



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 7/1/21

PROPERTY ADDRESS: 6716 SAN VICENTE ST.

FOLIO: 03-4129-028-2360

ZONING DISTRICT: SFR

DRC: NO

HISTORICAL/ COTTAGE: NO

ORIGINAL SUBMITTAL DATE: 6/23/21

PERMIT NO.: **AB-21-06-8187**

SCOPE OF WORK: NEW 1 STORY SFR W/ACCESSORIES.

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

1. BOA REVIEW REQUEST, PAGE A-05, FRONT PERIMETER ALUM. PICKET FENCE NEEDS TO FURNISH MASONRY COLUMNS THROUGHOUT FENCE LENGTH.

**Z-CODE SECT: ART. 5, SECT. 5-401.**

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.

2. BOA REVIEW REQUEST, PAGE A-05, THE APPROACH AND THE DRIVEWAY DESIGN DIRECTS VEHICULAR TRAFFIC IN TO A WALL AND/OR THE MAIN RESIDENCE. APPLICANT SHOULD PROVIDE AN APPROACH AND DRIVEWAY THAT LINES-UP WITH THE DRIVEWAY GATE OPENING AND CARPORT OPENING.

**Z-CODE SECT: ART. 10, SECT. 10-102, C., #2, c., i.**

i. Drivers can enter and exit from the property without endangering themselves, pedestrians, or vehicles traveling on abutting streets...

**ALSO, ART. 2, SECT. 2-101, D., #10, c.**

c. Driveways and associated curb-cuts shall only be permitted when providing access to a garage, carport, or porte-cochere...

3. PAGE A-05, BOA FYI, A METAL ROOF IS NOT ALLOWED IN RIVIERA SECT. PART 11. APPLICANT IS ALLOWED A COPPER ROOF (IN ITS NATURAL STATE). ART. 5, SECTION 5-501.

4. PAGE A-05, BOA FYI, NOTE A 5 FT. WIDE WALKWAY SHOULD CONNECT THE ENTRY STEPS TO THE DRIVEWAY, THE EXTRA PATIO IS NOT ALLOWED WITHIN THE REQUIRED 25 FT. FRONT SETBACK.

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### GENERAL OBSERVATIONS

1. PRIOR TO OR WITH THE FINAL PLAN SUBMITTAL, FILE A TOTAL DEMOLITION PERMIT APPLICATION WITH THE C.G. BUILDING DEPT. WEB LINK:  
<https://www.coralgables.com/departments/DevelopmentServices/building-division>
2. PRIOR TO OR 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>
3. PAGE A-05, RE-LABEL, "COVERED CAR PARK" TO "CARPORT". ARTICLE 2, SECTION 2-101, D., #10, AND ARTICLE 10, SECTION 10-102, A., #4.
4. PAGE A-05, RELABEL, "OFFICE" TO AN ALLOWED USE IN THE SINGLE-FAMILY ZONING DISTRICT. ARTICLE 3, SECTION 3-101, AND ARTICLE 3, SECTION 3-102.
5. PAGE A-05, PROVIDE A CONTINUOUS DRIVEWAY FROM THE APPROACH TO THE CARPORT OPENING; ALSO, ENSURE THAT THE DRIVEWAY IS AN ALLOWED DRIVEWAY MATERIAL (SEE GRASS STRIPS HIGHLIGHTED ON THE PROPOSED SITE PLAN PAGE A-05). ARTICLE 10, SECTION 10-104.
6. PAGE A-05, PROVIDE A 5 FEET SIDE SETBACK FROM THE LEFT PROPERTY LINE TO THE EDGE OF THE DRIVEWAYS. ARTICLE 10, SECTION 10-103, B., #4, b.
7. PAGE A-05, ON THE FRONT PERIMETER ALUMINUM PICKET FENCE INCORPORATE MASONRY COLUMNS AS PER ARTICLE 5, SECTION 5-401, C.
8. PAGE A-05, PROVIDE THE TRIANGLE OF VISIBILITY FOR THE DRIVEWAY WHERE THE DRIVEWAY MEETS THE SIDEWALK. ARTICLE 10, SECTION 10-106.
9. PAGE A-05, PROVIDE THAT THE POOL ENCLOSURE GATES ARE A MINIMUM OF 4 FEET IN HEIGHT, SELF-CLOSING, AND SELF-LATCHING. ARTICLE 3, SECTION 3-308, F.
10. PAGE A-05, PROVIDE THE HEIGHT OF THE WALL TO SCREEN THE POOL FROM THE STREET VIEW. ARTICLE 3, SECTION 3-308, E.
11. PAGE A-05, PROVIDE A COMPLETE POOL ENCLOSURE WITH NO GAPS, SEE FENCE TERMINATION BY THE KITCHEN WALL. ARTICLE 3, SECTION 3-308, E.
12. PAGE A-09, RELABEL, "FLAT ROOF" TO "FLAT ROOF WITH A PARAPET". ARTICLE 5, SECTION 5-503.
13. PAGE A-05, PROVIDE THAT THE DRIVEWAY IS A SEPARATE ENTITY FOR AN OUTDOOR PATIO. ARTICLE 10, SECTION 10-102, #2, c., i.
14. PAGE A-05, THE FRONT OUTDOOR PATIO BETWEEN THE FRONT ENTRY AND THE FRONT STREET IS NOT ALLOWED, REMOVE AND SOD. ARTICLE 3, SECTION 3-301, B. AND C.
15. PAGE A-05, PROVIDE AN APPROACH AND DRIVEWAY THAT LINE-UP FROM THE STREET TO THE DRIVEWAY GATE; THIS DRIVEWAY SECTION CANNOT DIRECT THE VEHICLE IN TO A WALL OF THE MAIN RESIDENCE (SEE THE PLAN PAGE FOR CLARIFICATION). ARTICLE 10, SECTION 10-102, C., #2, c., i.
16. PAGE A-05, PROVIDE A WALKWAY FROM THE MAIN ENTRY STEPS TO THE DRIVEWAY THAT DOES NOT EXCEED A WIDTH OF 5 FEET. ARTICLE 5, SECTION 5-311.
17. PAGE A-14, SECTION-A DETAIL, THE 6 FEET HIGH WALL ON THE RIGHT SIDE IS NOT ALLOWED; MAXIMUM HEIGHT ALLOWED IS 4 FEET, REDUCTION REQUIRED. ARTICLE 5, SECTION 5-403.
18. PAGE A-14, SECTION-A DETAIL, THE OOLITIC STONE SHALL BE A FINISH ON THE CONCRETE WALL STRUCTURE OF THE BUILDING, RELABEL THE DETAIL THROUGHOUT THE PLAN SHEETS. ARTICLE 5, SECTION 5-301.
19. PAGE A-05, PROPERLY SHOW THE PUBLIC SIDEWALK ON THE PROPOSED SITE PLAN, DIMENSION AND LABEL ACCORDINGLY.

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20. PAGE A-09, THE STANDING SEAM METAL ROOF IS NOT ALLOWED IN THIS RESIDENTIAL ZONE (RIVIERA SECTION PART 11); HOWEVER, A STANDING SEAM COOPER ROOF (IN ITS NATURAL STATE) IS ALLOWED. ARTICLE 5, SECTION 5-501.

21. PAGE L-01, A TREE REMOVAL PERMIT APPLICATION WILL BE REQUIRED BY THE PUBLIC WORKS DEPARTMENT FOR MORE INFORMATION SEE THIS WEB LINK:

<https://www.coralgables.com/landscape-services>

22. ON THE FINAL PLAN SUBMITTAL, PROVIDE A LANDSCAPE PLAN SHEET DETAILING THE REQUIRED TREE PROTECTION FENCING. ARTICLE 6, SECTION 6-105, A., #2. 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>

23. NOTE THAT 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>

24. 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](https://www.coralgables.com/media/PublicWorks/Navigation_PDF/SwalePackage.pdf)

25. A TREE REMOVAL PERMIT APPLICATION WILL BE REQUIRED BY THE PUBLIC WORKS DEPARTMENT FOR MORE INFORMATION SEE THIS WEB LINK:

<https://www.coralgables.com/landscape-services>

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

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