



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 7/27/2021
PROPERTY ADDRESS: 3150 COLUMBUS BLVD.
FOLIO: 03-4118-003-1590
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 5/28/21
PERMIT NO.: AB-21-03-7828
SCOPE OF WORK: NEW 2 STORY S.F.R.

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

1. BOA REVIEW REQUEST, PAGE A-100, REQUIRED WALL TO SCREEN THE SWIMMING POOL FROM THE STREET VIEW (COLUMBUS BLVD.) HAS AN OPENING WITH PICKET FENCE. ARTICLE 3, SECTION 3-308, E.

Z-CODE SECT.:

E. Unless the pool is entirely screened in, it must be surrounded by a protective wall or fence four (4) feet in height, to comply with existing ordinance for walls and fences. In all cases where a swimming pool will be visible from a street, a four (4) foot wall shall be erected upon the premises between the street and the swimming pool.

2. BOA REVIEW REQUEST, PAGE A-100, THE ANASTASIA AVE. LEFT CORNER REQUIRES A COLUMN WHERE THE PERIMETER FENCE BEGINS. ARTICLE 5, SECTION 5-401, C.

Z-CODE SECT.:

C. Ornamental wrought iron, ornamental aluminum cast iron or cast aluminum fences shall be permitted, provided that masonry pilasters are located at the corners of the lot and periodically along the fence.

3. BOA DESIGN REVIEW, PAGES A-200, A-201, AND A-202, SEE ALUMINUM ARCH DECORATIVE ELEMENTS.

GENERAL OBSERVATIONS

1. WITH THE FINAL PERMIT APPLICATION PLAN SUBMITTAL, PROVIDE A COPY OF THE RECORDED UNITY OF TITLE COVENANT FOR THIS PROPERTY. IF, YOU NEED TO APPLY SEE THIS WEB LINK FOR INSTRUCTIONS AND THE COVENANT APPLICATION:

<https://www.coralgables.com/departments/CityAttorney/documents-and-legal-forms>

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2. PAGE A-100, FENCE ELEVATION, THE WALL SECTION BY THE GATE ENTRY CANNOT EXCEED A HEIGHT OF 4 FEET (PROPOSED IS AT 6 FEET). NOTE, THE USE OF COLUMNS WILL BE ALLOWED AT 6 FEET. ARTICLE 5, SECTION 5-403.
3. PAGE A-100, WEST PROPERTY LINE, WOOD FENCE/WALL NOT ALLOWED; PROVIDE A FENCE TYPE ALLOWED BY THE ZONING CODE. ARTICLE 5, SECTION 5-401.
4. PAGE A-100, NORTH-REAR YARD, PROVIDE THE ROOF PROJECTION. ARTICLE 5, SECTION 5-509.
5. PAGE A-100, PROVIDE THAT THE 4 FEET HIGH PERIMETER WALL ON COLUMBUS AVE. SCREENS THE SWIMMING POOL FROM THE STREET VIEW, SEE THE VERTICAL PICKET FENCE SECTION. ARTICLE 3, SECTION 3-308, E.
6. PAGE A-100, PROVIDE A DRIVEWAY PAVER BETWEEN THE EDGE OF THE SIDEWALK AND THE DRIVEWAY GATE ENTRY, SEE PLAN PAGE FOR CLARIFICATION (NOTE, THE PROPOSED SOD IS NOT ALLOWED FOR DRIVEWAY MATERIAL). ARTICLE 10, SECTION 10-104.
7. PAGE A-100, PROVIDE THE TRIANGLE OF VISIBILITY WHERE THE DRIVEWAY MEETS THE TOP EDGE OF THE SIDEWALK, SEE PLAN PAGE FOR CLARIFICATION. ARTICLE 10, SECTION 10-106.
8. PAGE A-100, FENCE ELEVATION #2, THE WALL AND LANDSCAPE WITHIN THE TRIANGLE OF VISIBILITY CANNOT EXCEED A HEIGHT OF 2.5 FEET. ARTICLE 10, SECTION 10-106, A., #1.
9. NOTE, PAGE A-101, GROUND LEVEL FLOOR PLAN, THE C.G. PUBLIC WORKS DEPT. TO REVIEW AND APPROVE THE APPROACH AND PARKWAY WALKWAY.
10. NOTE, 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, REFER TO THE CITY LANDSCAPE CONSTRUCTION DETAILS, WEB LINK (PAGES 3-9 AND 3-10):
<https://www.coralgables.com/media/PublicWorks/Landscape/2020-LANDSCAPE%20DETAILS.pdf>
11. NOTE, THE EXISTING LANDSCAPE WILL BE INSPECTED AND WILL BE REQUIRED TO MEET THE MINIMUM REQUIREMENTS OF THE ZONING CODE ARTICLE 6, SECTION 6-100, LANDSCAPE REGULATIONS, AT TIME OF FINAL INSPECTION. THE PROPERTY OWNER AT THE TIME OF FINAL INSPECTION MAY BE REQUIRED TO ADD TREES, SHRUBS, OR SOD TO THE SITE IN ORDER TO MEET THIS REQUIREMENTS. SEE THE C.G. ZONING CODE AT THIS WEB LINK:
<https://www.coralgables.com/departments/DevelopmentServices/zoningcode>
12. WHEN APPLICABLE, NOTE THAT THE SWALE IS THE RESPONSIBILITY OF THE PROPERTY 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 PROPERTY OWNER LESS THAN 24" IN HEIGHT AT THE END OF CONSTRUCTION. REFER TO THE CITY SWALE PLANTING GUIDELINES, WEB LINK:
https://www.coralgables.com/media/PublicWorks/Navigation_PDF/SwalePackage.pdf
13. PAGE A-100, PROPOSED SITE PLAN, PROVIDE A COLUMN ON THE ANASTACIA AVE., LEFT CORNER WHERE THE PERIMETER FENCE BEGINS. ARTICLE 5, SECTION 5-401, C.

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ADMINISTRATIVE ACTIONS:

*** ON, MAY 20, 2021, VIA ZOOM MEETING, THE DEVELOPMENT REVIEW OFFICIAL, RAMON TRIAS, MADE THE FOLLOWING DETERMINATION:

- BUILDING FACING: COLUMBUS BLVD. BLOCK #11, LOTS 4 TO 8 FACE COLUMBUS BLVD (SEE PROPERTY SURVEY).
-AND APPENDIX-A, SITE SPECIFIC ZONING REGULATIONS, SECTION A-30, COUNTRY CLUB PART 1 (B., #2) FACING UPON ANASTASIA AVENUE IN BLOCKS 8, 9, 10, 11, 12 AND 22-THIRTY-FIVE (35) FEET IS NOT APPLIABLE; BLOCK #11, LOTS 4 TO 8 FACE COLUMBUS BLVD. (SEE ARTICLE 2, SECTION 2-101, D., #4, SETBACK REQUIREMENTS).

ZOOM MEETING PARTIES: PROJECT ARCHITECT, REINALDO BORGES AND TWO OFFICE STAFFERS, PROPERTY OWNER, PROPERTY OWNER'S ATTORNEY, RAMON TRIAS – DEVELOPMENT SERVICES ASSISTANT DIRECTOR FOR PLANNING/DEVELOPMENT REVIEW OFFICIAL, JILL MENENDEZ – PLANNING AND ZONING ADMINISTRATIVE ASSISTANCE, AND STEVEN RODRIGUEZ – ZONING REVIEWER.

*** ON, JULY 26, 2021, RAMON TRIAS, DEVELOPMENT SERVICES ASST. DIRECTOR FOR PLANNING, REVIEWED THE NEW RESIDENTIAL BUILDING PLAN SUBMITTAL AND RECONFIRMED THAT THE PRIOR DETERMINATION MADE ON MAY 20, 2021, IS STILL APPLICABLE TO THE NEW BUILDING LAYOUT.

- BUILDING FACING: COLUMBUS BLVD. BLOCK #11, LOTS 4 TO 8 FACE COLUMBUS BLVD (SEE PROPERTY SURVEY).
-AND APPENDIX-A, SITE SPECIFIC ZONING REGULATIONS, SECTION A-30, COUNTRY CLUB PART 1 (B., #2) FACING UPON ANASTASIA AVENUE IN BLOCKS 8, 9, 10, 11, 12 AND 22-THIRTY-FIVE (35) FEET IS NOT APPLIABLE; BLOCK #11, LOTS 4 TO 8 FACE COLUMBUS BLVD. (SEE ARTICLE 2, SECTION 2-101, D., #4, SETBACK REQUIREMENTS).

PLAN REVIEW MEETING ATTENDEE'S: RAMON TRIAS – DEVELOPMENT SERVICES ASSISTANT DIRECTOR, ERICK TEJERA – LEAD ZONING REVIEWER, AND STEVEN RODRIGUEZ – ZONING REVIEWER.

NOTE TO APPLICANT: CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE TIME THE FINAL SUBMITTAL IS PROVIDED.

REVIEWED BY: STEVEN RODRIGUEZ
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