



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 08/02/2021
PROPERTY: 9330 GALLARDO STREET
FOLIO: 03-5105-007-0020
ZONING DISTRICT: S.F.R.
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 07/16/2021
PERMIT NO.: AB-21-07-7854
SCOPE OF WORK: NEW RESIDENCE

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

1. BOARD OF ARCHITECTS TO APPROVE THE FOUR HUNDRED (400) SQUARE FOOT CREDIT FOR A GARAGE IN THE FRONT. AS PER SECTION 2-101, #6, F.A.R., B, DETACHED ONE- AND TWO-STORY STRUCTURES LESS THAN OR EQUAL TO FOUR HUNDRED (400) SQUARE FEET WHERE THE GROUND LEVEL IS A CARPORT OR GARAGE. THE BOARD OF ARCHITECTS WILL APPROVE THE LOCATION AND REVIEW COMPATIBILITY WITH THE SURROUND AREA. ANY ADDITIONAL AREA WILL NOT BE EXCLUDED.
2. BOARD OF ARCHITECT TO RECOMMEND APPROVAL THE DEVELOPMENT REVIEW OFFICIAL FOR PROPOSED OPEN BOAT STORAGE, ONCE DESIGN HAS BEEN SUBMITTED. PROPOSED OPEN BOAT STORAGE IS NOT ONE OF THE APPROVED ACCESSORIES USES IN A SINGLE-FAMILY RESIDENCE (SEE SECTION 3-102). OUR CODE DOES ALLOW A "BOATHOUSE", (SEE SECTION 3-303). NEED MORE DETAILS FOR PROPOSED OPEN BOAT STORAGE, THE BOARD OF ARCHITECTS CAN RECOMMEND APPROVAL TO THE DEVELOPMENT REVIEW OFFICIAL FOR PROPOSED STRUCTURE (NOTE THIS WILL NOT BE ALLOWED IN THE REQUIRED REAR WATERWAY SETBACK).
3. BOARD OF ARCHITECT TO RECOMMEND APPROVAL THE DEVELOPMENT REVIEW OFFICIAL FOR PROPOSED DETACHED GARAGE AND STORAGE LOCATED BETWEEN THE STREET AND THE MAIN RESIDENTIAL BUILDING. AS PER ZONING CODE SECTION 2-101, #5, A, EXCEPT AS MAY BE OTHERWISE NOTED NO ACCESSORY BUILDING OR STRUCTURES MAY BE LOCATED IN THE AREA BETWEEN THE STREET AND THE MAIN RESIDENTIAL BUILDING. PLANS SHOW A PROPOSED GARAGE AND STORAGE BETWEEN THE MAIN BUILDING AND THE STREET.

GENERAL OBSERVATIONS

Preliminary Zoning Observation Report

4. PROPOSED BOAT STORAGE WILL NOT BE ALLOWED IN THE REQUIRED SETBACKS. PARCEL HAS A REAR WATERWAY SETBACK OF THIRTY-FIVE (35) FEET (SECTION 2-101, #4, E & SECTION 2-101, #5), PROPOSED BOAT STORAGE IS WITHING THE REQUIRED SETBACK.
5. AS PER ZONING CODE SECTION 3-310, A, STORAGE AND/OR UTILITY ROOMS ARE NOT ALLOWED TO EXCEED FIFTY (50) SQUARE FEET OF FLOOR AREA, COMPUTED FROM THE INSIDE WALL-TO-WALL DIMENSIONS. PLANS SHOW A PROPOSED SIZE OF 219 SQUARE FEET.
6. NEED TO VERIFY ALLOWED F.A.R. PLANS SHOW A LOT SIZE OF 22,227 SQUARE FEET, THIS WILL ALLOW A MAXIMUM OF 7,818 SQUARE FEET VS. THE PROPOSED AMOUNT OF 8,718 SHOWN ON PLANS.
7. NEED MORE DETAILS FOR PROPOSED TRELLIS. SECTION 5-309 (TRELLIS) WILL REQUIRE THE TRELLIS TO BE OF SPECIFIC MATERIAL, SHOW METAL CLIPS TO PROHIBIT WOOD FROM TOUCHING CONCRETE, SHOW ALL CONNECTORS TO BE CONCEALED...
8. PLANS THAT SHOW A POOL BY MUST SHOW A ZONING CODE APPROVED POOL ENCLOSURE 4' HIGH WITH ALL GATES MECHANICALLY SELF-CLOSING AND SELF-LOCKING AS PART OF PERMIT (SECTION 3-308).
9. AS PER SECTION 2-101, #6, F.A.R. B, FLOOR SPACE IN ONE (1) STORY ROOFED TERRACES OR BREEZEWAYS, AND ONE- OR TWO-STORY PORCHES WITH AN AVERAGE FLOOR TO CEILING HEIGHT LESS THAN OR EQUAL TO THIRTEEN (13) FEET, 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.
10. PROPOSED ALUMINUM WINDOW WALL MUST COMPLY WITH ZONING CODE SECTION 5-301 (WALL MATERIAL). AS PER SECTION ALL EXTERIOR WALLS OF ALL BUILDINGS SHALL BE CONSTRUCTED OF CONCRETE, GLASS BLOCK, POURED CONCRETE, STONE, HOLLOW TILE, CORAL ROCK OR CLAY BRICK. PLANS NEED TO INCLUDE MORE DETAILS FOR PROPOSED STRUCTURE.
11. PROPOSED ALUMINUM WINDOW WALL MUST COMPLY WITH SECTION 5-503 #3, (FLAT ROOF WITHOUT A PARAPET). AS PER SECTION A FLAT ROOF WITHOUT A PARAPET WILL NOT BE ALLOWED IF VISIBLE FROM THE FRONT ELEVATION OF THE BUILDING.
12. PROPOSED ALUMINUM WINDOW WALL, REAR TERRACE & BOAT STORAGE MUST COMPLY WITH SECTION 5-503 #2, (FLAT ROOF WITHOUT A PARAPET). AS PER CODE THE FLAT ROOF WITHOUT A PARAPET SHALL NOT EXCEED FIFTEEN (15%) PERCENT OF THE GROUND AREA OF THE BUILDING.
13. NEED TO SHOW ALL MECHANICAL EQUIPMENT ON SITE PLAN WITH REQUIRED SETBACK DIMENSION.
14. PLANS MAY NOT DESIGNATE ANY SPACE AS "OFFICE" IN A RESIDENTIAL ZONE. IF HOME OFFICE IS PROPOSED THEN PLANS MUST SHOW COMPLIANCE WITH ZONING CODE SECTION 3-206 (HOME OFFICE).
15. NEED TO SHOW HEIGHT FROM ESTABLISHED GRADE. AS PER SECTION 5-701, D, THE MINIMUM FLOOR ELEVATIONS OF RESIDENTIAL, DUPLEX, OR MULTIPLE-FAMILY STRUCTURES, EXCEPT AS OTHERWISE NOTED HEREIN, SHALL BE NOT LESS THAN SIXTEEN (16) INCHES ABOVE THE ESTABLISHED GRADE AS DETERMINED AND ESTABLISHED BY THE ZONING DEPARTMENT
16. NEED TO FILL OUT LANDSCAPE LEGEND (SEE BROWN FOLDER).

Preliminary Zoning Observation Report

17. TREE ROOT PROTECTION FENCING MUST BE INSTALLED AROUND TREES IN THE CITY SWALE AND INSIDE THE PRIVATE PROPERTY TO PROTECT THEIR ROOT SYSTEMS AND TRUNKS PRIOR TO CONSTRUCTION AND LEFT IN PLACE THROUGH FINAL INSPECTION OF WORK. SEE DETAILS AVAILABLE FOR DOWNLOAD ON THE CITY WEBSITE AT
<https://www.coralgables.com/media/PublicWorks/Landscape/2020-LANDSCAPE%20DETAILS.pdf>
18. NOTE THAT THE EXISTING LANDSCAPE WILL BE INSPECTED AND WILL BE REQUIRED TO MEET THE MINIMUM REQUIREMENTS OF THE ZONING CODE ARTICLE 6 AT TIME OF FINAL INSPECTION. THE OWNER AT THE TIME OF FINAL INSPECTION MAY BE REQUIRED TO ADD TREES, SHRUBS OR SOD TO THE SITE IN ORDER TO MEET THIS REQUIREMENT, SINCE A LANDSCAPE PLAN IS NOT PROVIDED IN THIS SUBMITTAL.
19. NOTE THAT THE SWALE IS THE RESPONSIBILITY OF THE OWNER TO EXCAVATE, DE-COMPACT, REGRADE TO A CONCAVE PROFILE TO RETAIN WATER RUNOFF, THEN REPLANT WITH SOD OR OTHER NON-WOODY GROUNDCOVERS THAT WILL BE MAINTAINED BY THE OWNER LESS THAN 24" HEIGHT AT THE END OF CONSTRUCTION. REFER TO THE SWALE PLANTING GUIDELINES ALSO ON THE CITY WEBSITE
<https://www.coralgables.com/media/PublicWorks/Landscape/2020-LANDSCAPE%20DETAILS.pdf>
20. NEED A CURRENT SIGNED AND SEALED SURVEY. ATTACHED SURVEY IS NOT SIGNED.

PLEASE CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE TIME THE FINAL BUILDING PERMIT SUBMITTAL.

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

OLD	CUTLER	BAY	SEC	3	PB	81-31
LOT 5 BLK 3						

Section A-71 - Old Cutler Bay Section 3.

A. Facing of lots.

1. Lot 17 shall be deemed to face Solano Prado.

B. Setbacks-Minimum side.

1. Lots 4 through 16, inclusive-Ten (10) foot minimum.
2. Lot 17-Twenty-five (25) foot minimum from side street-Ten (10) foot minimum from inside line.

C. Setbacks-Minimum rear.

1. Lot 17-Ten (10) foot minimum.