



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 07/09/21
PROPERTY: 1522 ALEGRIANO AVE
FOLIO: 03-4119-001-1170
ZONING DISTRICT: S.F.R.
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 06/28/21
PERMIT NO.: AB-21-06-8567
SCOPE OF WORK: ADDITION

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

1. DRIVEWAY ON PLANS DOES NOT MATCH PREVIOUSLY APPROVED DRIVEWAY. NEED TO PROVIDE PERMIT NUMBER FOR DRIVEWAY, IF NO PERMIT IS FOUND THEN DRIVEWAY MUST COMPLY WITH ZONING CODE (SEE BELOW).
 - SECTION 2-101. SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT, #10, DRIVEWAYS AND CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. AN EXISTING CONDITION MAY REQUIRE THE NEED TO ALLOW 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

2. AS PER SECTION 5-311, WALKWAYS IN THE REQUIRED SETBACKS WILL NOT BE ALLOWED TO EXCEED A WIDTH OF FIVE (5) FEET. NEED TO PROVIDE PERMIT NUMBER FOR EXISTING WALKWAY OR HAVE WALKWAY COMPLY WITH ZONING CODE.
3. WALLS ARE NOT ALLOWED TO EXCEED A HEIGHT OF FOUR (4) FEET FROM ACTUAL GROUND LEVEL, PLANS SHOW WALLS ON SIDES THAT EXCEED THE SIZE ALLOWED. AS PER SECTION 5-403, WALLS OR FENCES SHALL NOT EXCEED FOUR (4) FEET IN HEIGHT FROM THE ESTABLISHED GRADE OR THE ACTUAL GROUND LEVEL AT SUCH WALL OR FENCE, WHICHEVER IS MORE RESTRICTIVE.
4. NEED TO PROVIDE DETAILS FOR GATES ON SIDE YARDS (HEIGHT AND MATERIAL).

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5. NEED TO PROVIDE A UNITY OF TITLE FOR LOTS 6 & 7. 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 [HTTP://WWW.CORALGABLES.COM/CGWEB/ATTORNEY_FORMSAPP.ASPX](http://www.coralgables.com/cgweb/attorney_formsapp.aspx).
6. ALL GATES LEADING TO POOL MUST BE SPRING LOCK TYPE SELF-CLOSING AND SELF-LATCHING.
7. 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>
8. 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.

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

CORAL GABLES COUNTRY CLUB SEC 5 PB 23-55 LOTS 6 & 7 BLK 79

Section A-34 - Country Club Section Part 5.

A. Building sites.

1. Lot 15 less the west ten (10) feet of the north twenty (20) feet thereof, Lot 1, less the north twenty (20) feet and all of Lot 17, Block 112, shall be considered as two (2) separate building sites as follows:
 - a. One (1) building site to consist of Lot 15 less the west ten (10) feet of the north twenty (20) feet thereof and the east one-half ($\frac{1}{2}$) of Lot 16, less the north twenty (20) feet thereof; and
 - b. One (1) building site to consist of Lot 17 and the west one-half ($\frac{1}{2}$) of Lot 16 less the north twenty (20) feet thereof.
2. Lot 20, less a portion beginning at the north east corner of the lot running southwesterly seventy-five (75) feet, thence running southeasterly twenty (20) feet, thence running northeasterly eighty-two (82) feet, thence running northwesterly ten (10) feet to POB, of Block 47 shall be considered a separate building site. (2788)

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3. The west ten (10) feet of Lot 34, and Lots 35 and 36, Block 82, shall be considered one (1) building site. (2860)

B. Setbacks-Minimum front.

1. Facing upon San Amaro Drive in Block 90-Thirty (30) feet.
2. Facing upon Blue Road in Tract 1-Thirty (30) feet.
3. Facing upon Granada Boulevard-Thirty-five (35) feet.
4. Facing upon Mendavia Avenue in Blocks 90, 93, 96 and Tracts 1 and 4-Thirty (30) feet.
5. Facing upon Pinta Court in Block 3-Thirty (30) feet.
6. Facing upon University Drive in Block 97-Thirty (30) feet.
7. Facing upon University Drive in Block 98-Thirty-five (35) feet.
8. Facing upon Santa Maria-Thirty (30) feet.

C. Setbacks-Minimum side.

1. Lot 20, Block 93-Ten (10) feet from south line.