



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 07/14/21
PROPERTY: 2915 SEGOVIA STREET
FOLIO: 03-4117-008-3860
ZONING DISTRICT: S.F.R.
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 06/22/21
PERMIT NO.: AB-21-03-7690
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 MUST APPROVE WIDTH OF PROPOSED DRIVEWAY. AS PER SECTION 2-101, #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.**
2. **AS PER SETTLEMENT AGREEMENT DATED OCTOBER 27, 2015, 555 CATALONIA AVE IS TO:**
 - **DOES THIS STILL APPLY?**
 - **MITIGATE THE STREET VIEW BY PLANTING TWO (2) NATIVE HARDWOOD TREES AND NOT PALMS IN THE FRONT YARD.**
 - **PREVIOUS COMMENTS (SEE REPORT BELOW).**
 - **REDUCE THE MASSING AND VOLUME OF THE TALL VERTICLE ELEMENT WITH HORIZONTAL LOUVERS ON THE EAST SIDE OF THE SOUTH ELEVATION BY BREAKING HORIZONTAL LOUVERS WITH VERTICLE ELEMENTS AS DONE ON THE FAÇADE OF 2909 SEGOVIA STREET.**
 - **REDUCE THE MASSING OF THE WHITE FLAT FAÇADE BY INCOPORATING LARGER WINDOWS AND INCORPORATING DESIGN AND/OR ELEMENTS THAT BREAK THE WHITE WALL AND BRINGS THE SCALE DOWN. IN OTHER WORDS, MITIGATE SIZE AND PROPORTION OF THIS FAÇADE BY BREAKING MASSING INTO MORE COMPONENTS TO CREATE MORE DEPTH.**

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GENERAL OBSERVATIONS

3. NEED TO PROVIDE A TOTAL DEMO FOR PREVIOUS PROPERTY. PERMIT MUST INCLUDE ALL AUXILIARY AND/OR ACCESSORIES.
4. NEED TO PROVIDE A COPY OF THE HISTORICAL SIGNIFICANCE LETTER FOR DEMOLITION.
5. NEED TO PROVIDE A CURRENT SIGNED AND SEALED SURVEY.
6. NEED TO PROVIDE WIDTH OF WALKWAY. AS PER SECTION 5-311, WALKWAYS ARE LIMITED TO A MAXIMUM WIDTH OF FIVE (5) FEET IN THE REQUIRED SETBACKS.
7. NEED TO PROVIDE LANDSCAPE PLANS SHOWING THE REQUIRED AND PROPOSED TREES AND SHRUBS.
8. NEED TO PROVIDE A ZONING DATA WORKSHEET SHOWING THE ZONING CALCULATIONS. SEE LINK FOR EXAMPLE. <https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>
9. AS PER SECTION 5-701 THE MINIMUM FLOOR ELEVATION OF THE RESIDENCE SHALL BE NOT LESS THAN SIXTEEN (16) INCHES ABOVE THE ESTABLISHED GRADE AS DETERMINED AND ESTABLISHED BY THE ZONING DEPARTMENT. THE ESTABLISHED GRADE WILL BE THE AVERAGE ELEVATIONS OF THE SIDEWALK. NEED TO SHOW HEIGHT OF RESIDENCE FROM ESTABLISHED GRADE.
10. 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.p>
11. 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.
12. 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.p>
13. A TREE SURVEY PREPARED BY THE SURVEYOR, AS WELL AS PHOTOGRAPHS OF THE EXISTING TREES ARE REQUIRED. PLANS MUST INDICATE TREE ROOT PROTECTION FENCING SHOWN AROUND EACH EXISTING TREE IN THE SWALE AND INSIDE THE PRIVATE PROPERTY.

PLEASE CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE TIME THE FINAL SUBMITTAL IS PROVIDED.

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CITY OF CORAL GABLES- ZONING DIVISION