



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 08-03-2021
PROPERTY: 5331 HAMMOCK DR
FOLIO: 03-5106-003-0190
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 07-30-2021
PERMIT NO: **AB-21-07-8355**
SCOPE OF WORK: ADDITION OF POOL AND PAVILION.

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

GENERAL OBSERVATIONS

1. CORRECT CALCULATIONS PROVIDED ACCORDINGLY. PROPOSED PAVILION HAS TO BE COUNTED ON THE REQUIRED (5%) PERCENT GROUND AREA COVERAGE CALCULATIONS ALLOWED FOR THE REAR YARD NOT ON FAR CALCULATIONS. FAR CALCULATIONS ARE NOT REQUIRED FOR PROPOSED STRUCTURE. SEE SECTION 2-101 SINGLE FAMILY RESIDENTIAL, NUMBER 6. PER SITE SPECIFICS, APPENDIX A, NO SINGLE-FAMILY RESIDENCE SHALL OCCUPY MORE THAN TWENTY-FIVE (25%) PERCENT OF THE GROUND AREA OF THE BUILDING SITE UPON WHICH THE RESIDENCE IS ERECTED. IN ADDITION, UP TO FIVE (5%) PERCENT OF THE REAR YARD MAY BE USED FOR ACCESSORY USES AND STRUCTURES.
2. PROVIDE THAT 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. FENCING MUST BE LOCATED A DISTANCE OF 1' FROM TRUNK FOR EACH 1" OF TREE TRUNK RADIUS, OR 6' MINIMUM DISTANCE

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FOR TREES OR 3' MINIMUM DISTANCE FOR PALMS. SEE DETAILS AVAILABLE FOR DOWNLOAD ON THE CITY WEBSITE IN SERVICES>PUBLIC WORKS> LANDSCAPE SERVICES FILES.

3. 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 IN SERVICES>PUBLIC WORKS>LANDSCAPE SERVICES FILES.

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

REVIEWED BY: ELISA DARNA
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CITY OF CORAL GABLES- ZONING DIVISION

PER SECTION 5-505 PITCHED ROOFS, MATERIAL. ROOFS ON ACCESSORY BUILDINGS SHALL CONFORM TO THE ROOF REQUIREMENTS FOR THE PRINCIPAL BUILDING. EXISTING METAL ROOF FOR THE MAIN RESIDENCE: PERMIT NUMBER: 99100492