECTION 4-101, #13, A DRIVEWAY WILL ONLY BE ALLOWED WHEN PROVIDING ACCESS TO A GARAGE, CARPORT, OR PORTE-COCHERE. DRIVEWAY ON MINORCA AVE WILL NOT BE ALLOWED.

## Preliminary Zoning Observation Report

2. AS PER ARTICLE 4, SECTION 4-101, #13, DRIVEWAY AND ASSOCIATED CURB-CUT (APPROACH) SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. A MAXIMUM OF EIGHTEEN (18) FEET CAN BE OBTAINED WITH SPECIFIC BOARD OF ARCHITECTS APPROVAL.
3. DRIVEWAY AND APPROACH MUST HAVE THE SAME WIDTH AT THE PROPERTY LINE. AS PER ZONING CODE SECTION 5-1402, #5, C, #2, THE MINIMUM WIDTH OF INGRESS AND EGRESS DRIVEWAYS SHALL MATCH THE ENTRANCE AND EXIT AISLE WIDTH, PURSUANT TO THE PROVISIONS IN SECTION 5-1402(A)(3).
4. PLANS MUST PROVIDE NOTATION THAT NOTHING WILL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER WITHIN A TRIANGLE OF VISIBILITY SO AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF 2 ½ FEET, AND 8 FEET ABOVE THE ESTABLISHED GRADE, MEASURED AT THE DRIVEWAY OR AT THE TRIANGLE OF VISIBILITY AND INTERSECTION. ALSO NEED TO ILLUSTRATE ALL TRIANGLES OF VISIBILITIES (SECTION 5-1406).
5. A VARIANCE WILL BE REQUIRED FOR REAR SETBACK. ZONING CODE REQUIRES A MINIMUM REAR SETBACK OF TEN (10) FEET. AS PER SECTION 4-101, #4, C, THE BOARD OF ARCHITECTS MAY RECOMMEND APPROVAL OF VARIANCES TO THE BOARD OF ADJUSTMENT OR THE HISTORIC PRESERVATION BOARD, AS APPLICABLE, TO ALLOW A REAR SETBACK OF FIVE (5) FEET FOR ONE-STORY STRUCTURES.
6. NEED TO SHOW DIMENSION FROM POOL DECK TO REAR SETBACK.
7. PLANS SHOW FOUR (4) FOOT "C.L.", IN THE FRONT AS PER ARTICLE 5, SECTION 5-2402, CHAIN LINK WILL ONLY BE ALLOWED ALONG THE REAR YARD. IF CHAIN LINK IS PROPOSED BEYOND THE REAR CORNER CLOSEST TO THE PROPERTY LINE, THEN IT MUST BE RETURNED TO THE BUILDING WITH A FOUR (4) FOOT HIGH MASONRY OR CORAL ROCK WALL.
8. AS PER SECTION 5-1102, IN S.F.R. ALL REDEVELOPMENT, IF EITHER OF THE TWO (2) THRESHOLDS ARE EXCEEDED THEN PLANS MUST INCLUDE A LANDSCAPE PLAN AND IRRIGATION PLAN PREPARED PURSUANT TO MIAMI-DADE COUNTY REQUIREMENTS AND CORAL GABLES ZONING CODE DIVISION 11.
  - I. THE PROPOSED REDEVELOPMENT COST EXCEEDS TEN (10%) PERCENT OF THE TOTAL PROPERTY VALUE; OR
  - II. RESULTS IN A TEN (10%) PERCENT OR MORE INCREASE IN BUILDING SQUARE FOOTAGE.
9. NEED TO SHOW DETAILS FOR FLAT ROOF, AS PER SECTION 5-1606, ALL FLAT ROOFS SHALL HAVE COVERINGS OF APPROVED STANDARD QUALITY, SUCH AS CONCRETE, GYPSUM, TILE, BUILT-UP ROOFING OF TAR AND PAPER, OR TAR PAPER AND GRAVEL, ASBESTOS ROOFING, OR OF LIKE GRADE, WHICH WOULD RANK AS CLASS A OR B UNDER TEST SPECIFICATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS. NEED TO INDICATE IF FLAT ROOF WILL BE WITH OR WITHOUT A PARAPET.
10. AS PER SECTION 5-1402, #5, B, A MINIMUM CLEARANCE OF NINE (9) FEET BY EIGHTEEN-AND-A-HALF (18.5) FEET MUST BE MAINTAINED WITHIN GARAGES TO SATISFY THE REQUIREMENTS FOR STORAGE OF ONE (1) VEHICLE. THIS WILL INCLUDE THE WIDTH OF THE GARAGE DOOR ENTRANCE. NEED TO SHOW DIMENSION FOR GARAGE DOOR ENTRANCE.

## Preliminary Zoning Observation Report

11. WHEN MORE THAN ONE PLATTED LOT IS INVOLVED A UNITY OF TITLE MUST BE FILED WITH THE CITY ATTORNEY'S OFFICE. AS PER ZONING'S RECORDS WE DO NOT HAVE A UNITY OF TITLE ON FILE, PLEASE VISIT OUR SITE TO PRINT A CURRENT APPLICATION [HTTPS://WWW.CORALGABLES.COM/DEPARTMENTS/CITYATTORNEY/DOCUMENTS-AND-LEGAL-FORMS](https://www.coralgables.com/departments/cityattorney/documents-and-legal-forms)

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