



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 07/26/21
PROPERTY: 4590 ALHAMBRA CIR
FOLIO: 03-4119-001-0780
ZONING DISTRICT: S.F.R.
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 06/21/2021
PERMIT NO.: AB-21-06-8199
SCOPE OF WORK: NEW 2 STORY

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

1. NONE AT THIS TIME

GENERAL OBSERVATIONS

1. SECOND DRIVEWAY ON ALHAMBRA CIRCLE WILL NOT BE ALLOWED. AS PER ZONING CODE SECTION 2-101, #10, C, DRIVEWAYS AND ASSOCIATED CURB-CUTS SHALL ONLY BE PERMITTED WHEN PROVIDING ACCESS TO A GARAGE, CARPORT OR PORTE-COCHERE.
2. THE MAXIMUM WIDTH OF COMBINED DRIVEWAYS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL MATCH THE ENTRANCE AND EXIT AISLE WIDTH. AS PER ZONING CODE SECTION 10-102, C, #2.
3. NEED TO PROVIDE DRIVEWAY MATERIAL. DRIVEWAY MUST BE ONE OF THE PRE-APPROVED MATERIALS LISTED IN SECTION 10-104.
4. PLANS THAT SHOW A POOL MUST SHOW A ZONING CODE APPROVED POOL ENCLOSURE 4' HIGH WITH ALL GATES MECHANICALLY SELF-CLOSING AND SELF-LOCKING. SEE SECTION 3-308 FOR SPECIFICATIONS.
5. PLANS SHOW A PROPOSED GAS TANK ON MERCADO STREET. PROPOSED TANK MUST BE UNDERGROUND IN ORDER TO BE ALLOWED AT THAT LOCATION.

Preliminary Zoning Observation Report

6. PLANS MAY NOT DESIGNATE ANY SPACE AS "OFFICE" IN A RESIDENTIAL ZONE.
7. NEED TO PROVIDE DETAILS FOR PROPOSED TRELLIS. TRELLIS MUST COMPLY WITH ZONING CODE SECTION 5-309. NEED TO INDICATE WOOD MATERIAL, CONNECTORS, CONCEALMENT...
8. AS PER SECTION 5-311, WALKWAYS ARE LIMITED TO A WIDTH OF FIVE (5) FEET IN THE REQUIRED SETBACKS. NEED TO SHOW DIMENSION OF PROPOSED WALKWAY PORTION OF DRIVEWAY.
9. AS PER SECTION 337, GENERATORS SHALL BE PERMITTED IN ACCORDANCE WITH THE FOLLOWING SETBACK REQUIREMENTS AS LONG AS THE DISTANCE IS NO CLOSER THAN TEN (10) FEET FROM ANY OPENING IN A BUILDING OR STRUCTURE THAT MAY BE OCCUPIED BY PEOPLE AS MAY BE REQUIRED BY COUNTY, STATE OR FEDERAL REGULATIONS.
10. AS PER SECTION 5—701, D, MINIMUM FLOOR ELEVATIONS OF RESIDENTIAL..., SHALL BE NOT LESS THAN SIXTEEN (16) INCHES ABOVE THE ESTABLISHED GRADE AS DETERMINED AND ESTABLISHED BY THE ZONING DEPARTMENT.
*WHERE A BUILDING SITE ABUTS MORE THAN ONE (1) ROAD AND/OR STREET, THE ESTABLISHED GRADE SHALL BE THE AVERAGE ELEVATION OF THE SIDEWALKS ABUTTING UPON SUCH BUILDING SITES, OR IF THERE ARE NO SIDEWALKS, THE AVERAGE ELEVATION OF THE CROWN OF THE ROAD AND/OR STREETS ABUTTING SUCH BUILDING SITE.
11. PLANS MUST INCLUDE A ZONING DATA WORKSHEET. PLEASE SEE THE FOLLOWING SITE FOR AN EXAMPLE.
<HTTPS://EVOGOV.S3.AMAZONAWS.COM/MEDIA/91/MEDIA/128367.PDF>
12. 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>
13. 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.
14. 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>

Preliminary Zoning Observation Report

15. 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.
16. NEED TO FILL OUT LANDSCAPE LEGEND (SEE BROWN FOLDER).

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

SITE SPECIFICS

Section A-34 - Country Club Section Part 5.

A. Building sites.

1. Lot 15 less the west ten (10) feet of the north twenty (20) feet thereof, Lot 1, less the north twenty (20) feet and all of Lot 17, Block 112, shall be considered as two (2) separate building sites as follows:
 - a. One (1) building site to consist of Lot 15 less the west ten (10) feet of the north twenty (20) feet thereof and the east one-half ($\frac{1}{2}$) of Lot 16, less the north twenty (20) feet thereof; and
 - b. One (1) building site to consist of Lot 17 and the west one-half ($\frac{1}{2}$) of Lot 16 less the north twenty (20) feet thereof.
2. Lot 20, less a portion beginning at the north east corner of the lot running southwesterly seventy-five (75) feet, thence running southeasterly twenty (20) feet, thence running northeasterly eighty-two (82) feet, thence running northwesterly ten (10) feet to POB, of Block 47 shall be considered a separate building site. (2788)
3. The west ten (10) feet of Lot 34, and Lots 35 and 36, Block 82, shall be considered one (1) building site. (2860)

B. Setbacks-Minimum front.

1. Facing upon San Amaro Drive in Block 90-Thirty (30) feet.
2. Facing upon Blue Road in Tract 1-Thirty (30) feet.
3. Facing upon Granada Boulevard-Thirty-five (35) feet.
4. Facing upon Mendavia Avenue in Blocks 90, 93, 96 and Tracts 1 and 4-Thirty (30) feet.

Preliminary Zoning Observation Report

5. Facing upon Pinta Court in Block 3-Thirty (30) feet.
6. Facing upon University Drive in Block 97-Thirty (30) feet.
7. Facing upon University Drive in Block 98-Thirty-five (35) feet.
8. Facing upon Santa Maria-Thirty (30) feet.

C. Setbacks-Minimum side.

1. Lot 20, Block 93-Ten (10) feet from south line.