



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 7/23/21  
PROPERTY ADDRESS: 5536 MAGGIORE ST.  
FOLIO: 03-4129-027-0670  
ZONING DISTRICT: SFR  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 7/12/21  
PERMIT NO.: AB-21-07-7591  
SCOPE OF WORK: ADDITION AND ACCESSORIES.

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

1. BOA REVIEW REQUEST, PAGE A-6, DRIVEWAY AND APPROACHES ON MAGGIORE STREET DO NOT PROVIDE ACCESS TO A GARAGE AND/OR CARPORT. ARTICLE 2, SECTION 2-101, D., #10, c.

Z-CODE SECT.:

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

2. BOA CLARIFICATION REQUEST, PAGE A-9, PROPOSED SOUTH ELEVATION, APPLICANT TO PROVIDE PRODUCT DETAILS OF THE DECORATIVE METAL LOUVERS.

**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>

2. PAGE A-9, PROPOSED BUILDING ELEVATIONS, PROVIDE THE TOTAL HEIGHT OF THE RESIDENCE FROM THE ESTABLISHED GRADE TO THE ROOFTOP EDGE.

3. PAGE A-6, PROPOSED SITE PLAN, THE DRIVEWAY AND APPROACH BY THE STAFF ROOM IS NOT ALLOWED. ARTICLE 2, SECTION 2-101, D., #10, c.

4. PAGE A-6, PROPOSED SITE PLAN-WATER FEATURE, PROVIDE A NOTE ON THE PLANS THAT STATE, "THE WATER FEATURE WILL NOT EXCEED A DEPTH OF 18 INCHES". ARTICLE 5, SECTION 5-312.

5. PAGE A-6, PROPOSED SITE PLAN, THE APPROACH BY THE PLAYROOM IS NOT ALLOWED. ARTICLE 2, SECTION 2-101, D., #10, c.

## Preliminary Zoning Observation Report

6. PAGE A-6, PROPOSED SITE PLAN, THE NEW PERIMETER WALL WITHIN THE TRIANGLE OF VISIBILITY CANNOT EXCEED A HEIGHT OF 2.5 FEET. ARTICLE 10, SECTION 10-106, A., #1.
7. PROVIDE A PERIMETER WALL, FENCE, AND GATE ELEVATION DETAIL, DIMENSION AND LABEL ACCORDINGLY. ARTICLE 5, SECTION 5-400.
8. PAGE A-6, PROPOSED SITE PLAN, PROVIDE A COMPLETE POOL ENCLOSURE WITHIN THE SAID PROPERTY. ARTICLE 3, SECTION 3-308, E. AND F.
9. PAGE A-7, PROPOSED FLOOR PLAN, RELABEL "CABANA" TO "BATHROOM". ARTICLE 3, SECTION 3-304.
10. PAGE A-7, PROPOSED FLOOR PLAN, PROVIDE THAT THE CARPORT FLOOR AREA IS A MINIMUM OF 10 FEET IN WIDTH BY 22 FEET LENGTH (PROPOSED IS AT 13.66 FT. IN WIDTH BY 21.33 FT. IN LENGTH).
11. PAGE A-7, PROPOSED FLOOR PLAN, PROVIDE THAT THE CARPORT IS NOT MORE THAN 75% ENCLOSED BY WALLS. ARTICLE 16, DEFINITIONS, TERM: CARPORT.
12. PAGE A-7, PROPOSED FLOOR PLAN, PROVIDE ACCESS TO THE SAUNA FROM WITHIN THE RESIDENCE. ARTICLE 16, DEFINITIONS, TERM: SINGLE-FAMILY RESIDENCE.
13. PAGE TRP-1, 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>
14. ON THE FINAL PLAN SUBMITTAL, PROVIDE LANDSCAPE PLAN SHEET(S), INCLUDE, AN EXISTING LANDSCAPE SITE PLAN, TREE PROTECTION DETAILS, TREE REMOVAL PLAN (IF APPLICABLE), NEW LANDSCAPE SITE PLAN (IF APPLICABLE), AND A PLANT AND TREE SCHEDULE. ARTICLE 6, SECTION 6-105, A., #2.
15. 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>
16. 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>
17. 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)
18. PAGE A-5, IF APPLICABLE, PROVIDE THE SQUARE FOOTAGE OF THE EXISTING A/C SPACE THAT WILL BE DEMOLISHED FOR THE NEW PROPOSED ADDITION(S).

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

REVIEWED BY: STEVEN RODRIGUEZ  
CITY OF CORAL GABLES- ZONING DIVISION  
EMAIL: SRODRIGUEZ@CORALGABLES.COM