



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 08/17/2021
PROPERTY: 141 E SUNRISE AVE
FOLIO: 03-4129-040-0840
ZONING DISTRICT: S.F.R.
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 07/15/2021
PERMIT NO.: AB-21-07-7785
SCOPE OF WORK: NEW RESIDENCE

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

1. DRIVEWAY DESIGN MUST BE APPROVED BY THE BOARD OF ARCHITECTS. PLANS SHOW FOUR (4) CURVE CUTS. 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. ARTIFICIAL TURF IN THE FRONT YARD MUST BE APPROVED BY THE PUBLIC WORKS LANDSCAPE SERVICES DIVISION. AS PER ZONING CODE SECTION 6-103, #6, ARTIFICIAL TURF WILL ONLY BE ALLOWED WITHIN THE REAR YARD, WITH AN ACCEPTABLE BUFFER, AS DETERMINED BY THE PUBLIC WORKS LANDSCAPE SERVICES DIVISION. ALL OTHER LOCATIONS MAY BE APPROVED ONLY IF SITE CONDITIONS LIMIT LANDSCAPE OPTIONS, AS DETERMINED BY THE PUBLIC WORKS LANDSCAPE SERVICES DIVISION.
3. PLANS SHOW A HOME OFFICE. PLANS MUST INCLUDE DETAILS TO COMPLY WITH HOME OFFICE SECTION 3-206 OR RELABEL ROOM.

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4. PLANS MUST INDICATE WALL MATERIAL, SEE SHEET BA-5 FOR CLOUD. PLANS INDICATE #13 (A/C UNITS) FOR EXTERIOR WALL MATERIAL. (SEE SECTION 5-302 – EXTERIOR WALL – FACING MATERIAL).
5. NEED TO SHOW HEIGHT OF RESIDENCE FROM ESTABLISHED GRADE. AS PER ZONING 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.
6. PLANS MUST ALSO INDICATE FEMA FLOOD ZONE HEIGHT.
7. NEED TO FILL OUT LANDSCAPE LEGEND (SEE BROWN FOLDER).
8. 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>
9. 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.
10. 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.

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CITY OF CORAL GABLES- ZONING DIVISION