



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 02/02/21  
PROPERTY: 728 NAVARRE AVE  
FOLIO: 03-4108-01-5410  
ZONING DISTRICT: S.F.R.  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 01/04/2021  
PERMIT NO.: **AB-21-01-5410**  
SCOPE OF WORK: NEW HOUSE

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

1. 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.
2. AS PER SECTION 4-101, #10, D, STACKED OR TWO (2) STORY PORCHES, WILL BE EXEMPT FROM F.A.R. CALCULATIONS IF SPECIFICALLY APPROVED BY THE BOARD OF ARCHITECTS (OR APPLICANT CAN PROVIDE COVENANT).

**GENERAL OBSERVATIONS**

1. TRIANGLE OF VILIBILITY IS SHOWN IN THE WRONG LOCATION. AS PER ZONING CODE SECTION 5-1406, B, #1, IF A SIDEWALK IS LOCATED BETWEEN THE PROPERTY LINE AND THE STREET (SEE FIGURE B.1), 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.
2. PROPOSED THREE (3) FOOT WALL WILL NOT BE ALLOWED WITHIN THE TRIANGLE OF VISIBILITY. AS PER ZONING CODE SECTION 5-1406, A, ALL TRIANGLES OF VISIBILITY THAT

## Preliminary Zoning Observation Report

ARE REQUIRED BY THIS SECTION SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2½) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE.

3. 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.
4. 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).
5. PLANS MUST INDICATE THAT NEIGHBORING PROPERTIES DO NOT HAVE DRIVEWAYS WITHIN TEN (10) FEET OF THE SIDE PROPERTY LINE IN ORDER TO ALLOW THE PROPOSED THREE (3) FOOT HIGH WALL.
6. AS PER SECTION 4-101, #11, THE FULL WIDTH OF THE GARAGE FAÇADE SHALL BE LESS THAN OR EQUAL TO ONE-THIRD (1/3) OF THE WIDTH OF THE FRONT FAÇADE OF THE RESIDENCE THAT FACES UPON A PRIMARY STREET.
7. AS PER ZONING CODE, SECTION 4-101, #10, FLOOR SPACE IN ONE (1) STORY ROOFED TERRACES, BREEZEWAYS, AND PORCHES WITH AN AVERAGE FLOOR TO CEILING HEIGHT LESS THAN OR EQUAL TO THIRTEEN (13) FEET SHALL BE EXEMPT FROM F.A.R., PROVIDED, A COVENANT IS SUBMITTED STATING THAT SUCH ROOFED TERRACE, BREEZEWAY, OR PORCH WILL NOT BE ENCLOSED IF IT WILL CAUSE THE RESIDENCE TO EXCEED THE MAXIMUM PERMITTED FLOOR AREA.  
OR RECEIVE APPROVAL FOR STACKED OR TWO (2) STORY PORCHES, FROM THE BOARD OF ARCHITECTS (SEE FOLLOWING COMMENT).
8. AS PER SECTION 4-101, #10, D, STACKED OR TWO (2) STORY PORCHES, WILL BE EXEMPT FROM F.A.R. CALCULATIONS IF SPECIFICALLY APPROVED BY THE BOARD OF ARCHITECTS.
9. PROPOSED LANDING IN THE FRONT SETBACK WILL NEED TO COMPLY WITH SECTION 5-118, LANDING WILL NOT BE ALLOWED TO PROJECT MORE THAN FIVE (5) FEET INTO THE REQUIRED FRONT SETBACK.
10. AS PER SECTION 5-1804, ALL GARBAGE CAN, DUMSTERS...SHALL BE CONCEALED FROM VIEW AND REQUIRED TO COMPLY WITH THE SAME SETBACKS AS THE MAIN BUILDING (SECTION 5-1804, #4). ONLY APPROVED WALKWAYS AND DRIVEWAYS WILL BE ALLOWED IN THE FRONT SETBACK.
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>
12. ZONING LEGEND MUST ALSO SHOW REQUIRED TREES AND SHRUBS SEE ZONING CODE SECTION 5-1105 FOR REQUIREMENTS.

## Preliminary Zoning Observation Report

13. NEED TO SUBMIT A COPY OF DECLARATION OF RESTRICTIVE COVENANT BOOK #30427 PG.1658  
ALONG WITH PLANS FOR ARCHIVE.

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