



City of Coral Gables  
Preliminary Zoning Observation Report #2 (REVISED)

DATE OF REVIEW: 12/15/20  
PROPERTY ADDRESS: 10840 OLD CUTLER RD.  
FOLIO: 03-5107-004-0350  
ZONING DISTRICT: SFR  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 11/12/20  
PERMIT NO.: **AB-20-11-5477**  
SCOPE OF WORK: NEW 2 STORY S.F.R. AND POOL.

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

1. PAGE A-1 BOARD OF ARCHITECTS REVIEW REQUEST, FOR THE METAL ROOF AND METAL ROOF COLOR AS PER THE ZONING CODE APPENDIX-A, SITE SPECIFIC ZONING REGULATIONS, SECTION A-56-HAMMOCK LAKES, G. AND ARTICLE 5, SECTION 5-1605, J.

SEE BELOW:

G. Roof-Materials. Roofs of new and existing structures shall use materials which are consistent with the roof materials which have been used for the existing buildings in the Hammock Lakes area.

J. Copper in its natural state and allowed to oxidize and patina may be used as a roofing material for residential uses subject to approval of design, manner of installation, and conformity with the architectural design, style and composition of the proposed residential structure as shall be approved by the Board of Architects. An approved copper roof must remain in its natural state as a metal, thereby prohibiting painting, coating, surface application, or any other fabrication or manufacturing process that alters its natural metallic state.

2. BOARD OF ARCHITECTS REVIEW REQUEST, ARTICLE 4, SECTION 4-101, D., #12.

- Garage doors and carports. To be compatible with neighborhood character, the Board of Architects shall approve the location of garage doors and carports. When located on a corner lot, the garage and carport shall be accessed from a side street when appropriate for neighborhood compatibility. If the garage is turned or angled; the garage may be set forward of the front façade providing that the side facing the street contains windows, pedestrian entryways, or other features that mimic the living portion of the house. The Board of Architects shall direct design of garage door location. Carports may be enclosed using shutters or screening as approved by the Board of Architects.

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**GENERAL OBSERVATIONS**

- 1. PROVIDE THE GROUND AREA COVERAGE CALCULATIONS 25% (AS PER THE SITE SPECIFIC ZONING REGULATIONS). ZONING CODE APPENDIX-A, SITE SPECIFIC ZONING REGULATIONS, SECTION A-94-SNAPPER CREEK LAKES SUB. AND SECTION A-56-HAMMOCK LAKES, D.
- 2. PAGE A-1, ZONING DATA SECTION, PROVIDE THE SQUARE FOOTAGE OF THE REAR YARD AREA SEE THE PRELIMINARY SITE PLAN FOR THE ADJUSTED AREA. ZONING CODE APPENDIX-A, SITE SPECIFIC ZONING REGULATIONS, SECTION A-56-HAMMOCK LAKES, D.
- 3. ON THE FINAL PLAN SET, PROVIDE A LANDSCAPE PLAN SHEET, INCLUDE, EXISTING LANDSCAPE SITE PLAN, TREE PROTECTION DETAILS, NEW LANDSCAPE SITE PLAN (IF APPLICABLE), AND A PLANT AND TREE SCHEDULE. ARTICLE 5, SECTION 5-1105, B.
- 4. PAGE A-1, ZONING DATA SECTION, PROVIDE THE SQUARE FOOTAGE OF THE GREEN ROOF ENTRY CANOPY.

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

REVIEWED BY: STEVEN RODRIGUEZ  
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