



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 6/8/21
PROPERTY ADDRESS: 1211 ANASTASIA AVE.
FOLIO: 03-4118-003-1600
ZONING DISTRICT: SFR.
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 5/26/21
PERMIT NO.: AB-21-05-8134
SCOPE OF WORK: NEW SFR 2 STORIES AND ACCESSORIES.

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

1. BOA FYI, PAGES A-01.0, A-02.0, AND A-05.0, THE GARAGE FACADE EXCEEDS THE 1/3 RULE. ARTICLE 2, SECTION 2-101, D., #10, a.

Z-CODE SECTION:

a. Garage facades. The full width of the garage façade shall be less than or equal to one-third (1/3) of the width of the front façade of the residence that faces upon a primary street. In the event a building site has fifty (50) feet of street frontage, then a one (1) car garage with a maximum interior dimension of twelve (12) feet by twenty-five (25) feet deep shall be permitted to face upon the front street. On corner lots, garage facades shall face the side street, when appropriate for consistency with the neighborhood character, and may not exceed one-half (1/2) of the width of the façade. In multiple car garages facing upon any street, each single garage door shall be separated by at least a sixteen (16) inch column.

(BUILDING LENGTH = 54.333 FT. AND 1/3 RULE = 17.916 FT. AND PROPOSE GARAGE FACADE = 22.8 FT.)

2. BOA CLARIFICATION, PAGE A-05.0, APPLICANT TO PROVIDE THE WIDTH OF THE COLUMN BETWEEN THE GARAGE DOORS. MINIMUM REQUIRED COLUMN WIDTH IS 16 INCHES. ARTICLE 2, SECTION 2-101, D., #10, a. (SEE ABOVE).

GENERAL OBSERVATIONS

1. **PAGES A-01.0, A-02.0, AND A-05.0, THE GARAGE FACADE LENGTH DOES NOT COMPLY WITH C.G. ZONING CODE GARAGE FACADE 1/3 RULE (BUILDING LENGTH = 54.333 FT. AND 1/3 RULE = 17.916 FT. AND PROPOSE GARAGE FACADE = 22.8 FT.) GARAGE FACADE LENGTH REDUCTION REQUIRED. ARTICLE 2, SECTION 2-101, D., #10, a.**

2. **PAGE A-05.0, PROVIDE THE WIDTH OF THE COLUMN BETWEEN THE GARAGE DOORS (MIN. REQUIRED COLUMN WIDTH IS 16 INCHES). ARTICLE 2, SECTION 2-101, D., #10, a.**

Preliminary Zoning Observation Report

3. PROVIDE A COPY OF THE RECORDED BUILDING SITE DETERMINATION LETTER. IF, YOU NEED TO APPLY SEE THIS WEB LINK FOR INSTRUCTIONS:
<https://www.coralgables.com/media/Development%20Services/Applications,%20forms,%20and%20general%20information/Planning%20and%20Zonning%20Division/Request%20for%20Building%20Site%20Determination%20Letter.pdf>
4. PAGE A-01.1, AREA CALCULATION SECTION – FLOOR AREA CALCULATION, PROVIDE A SQUARE FOOTAGE BREAKDOWN OF THE FOLLOWING BUILDING AREAS: 1ST. FLOOR, GARAGE, REAR COVERED TERRACE, CABANA BATH, 2ND FLOOR, AND 2ND FLOOR FRONT COVERED PORCH. NOTE, THE FLOOR AREA CALCULATION COULD NOT BE VERIFIED ON THIS REVIEW.
5. WITH THE FINAL PERMIT APPLICATION PLAN SUBMITTAL, FILE A TERRACE ENCLOSURE GENERAL COVENANT WITH THE C.G. CITY ATTORNEY'S OFFICE 305-460-5338, CONCURRENT WITH THE FINAL PERMIT APPLICATION PLAN SUBMITTAL (AS PER THE C.G. ZONING CODE ARTICLE 2, SECTION 2-101, D., #6, c., [a.]). COVENANT APPLICATION WEB LINK:
<https://www.coralgables.com/media/City%20Attorney/Forms/General%20Restrictive%20Covenant.pdf>
6. PAGE A-01.0, PROPOSED SITE PLAN, PROVIDE THE GATE ON THE LEFT SIDE YARD WING WALL AS SHOWN ON THE FLOOR PLAN, LABEL ACCORDINGLY.
7. PAGE A-02.0, PROPOSED FIRST FLOOR PLAN, PROVIDE THE LENGTH AND WIDTH OF THE GARAGE FLOOR (MIN. REQUIRED IS 20 FT. IN WIDTH BY 22 FT. IN LENGTH FOR TWO CAR GARAGE). ARTICLE 10, SECTION 10-102, A., #4.
8. PAGE A-02.0, PROVIDE THE SQUARE FOOTAGE OF THE CABANA BATH (100 SQ. FT. IS THE MAX. ALLOWED). ARTICLE 3, SECTION 3-304, C.
9. PAGE A-02.0, THE CABANA BATH DOES NOT COMPLY WITH THE BUILDING ATTACHMENT REGULATION FOR CABANA. ARTICLE 3, SECTION 3-304, F. NOTE, PROVIDE INTERIOR ACCESS TO THE CABANA BATH, THIS, WILL RESOLVE THIS COMMENT.
PAGE A-04.0, PROPOSED ROOF PLAN, PROVIDE THE ROOF PROJECTION LENGTH FROM THE BUILDING WALL, DIMENSION AND LABEL ACCORDINGLY. ARTICLE 5, SECTION 5-509.

NOTE TO APPLICANT: CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE TIME THE FINAL SUBMITTAL IS PROVIDED.

REVIEWED BY: STEVEN RODRIGUEZ
CITY OF CORAL GABLES- ZONING DIVISION
EMAIL: SRODRIGUEZ@CORALGABLES.COM