



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 5/13/2021
PROPERTY ADDRESS: 145 LEUCADENDRA DR.
FOLIO: 03-4132-019-0600
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 5/3/21
PERMIT NO.: AB-21-05 7105
SCOPE OF WORK: NEW 2 STORY SFR W/ACCESSORIES.

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

1. BOA RECOMMENDATION REQUEST TO THE D.R.O., ON CABANA DESIGN. ARTICLE 3, SECTION 3-304, F.
Z-CODE SECTION:

Section 3-304. Cabana.

A cabana shall be permitted as an accessory use in a single-family district subject to the following conditions and restrictions:

- A. Such cabana is used by members of the family residing in the main residence.
- B. Such cabana shall be of masonry construction with tile roof and shall be designed so as to tie in architecturally with the main building.
- C. The area of such cabana shall not exceed one hundred (100) square feet.
- D. The setbacks and ground coverage shall be in accordance with the underlying zoning district.
- E. The cabana shall not be used for living or sleeping quarters.

F. Cabanas shall only be attached to the main building by use of breezeway or other open air connection.

2. BOA RECOMMENDATION REQUEST TO THE D.R.O., ON DETACH BUILDING COVERED CONNECTION TO MAIN RESIDENCE. ARTICLE 16, DEFINITIONS, TERM: SINGLE-FAMILY RESIDENCE.

Z-CODE SECTION:

Single-family residence means **a building used or designated to be used as a home or residence in which all living rooms are accessible to each other from within the building**, and in which the use and management of all sleeping quarters, all appliances for cooking, ventilating, heating or lighting are under one control, and to be occupied by one family plus servants, who are living and cooking as a single household.

3. BOA REVIEW REQUEST, PAGE A1.0, NEW DRIVEWAY LAYOUT. ARTICLE 2, SECTION 2-101, D., #10, c.

Z-CODE SECTION:

c. Driveways. Driveways and associated curb-cuts shall only be permitted when providing access to a garage, carport or porte-cochere. Building sites less than one-hundred (100) feet of street frontage shall be limited to one (1) curb-cut. To accommodate street trees and minimal sidewalk disruption, driveways and curb-cuts shall

Preliminary Zoning Observation Report

not exceed eleven (11) feet in width within the public right-of-way. An existing condition may require the need to allow driveways and curb-cuts within the public right-of-way to exceed eleven (11) feet in width as determined by the Board of Architects but in no case shall it exceed eighteen (18) feet in width. Where an alley or side street is present, curb-cuts or driveways with access provided from the front property line shall be reviewed by the Board of Architects.

4 .BOA FYI, SEE ELEVATIONS FOR USE OF GLASS RAILINGS.

ZONING GENERAL OBSERVATIONS

1. PROVIDE A HALF SIZE PRELIMINARY PLAN SET FOR THE NEXT ZONING REVIEW.
2. PROVIDE THE TOTAL DEMOLITION PERMIT APPLICATION PRIOR TO OR TOGETHER WITH THE FINAL SUBMITTAL OF THE PERMIT APPLICATION. TOTAL DEMOLITION REQUIREMENTS WEB LINK:
[https://www.coralgables.com/media/Development%20Services/Applications,%20forms,%20and%20general%20information/Building%20Division/Plans%20Processing/DEMOLITION%20REQUIREMENTS%20\(TOTAL\).pdf](https://www.coralgables.com/media/Development%20Services/Applications,%20forms,%20and%20general%20information/Building%20Division/Plans%20Processing/DEMOLITION%20REQUIREMENTS%20(TOTAL).pdf)
3. PAGE A1.0, PROVIDE A NOTE ON THE PLAN STATING THAT, "THE DOCK IS NOT A PART OF THIS PERMIT APPLICATION".
4. PAGE A1.0, PROVIDE THE WIDTH OF THE DRIVEWAY / APPROACH ENTRIES (MAX. WIDTH ALLOWED IS 8 FT.). ARTICLE 2, SECTION 2-101, D., #10, c.
5. PAGE A1.0, PROVIDE THAT THE MOTOR COURT IS SETBACK A MINIMUM OF 5 FEET FROM THE FRONT PROPERTY LINE. ARTICLE 10, SECTION 10-103, B., #4.
6. PAGE A1.0, PROVIDE THAT THE GARAGE DRIVEWAY IS SETBACK A MINIMUM OF 5 FEET FROM THE SOUTH PROPERTY LINE. ARTICLE 10, SECTION 10-103, B., #4.
7. PAGE A1.0, THE FIRE PIT IS NOT ALLOWED WITHIN THE REQUIRED 30 FEET SIDE SETBACK AND THE REQUIRED 50 FEET REAR SETBACK. APPENDIX – A, SITE SPECIFIC ZONING REGULATIONS, SECTION A-49-GABLES ESTATES No. 2, B., #3, AND D.
8. PAGE A1.0, PROVIDE A REQUIRED 30 FEET SOUTH SIDE SETBACK TO THE FIRE PIT WOOD DECK AREA. ARTICLE 5, SECTION 5-310, F.
9. PAGE A1.0, PROVIDE A REQUIRED 30 FEET NORTH SIDE SETBACK TO THE WOOD DECK AREA. ARTICLE 5, SECTION 5-310, F.
10. **PAGES A1.0 AND A2.0, THE WAY THE CABANA IS ATTACHED TO THE MAIN RESIDENCE IS NOT ALLOWED. CABANAS SHALL ONLY BE ATTACHED TO THE MAIN BUILDING BY USE OF BREEZEWAY OR OTHER OPEN-AIR CONNECTION. ARTICLE 3, SECTION 3-304, F. HOWEVER, ACCESSORY USES, BUILDINGS, OR STRUCTURES CUSTOMARILY ASSOCIATED WITH PERMITTED USES WITHIN THIS ZONING DISTRICT MAY BE PERMITTED SUBJECT TO DEVELOPMENT REVIEW OFFICIAL REVIEW AND APPROVAL. ARTICLE 2, SECTION 2-101, B., #2.**
11. **PAGES A1.0 AND A-2.1, THE DETACH STUDY/GYM BUILDING IS NOT ALLOWED WITHOUT AN INTERIOR CONNECTION FROM THE MAIN RESIDENCE. ARTICLE 16, DEFINITIONS, TERM: SINGLE-FAMILY RESIDENCE. HOWEVER, ACCESSORY USES, BUILDINGS, OR STRUCTURES CUSTOMARILY ASSOCIATED WITH PERMITTED USES WITHIN THIS ZONING DISTRICT MAY BE PERMITTED SUBJECT TO DEVELOPMENT REVIEW OFFICIAL REVIEW AND APPROVAL. ARTICLE 2, SECTION 2-101, B., #2.**
12. PAGE A6.1, BUILDING SECTION #2, THE PERIMETER WALL AND/OR RETAINING WALLS CANNOT EXCEED A HEIGHT OF 4 FEET, DIMENSION AND LABEL ACCORDINGLY. ARTICLE 5, SECTION 5-403.
13. PAGE A1.0, PROVIDE AN ELEVATION DETAIL OF THE PERIMETER WALLS, INCLUDE, ALL THE GATES, ALL THE WALL SECTIONS, ALL FENCE SECTIONS, DIMENSION, AND LABEL ACCORDINGLY. ARTICLE 5, SECTION 5-403.
14. PAGE A1.0, PROVIDE THE ROOF OVERHANG PROJECTION ON THE PROPOSED SITE PLAN, DIMENSION AND LABEL ACCORDINGLY. ARTICLE 5, SECTION 5-509.
15. PAGE A5.0, PROVIDE THE TOTAL HEIGHT OF THE RESIDENCE; THE BUILDING CANNOT EXCEED A HEIGHT OF 42 FEET ABOVE THE ESTABLISHED GRADE. APPENDIX-A, SITE SPECIFIC ZONING REGULATION, SECTION A-48-1, GABLES ESTATES.

Preliminary Zoning Observation Report

16. PAGE A2.1, RELABEL THE "GUEST QUARTERS #227" TO "GARAGE APARTMENT", TO COMPLY WITH APPENDIX-A, SITE SPECIFIC ZONING REGULATION, SECTION A-48-1, GABLES ESTATES, C.
17. ON THE FINAL PERMIT APPLICATION PLAN SUBMITTAL, IN ADDITION TO THE FLOOR AREA TOTAL, 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.
18. ON THE FINAL PERMIT APPLICATION PLAN SUBMITTAL, 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.

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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