



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 5/14/2021
PROPERTY ADDRESS: 230 ARVIDA PKWY.
FOLIO: 03-5105-002-0410
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 5/7/21
PERMIT NO.: **AB-21-05-7299**
SCOPE OF WORK: 2 STORY SFR WITH ACCESSORIES.

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

1. BOA CLARIFICATION REQUEST, PAGES A-1 AND A-2, APPLICANT TO PROVIDE WOOD TYPE FOR THE REAR DECK.
2. BOA F.Y.I., TOTAL BUILDING HEIGHT ALLOWED IS 42 FEET ABOVE THE ESTABLISHED GRADE. APPENDIX-A, SITE SPECIFIC ZONING REGULATIONS, SECTION A-48-1, GABLES ESTATES, A., #3.

GENERAL ZONING OBSERVATIONS

- NOTE TO APPLICANT: FOR ZONING COMMENT CLARIFICATIONS SEE THE HALF SIZE PLAN SET TITLED: OFFICE SET.
 - NOTE TO APPLICANT: PROVIDE THE INFORMATION AND/OR CORRECTION(S) DETAILED BELOW ON THE FINAL PLAN SUBMITTAL.
1. PAGE A-1, PROPOSED SITE PLAN, PROVIDE A REQUIRED 5 FEET SIDE SETBACK FROM THE LEFT PROPERTY LINE TO THE CLOSEST EDGE OF THE DRIVEWAY. ARTICLE 10, SECTION 10-103, B., #4.
 2. PAGE A-1, PROPOSED SITE PLAN, PROVIDE THE WIDTH OF THE WALKWAYS WITHIN THE SETBACKS; NOTE, THE MAXIMUM WIDTH ALLOWED IS 5 FEET. ARTICLE 5, SECTION 5-311.
 3. PAGE A-1, PROPOSED SITE PLAN, THE SPA PAVER DECK IS NOT ALLOWED WITHIN THE REQUIRED 50 FEET REAR SETBACK; NOTE, A WOOD DECK WOULD BE ALLOWED IN THE SAID AREA. ARTICLE 5-, SECTION 5-310.
 4. PAGE A-1, PROPOSED SITE PLAN, PROVIDE A NOTE ON THE PLANS STATING THAT, "THE WATER FEATURES WILL NOT EXCEED A DEPTH OF 18 INCHES". ARTICLE 5, SECTION 5-312.
 5. PROVIDE AN ELEVATION DETAIL OF THE PERIMETER WALLS AND GATES, DIMENSION AND LABEL ACCORDINGLY.

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6. PAGE A-1, PROVIDE A COMPLETE ROOF PLAN, INCLUDE, THE ROOF OVERHANG PROJECTION LENGTH, DIMENSION AND LABEL ACCORDINGLY. ARTICLE 5, SECTION 5-509.
7. PAGE A-2, PROVIDE THE LENGTH AND WIDTH OF THE GARAGE FLOOR AREA (30 FT. BY 22 FT. MIN. REQUIRED FOR A 3 CAR GARAGE). ARTICLE 10, SECTION 10-102, A., #4.
8. PAGES A-1, AND A-3, BOTH 2ND FLOOR COVERED TERRACE BALCONIES ARE NOT ALLOWED TO PROJECT OVER THE REQUIRED 50 FEET REAR SETBACK. ARTICLE 8, DEFINITIONS, TERM: SETBACK.
9. PAGE A-1, AREA COMPUTATION SECTION, TO EXEMPT THE 1ST FLOOR FRONT COVERED ENTRY, 1ST FLOOR REAR COVERED BBQ TERRACE, AND THE 1ST FLOOR REAR RIGHT COVERED TERRACE PROVIDE THE TERRACE ENCLOSURE GENERAL COVENANT APPLICATION. ARTICLE 2, SECTION 2-101, D., #6, c.
10. 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 C.G. ZONING CODE ARTICLE 2, SECTION 2-101, #6, c., a.). COVENANT APPLICATION WEB LINK:
<https://www.coralgables.com/media/City%20Attorney/Forms/General%20Restrictive%20Covenant.pdf>
11. PAGE A-1, AREA COMPUTATION SECTION, ON THE FLOOR AREA CALCULATION PROVIDE THE SQUARE FOOTAGE OF THE 2ND FLOOR LEFT AND RIGHT REAR COVERED TERRACES, UPDATE THE CALCULATION.
12. IN ADDITION TO THE FLOOR AREA CALCULATION, INCLUDE, A DIAGRAM OF THE FLOOR PLANS AND INDICATE ALL THE AREAS THAT WERE COUNTED, THEIR SQUARE FOOTAGE, AND INCLUDE ANY ACCESSORIES IF APPLICABLE. ARTICLE 2, SECTION 2-101, D., #6, b. AND c.
13. PAGE A-3, PROVIDE COMPLETE DETAILS OF THE 2ND FLOOR TERRACE SPA AND OUTDOOR SHOWER.
14. PAGE A-3, PROVIDE THAT THE 2ND FLOOR TERRACE SPA IS MADE OF MASONRY CONSTRUCTION. ARTICLE 16, DEFINITIONS, TERM: SWIMMING POOL AND SPA.
15. PAGE A-3, THE GENERATOR IS NOT ALLOWED TO BE WITHIN 10 FEET OF A BUILDING OPENING. ARTICLE 3, SECTION 3-317, A.
16. IN ADDITION TO THE GROUND AREA COVERAGE CALCULATIONS (35% & 45%), INCLUDE, A DIAGRAM OF THE BUILDING FOOTPRINT AND INDICATE ALL THE AREAS THAT WERE COUNTED, THEIR SQUARE FOOTAGE, AND INCLUDE ANY ACCESSORIES IF APPLICABLE. ZONING CODE ARTICLE 2, SECTION 2-101, D., #6, a.
17. PAGE A-1, AREA COMPUTATION SECTION, PROVIDE THE OPEN LANDSCAPE TOTALS.
18. PROVIDE THE OPEN LANDSCAPE CALCULATION, INCLUDE, A DIAGRAM OF THE SITE, INDICATE ALL THE GREEN AREAS THAT WERE COUNTED, AND INCLUDE GREEN AREA(S) SQUARE FOOTAGE. ARTICLE 6, SECTION 6-105, A., #1.
19. PAGE A-2, PROVIDE THE SQUARE FOOTAGE OF THE BOAT STORAGE BY THE BBQ AREA; THIS STORAGE CANNOT EXCEED 50 SQUARE FEET. ARTICLE 3, SECTION 3-310, A.
20. PAGES A-1 AND A-2, LABEL THE BREEZEWAY BETWEEN THE MAIN BUILDING AND THE GARAGE (THIS IS NOT A CARPORT). ARTICLE 16, DEFINITIONS, TERM: CARPORT.
21. PAGES A-2 AND A-3, PROVIDE COMPLETE EXTERIOR DIMENSIONS TO BE ABLE TO CALCULATE THE BUILDING(S) GROUND AREA AND FLOOR AREA.

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

REVIEWED BY: STEVEN RODRIGUEZ
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