



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 08/20/2021
PROPERTY: 9360 GALLARDO STREET
FOLIO: 03-5105-007-0050
ZONING DISTRICT: S.F.R.
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 08/02/2021
PERMIT NO.: AB-21-08-7302
SCOPE OF WORK: NEW RESIDENCE

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

1. BOARD OF ARCHITECT NEED TO APPROVE DRIVEWAY WIDTH. AS PER ZONING CODE SECTION 2-101, #10, C, TO ACCOMMODATE STREET TREES AND MINIMAL SIDEWALK DISRUPTION, 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. NEED TO SHOW DIMENSION FOR PROPOSED DRIVEWAY.
3. ZONING DATA SHEET MUST INCLUDE SQUARE FOOTAGE BREAKDOWN FOR ALL STRUCTURES. SHEET G2.0 DID NOT SHOW SQUARE FOOTAGE FOR GARAGE, GYM, GUEST ROOM... (SECTION 2-101, #6, B).
4. NEED TO VERIFY F.A.R. CALCULATIONS. F.A.R. WILL NEED TO INCLUDE THE GARAGE, GYM, AND GUEST ROOM (SECTION 2-101, #6, B).
5. ROOF OVERHANG GREATER THAN FIVE (5) FEET SUCH AS THE ONE SHOWN ON SHEET A7.0 WILL COUNT ON GROUND AREA COVERAGE. AS PER SECTION 2-101, #6, GROUND AREA COVERAGE WILL

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COUNT THE MAIN BUILDING SITE AND ANY CANTILEVERED PORTIONS OF THE BUILDING EXCEPT BALCONIES. ALSO INCLUDED ARE ROOF OVERHANGS THAT ARE GREATER THAN FIVE (5) FEET.

6. EXTERIOR METAL FRAMING, SUCH AS THE ONE SHOWN ON SHEET A7.0 WILL NOT BE ALLOWED. AS PER ZONING CODE SECTION 5-302, ALL EXTERIOR WALLS OF ALL BUILDINGS SHALL BE CONSTRUCTED OF CONCRETE, GLASS BLOCK, POURED CONCRETE, STONE, HOLLOW TILE, CORAL ROCK OR CLAY BRICK.
7. NEED TO PROVIDE DEPTH OF WATER FEATURE. AS PER SECTION 5-312 THE MAXIMUM PERMITTED DEPTH IS EIGHTEEN (18) INCHES.
8. AS PER ZONING CODE SECTION 5-311 WALKWAYS ARE NOT ALLOWED TO EXCEED A WIDTH OF FIVE (5) FEET. NEED TO SHOW DIMENSIONS OF PROPOSED WALKWAY.
9. PROPOSED LOUNGE AREA WILL NOT BE ALLOWED IN THE REQUIRED SETBACK.
10. NEED TO SHOW LOCATION OF ALL MECHANICAL EQUIPMENT WITH REQUIRED SETBACKS.
11. NEED TO PROVIDE A TOTAL DEMO PERMIT FOR EXISTING HOUSE.
12. NEED TO PROVIDE A HISTORICAL SIGNIFICANT LETTER FOR TOTAL DEMO.
13. NEED TO PROVIDE HEIGHT OF RESIDENCE FROM ESTABLISHED GRADE. AS PER SECTION 5-701, D, 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.
14. NEED TO FILL OUT LANDSCAPE LEGEND (SEE BROWN FOLDER).
15. 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>
16. 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.
17. 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>

THIS IS A PRELIMINARY REVIEW FOR THE BOARD OF ARCHITECT. PLEASE CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE FINAL "BL" PERMIT SET. NO NEED TO RESUBMIT TO THE ZONING DIVISION TILL THEN.

REVIEWED BY: ERICK R TEJERA

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CITY OF CORAL GABLES- ZONING DIVISION