



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 05/04/2021
PROPERTY: 4901 UNIVERSITY DRIVE
FOLIO: 03-4119-006-0230
ZONING DISTRICT: M.F.1 (DUPLEX)
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 04/23/21
PERMIT NO.: AB-21-04-7764
SCOPE OF WORK: CONVERT TO S.F.R

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

- 1. ~~AS PER SECTION 10-110, B, #1, ALL SINGLE FAMILY RESIDENTIAL DWELLINGS MUST HAVE ONE (1) PARKING SPACES PER UNIT CONSISTING OF A ROOFED STRUCTURE, WHICH UTILIZES THE SAME MATERIALS AS THE MAIN STRUCTURE AND THAT IS A GARAGE, CARPORT, OR PORTE COCHERE.~~**
- 2. ~~AS PER SECTION 10-102, #4, A, THE MINIMUM INTERIOR WIDTH AND LENGTH OF A ONE (1) CAR GARAGE OR CARPORT WILL BE TEN (10) FEET BY TWENTY TWO (22) FEET.~~**
- 3. AS PER SECTION 2-101, #10, C, 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.**
- 4. AS PER SECTION 2-101, #10, C, DRIVEWAYS AND ASSOCIATED CURB-CUTS SHALL ONLY BE PERMITTED WHEN PROVIDING ACCESS TO A GARAGE, CARPORT OR PORTE-COCHERE.**
- 5. ~~AS PER SECTION 5-701, B, ALL ROOMS EXCEEDING TWENTY FIVE (25) SQUARE FEET IN AREA WHICH LIE WITHIN A GARAGE, MUST HAVE EIGHT (8") INCH MASONRY WALLS.~~**
- 6. AS PER SECTION 2-101, #4, B, I, PROJECT HAS A MINIMUM TWENTY (20%) PERCENT OF THE TOTAL LOT WIDTH FOR THE SIDE SETBACKS. PROJECT MUST HAVE A MINIMUM COMBINED**

Preliminary Zoning Observation Report

SIDE SETBACK OF FIFTEEN (15) FEET VS. THE PROPOSED AMOUNT OF FORTY-FOUR FEET AND TEN INCHES (14'-10").

- 7. PROPOSED CONCRETE EYEBROW IN THE FRONT SETBACK MUST BE APPROVED BY THE BOARD OF ARCHITECTS. AS PER SECTION 5-502, A, #3, A FLAT ROOF WILL NOT BE ALLOWED VISIBLE FROM THE FRONT ELEVATION.**
- 8. AS PER SECTION 5-509, ROOFS MAY PROJECT INTO THE REQUIRED MINIMUM SETBACK NOT MORE THAN FIVE (5) FEET INTO THE REQUIRED TWENTY-FIVE (25) FEET FRONT SETBACK. NEED TO SHOW DIMENSION.**

GENERAL OBSERVATIONS

9. AS PER SECTION 5-311, WALKWAYS IN THE SETBACKS ARE LIMITED TO FIVE (5) FEET IN WIDTH AND MUST BE A MINIMUM OF EIGHTEEN (18) INCHES FROM A DRIVEWAY, PATIO, OR PROPERTY LINE.
10. AS PER SECTION 3-308, E & F, GATES IN THE PROTECTIVE FENCE AND/OR WALL REQUIRED BY THESE REGULATIONS SHALL BE THE SPRING LOCK TYPE, SO THAT THEY SHALL AUTOMATICALLY BE IN A CLOSED AND FASTENED POSITION AT ALL TIMES. GATES SHALL ALSO BE EQUIPPED WITH A SAFE LOCK AND SHALL BE LOCKED WHEN THE SWIMMING POOL IS NOT IN USE.
11. NEED TO SHOW MATERIAL OF FENCE AND GATES, SHEET AS100 SHOWS FENCING BUT DOES NOT INDICATE MATERIAL (SEE SECTION 5-400 FOR ALLOWED MATERIAL AND HEIGHTS).
12. NEED TO SHOW ALL MECHANICAL EQUIPMENT ON PROPOSED SITE PLAN WITH ALL REQUIRED SETBACKS.
13. AS PER SECTION 10-106, ALL TRIANGLES OF VISIBILITY THAT ARE REQUIRED BY THIS SECTION SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2½) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE. NEED TO SHOW TRIANGLE OF VISIBILITY ON PLANS.
14. PLANS MUST BE SIGNED AND SEALED.

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

REVIEWED BY: ERICK R TEJERA
EMAIL: ETEJERA@CORALGABLES.COM
CITY OF CORAL GABLES- ZONING DIVISION