



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 02/12/2021
PROPERTY: 555 LEUCADENDRA DRIVE
FOLIO: 03-4132-019-0430
ZONING DISTRICT: S.F.R.
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 01/12/21
PERMIT NO.: **AB-21-01-5736**
SCOPE OF WORK: NEW 2 STORY

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

1. AS PER ARTICLE 4, SECTION 4-101, #13, DRIVEWAY AND ASSOCIATED CURB-CUT (APPROACH) SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. A MAXIMUM OF EIGHTEEN (18) FEET CAN BE OBTAINED WITH SPECIFIC BOARD OF ARCHITECTS APPROVAL.

GENERAL OBSERVATIONS

1. NEED TO VERIFY SETBACK DIMENSIONS, SITE SPECIFICS REQUIRES A MINIMUM OF FIFTEY (50) FEET FOR THE FRONT SETBACK. SETBACK LINE ILLUSTRATED ON PAGE A1.0 SHOWS THE PROPOSED CARPORT ENCROACHING IN THE REQUIRED SETBACKS.
2. PROPOSED CARPORT IN THE FRONT MUST COMPLY WITH THE MINIMUM INTERIOR DIMENSIONS REQUIRED BY SECTION 5-1402. AS PER SECTION 5-1402 A ONE-CAR CARPORT WILL HAVE A MINIMUM INTERIOR REQUIRED DIMENSION OF TEN (10) FEET IN WIDTH BY TWENTY-TWO (22) FEET IN LENGTH.
3. PROPOSED DOCK DOES NOT COMPLY WITH ZONING CODE SECTION 5-802, A. AS PER SECTION, NO DOCK SHALL BE CONSTRUCTED OVER OR IN ANY CANAL, WATERWAY, LAKE OR BAY MORE THAN FIVE (5) FEET OUTWARD FROM THE BANK OR SEAWALL, WHICHEVER IS MOST RESTRICTIVE.
4. PROPOSED REAR DOCK DOES NOT COMPLY WITH ZONING CODE SECTION 5-802, A, & D. AS PER SECTION 5-802, D, "NO DOCK EXTENDING OUTWARD OVER OR IN THE WATER FROM THE BANK SHALL BE PERMITTED IN CONNECTION WITH ANY LOT WHICH A REASONABLE AREA ALONG THE SHORE

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THEREOF SHALL BE AT SUCH LEVEL AS TO PROVIDE A NATURAL LANDING STAGE OR PLATFORM FOR PERSONS EMBARKING ON OR DEBARKING FROM WATERCRAFTS.

5. NEED TO SHOW DETAILS FOR "LOUNGE AREA" IN THE REAR WATERWAY SETBACKS. THIS WILL ONLY BE ALLOWED IN THE REAR WATERWAY SETBACK IF IT COMPLIES WITH SECTION 5-114 (WOOD DECK), THIS SECTION WILL ALLOW A WOOD DECK IN THE REAR WATERWAY SETBACKS IF IT:
 - IS ONE OF THE APPROVED MATERIALS LISTED IN SECTION 5-114.
 - IF ALL SUPPORTING MEMBERS ARE ANCHORED TO THE CONCRETE FOOTING WITH APPROVED METAL CLIPS USED IN SUCH A MANNER AS TO PROHIBIT THE WOOD FROM TOUCHING THE CONCRETE.
 - IF A FACIA OR SKIRT IS CONSTRUCTED ON THE PERIMETER OF THE WOOD DECK TO CONCEAL FROM VIEW THE ENDS OF THE DECK PLANKING, THE JOISTS SUPPORTING THE DECK AND THE CLIPS, ANGLES AND OTHER METAL ANCHORS AND DEVICES. THE SKIRTING MATERIAL SHALL BE ONE OF THE SEVEN (7) APPROVED WOODS AS SET FORTH UNDER SECTION 5-114(B) ABOVE.
 - THE HEIGHT OF THE WOOD DECK SHALL NOT EXCEED THE HEIGHT OF THE FIRST FLOOR ELEVATION, EXCEPT IN CASE WHERE THE FLOOR SLAB OF THE RESIDENCE OR DUPLEX IS CONSTRUCTED AT GRADE, IN WHICH CASE THE HEIGHT OF THE WOOD DECK SHALL NOT EXCEED A HEIGHT OF THREE (3) FEET ABOVE THE FLOOR SLAB.
6. AS PER ARTICLE 4, SECTION 4-101, #13, DRIVEWAY AND ASSOCIATED CURB-CUT (APPROACH) SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. A MAXIMUM OF EIGHTEEN (18) FEET CAN BE OBTAINED WITH SPECIFIC BOARD OF ARCHITECTS APPROVAL.
7. AS PER CORAL GABLES DEFINITIONS ANY BODY OF WATER INTENDED FOR RECREATIONAL PURPOSES, INCLUDING A WADING POOL HAVING A DEPTH OF MORE THAN EIGHTEEN (18) INCHES AND/OR A WATER SURFACE AREA OF MORE THAN TWO-HUNDRED-FIFTY (250) SQUARE FEET SHALL COMPLY WITH SWIMMING POOL REQUIREMENTS AND BE OUT OF MASONRY OR CONCRETE CONSTRUCTION. NEED TO PROVIDE DETAILS FOR OUTDOOR TUB ADJACENT TO GUEST BEDROOM.
8. SITE PLAN INDICATES A PROPOSED FOUR (4) FOOT HIGH PICKET FENCE AND SHEET A1.1A INDICATES A HEIGHT OF SIX (6) FEET. NEED TO CLARIFY. ALSO, DETAIL #6 FOR DOUBLE GATES AT REAR IS MISSING FROM SHEET A1.1A (AS INDICATED ON SITE PLAN).
9. NEED TO PROVIDE MORE DETAILS FOR FLAT ROOF HALLWAYS CONNECTIONG STRUCTURES (NOTE NEW SHEET A7.19 INDICATED ON REVISION ONE (1) WAS NOT INCLUDED IN PACKAGE). AS PER SECTION 5-1602, FLAT ROOFS WITHOUT A PARAPET WILL NEED TO COMPLY WITH THE FOLLOWING:
 - THE FLAT ROOF PORTION IS NOT VISIBLE FROM THE FRONT ELEVATION OF THE BUILDING ON AN INSIDE LOT.
 - A TILE ROOF IS NOT PRACTICAL, AS SHALL BE DETERMINED BY THE BOARD OF ARCHITECTS.
 - SHALL NOT EXCEED FIFTEEN (15%) PERCENT OF THE GROUND AREA OF THE BUILDING.
10. NEED TO PROVIDE A ROOF PLAN OF THE SITE WITH ALL ROOF PROJECTION AND REQUIRED SETBACK DIMENSIONS. IN ADDITION, ROOF PLAN MUST HAVE CALCULATIONS TO SHOW THAT THE FLAT ROOFS WITHOUT A PARAPET WILL NOT EXCEED FIFTEEN (15%) PERCENT OF THE GROUND AREA OF THE BUILDING.

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11. AS PER DEFINITIONS OF A SINGLE-FAMILY RESIDENCE ALL LIVING ROOMS MUST BE ACCESSIBLE TO EACH OTHER FROM WITHIN THE BUILDING. ANY ROOM NOT CONNECTED FROM WITHIN (STORAGE ROOM, GENERATOR ROOM...) MUST COMPLY WITH CODE. AS PER SECTION 5-111 A STORAGE AND/OR UTILITY ROOMS NOT EXCEEDING FIFTY (50) SQUARE FEET OF FLOOR AREA, COMPUTED FROM THE INSIDE WALL-TO-WALL DIMENSIONS.
12. ELEVATION SHEET A-6 SHOWS A WALL AT THE REAR THAT WAS NOT SHOWN ON THE SITE PLAN. SOLID WALLS WILL NOT BE ALLOWED TO EXCEED A HEIGHT OF FOUR (4) FEET IN THE REQUIRED SETBACKS. NEED TO SHOW WALL ON SITE PLAN.
13. WHEN MORE THAN ONE PLATTED LOT IS INVOLVED A UNITY OF TITLE MUST BE FILED WITH THE CITY ATTORNEY'S OFFICE. AS PER ZONING'S RECORDS WE DO NOT HAVE A UNITY OF TITLE ON FILE, PLEASE VISIT OUR SITE TO PRINT A CURRENT APPLICATION [HTTPS://WWW.CORALGABLES.COM/DEPARTMENTS/CITYATTORNEY/DOCUMENTS-AND-LEGAL-FORMS](https://www.coralgables.com/departments/cityattorney/documents-and-legal-forms).

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

BELOW COMMENT APPROVED BY THE DRO ON 03/24/2021:

PROPOSED FREE STANDING POOL PAVILION (GAZEBO), WILL NOT BE ALLOWED TO EXCEED THREE HUNDRED (300) SQUARE FEET. VS. THE PROPOSED AMOUNT OF 576 SQUARE FEET.

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CITY OF CORAL GABLES- ZONING DIVISION