



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 05/25/2021
PROPERTY: 753 MAJORCA AVE
FOLIO: 03-4129-027-1100
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 09/18/2020
PERMIT NO.: AB-20-09-5569
SCOPE OF WORK: REMODELING.

NOTE: PROPOSED ADDITION EXCEEDS THIRTY-FIVE (35%) GROUND AREA COVERAGE REQUIREMENT.

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

1. AS PER ZONING CODE SECTION 5-606, #1, MECHANICAL EQUIPMENT IN THE FRONT YARD IS PROHIBITED, UNLESS APPROVED BY THE BOARD OF ARCHITECTS WHEN NO OTHER LOCATION IS AVAILABLE, AND THE PROPOSED LOCATION IS COMPATIBLE WITH THE NEIGHBORHOOD.
 - PREVIOUS PERMIT NUMBER BL-15-04-3948 HAD A WING WALL SCREENING THE MECHANICAL EQUIPMENT.
2. AS PER SECTION 2-101, #10, C, DRIVEWAYS AND CURB-CUTS WITHIN THE PUBLIC RIGHT-OF-WAY TO EXCEED ELEVEN (11) FEET IN WIDTH AS DETERMINED BY THE BOARD OF ARCHITECTS BUT IN NO CASE SHALL IT EXCEED EIGHTEEN (18) FEET IN WIDTH.

GENERAL OBSERVATIONS

1. AS PER ZONING CODE SECTION 5-606, #1, MECHANICAL EQUIPMENT IN THE FRONT YARD IS PROHIBITED, UNLESS APPROVED BY THE BOARD OF ARCHITECTS WHEN NO OTHER LOCATION IS AVAILABLE, AND THE PROPOSED LOCATION IS COMPATIBLE WITH THE NEIGHBORHOOD.
2. NEED TO CLEARLY INDICATE THAT ITEM #8 IN THE FRONT SETBACK IS AN UNDERGROUND GAS TANK.

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3. AS PER SECTION 2-101, #10, C, DRIVEWAYS AND CURB-CUTS WITHIN THE PUBLIC RIGHT-OF-WAY TO EXCEED ELEVEN (11) FEET IN WIDTH AS DETERMINED BY THE BOARD OF ARCHITECTS BUT IN NO CASE SHALL IT EXCEED EIGHTEEN (18) FEET IN WIDTH.

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

REVIEWED BY: ERICK R TEJERA
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CITY OF CORAL GABLES- ZONING DIVISION