



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 12-30-2020
PROPERTY: 5211 ALHAMBRA CIR
FOLIO: 03-4119-007-2500
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 12-08-2020
PERMIT NO.: **AB-20-12-5104**
SCOPE OF WORK: REMODELING AND ADDITION

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

1. AS PER SECTION 4-101, #13, DRIVEWAYS AND 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. PROVIDE PROPOSED DRIVEWAY WIDTH ON THE SITE PLAN.

GENERAL OBSERVATIONS

1. PROVIDE LANDSCAPE OPEN SPACE CALCULATION 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. PER SECTION 5-1105 LANDSCAPE REQUIREMENTS. NOTE THAT ARCADES, CORRIDORS, PARKING AND OTHER SERVICE AREAS SHALL NOT BE USED IN COMPUTING THE LANDSCAPED OPEN SPACE.
2. PLANS MUST INCLUDE A ZONING DATA WORKSHEET. PLEASE SEE THE FOLLOWING SITE FOR AN EXAMPLE: <https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>. COPY AND PASTE THE LINK IN YOUR BROWSER.
3. PER SECTION 5-1602 FLAT ROOFS WITHOUT A PARAPET SHALL BE PERMITTED UPON BUILDINGS IN AN SPECIFIC AREA OF RIVIERA SECTION OR ABOVE PORCH OR ROOM ADDITIONS WITHIN THE L, T OR U OF A RESIDENTIAL BUILDING, WHEN NOT VISIBLE FROM THE FRONT OR SIDE STREET ELEVATIONS ON A CORNER LOT. ALSO SEE SECTION 5-1603, FLAT ROOFS WITH A PARAPET FOR ALLOWANCES.
4. PLANS MUST INCLUDE A ZONING DATA WORKSHEET. PLEASE SEE THE FOLLOWING SITE FOR AN EXAMPLE: <https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>. COPY AND PASTE THE LINK IN YOUR BROWSER.

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5. PROVIDE A RECORDED COPY OF THE UNITY OF TITLE COVENANT FOR THIS PROPERTY, SHOULD YOU NEED TO APPLY, THE APPLICATION CAN BE FOUND AT:
[HTTPS://WWW.CORALGABLES.COM/DEPARTMENTS/CITYATTORNEY/DOCUMENTS-AND-LEGAL-FORMS](https://www.coralgables.com/departments/cityattorney/documents-and-legal-forms). COPY AND PASTE THE LINK IN YOUR BROWSER.
6. UNLESS THE POOL IS ENTIRELY SCREENED IN, IT MUST BE SURROUNDED BY A ZONING CODE APPROVED POOL ENCLOSURE 4 FEET HIGH PROVIDING THAT GATES ACCESSING THE POOL AREA ARE MECHANICALLY SELF-CLOSING AND SELF-LOCKING. SEE ZONING CODE, ARTICLE 5, SECTION 5-108 SWIMMING POOL AND/ OR SPA AND DIVISION 24 FOR WALL AND FENCES REGULATIONS.
7. PER SECTION ABOVE, IN ALL CASES WHERE A SWIMMING POOL IS VISIBLE FROM THE STREET, A FOUR FOOT WALL SHALL BE ERECTED UPON THE PREMISES BETWEEN THE STREET AND THE SWIMMING POOL. NOTE: PROPOSED WALL CAN NOT OBSTRUCT THE TRIANGLE OF VISIBILITY OF THE DRIVEWAY AT THE NEIGHBORING PROPERTY. PROVIDE THAT IF THERE IS A DRIVEWAY, PROPOSED WALL SHALL BE AT LEAST 10 FEET AWAY FROM THE TRIANGLE OF VISIBILITY.
8. SEE ZONING CODE, SECTION 5-113 TRELLISES FOR A LIST OF APPROVED MATERIALS. INDICATE PROPOSED WOOD TYPE. ALSO PROVIDE A NOTE STATING THAT, "FASTENING CLIPS, HURRICANE CLIPS USED IN THE CONSTRUCTION OF THE TRELLIS SHALL BE CONCEALED FROM VIEW WITH MOLDINGS, COVER BOARDS, ETC." PROVIDE TRELLISES DETAILS ON ARCHITECTURAL SHEETS.
9. PROVIDE THAT ALL SUPPORTING MEMBERS FOR WOOD TRELLISES SHALL BE ANCHORED TO A CONCRETE FOUNDATION WITH APPROVED METAL CLIPS USED IN SUCH A MANNER AS TO PROHIBIT THE WOOD FROM TOUCHING THE CONCRETE. PROVIDE A SECTION DETAIL/ REFER STRUCTURAL PAGE.
10. AS PER SECTION 4-101, #13, DRIVEWAYS AND ASSOCIATED CURB-CUTS SHALL ONLY BE PERMITTED WHEN PROVIDING ACCESS TO A GARAGE, CARPORT OR PORTE-COCHERE. DRIVEWAYS AND 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. INDICATE THE WIDTH OF THE DRIVEWAY ON THE SITE PLAN.
11. PROVIDE THE TRIANGLE OF VISIBILITY. IF A SIDEWALK IS LOCATED BETWEEN THE PROPERTY LINE AND THE STREET THEN THE LEGS OF THE TRIANGLE OF VISIBILITY SHALL BE TEN (10) FEET LONG; AND MEET AT THE POINT OF INTERSECTION OF THE DRIVEWAY AND THE EDGE OF THE SIDEWALK THAT IS CLOSEST TO OR ON THE PROPERTY LINE. SEE ZONING CODE, ARTICLE 5, SECTION 5-1406 VISIBILITY TRIANGLES.
12. PROVIDE A NOTE ON THE PLANS BY THE NEW DRIVEWAY STATING THAT, "THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2 1/2) FEET TO EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE." SEE ZONING CODE, ARTICLE 5, SECTION 5-1406 VISIBILITY TRIANGLES.
13. PER ZONING CODE, ARTICLE 5, SECTION 5-118 PAVERS AND WALKWAYS. WALKWAYS SHALL BE PERMITTED IN THE REQUIRED SETBACK AREA NOT EXCEEDING FIVE (5) FEET IN WIDTH IN A SETBACK AREA. PROVIDE WIDTH OF PROPOSED WALKWAYS AND INDICATE COMPLIANCE WITH THIS SECTION OF THE CODE. SEE ARTICLE 4, SECTION 4-101 SINGLE FAMILY RESIDENTIAL, LETTER B, FOR SETBACK REQUIREMENTS.
14. NEW PAVER DECK IS ENCROACHING ON THE SIDE STREET SETBACK.
15. PROVIDE PERMIT NUMBER FOR PROPOSED TREE REMOVAL.

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

REVIEWED BY: ELISA DARNA
EMAIL: EDARNA@CORALGABLES.COM
CITY OF CORAL GABLES- ZONING DIVISION