



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 01-21-2021
PROPERTY: 4414 GRANADA BLVD
FOLIO: 03-4119-001-5000
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 12-21-2021
PERMIT NO.: **AB-20-12-5777**
SCOPE OF WORK: ADDITION, POOL DECK, COVERED TERRACE.

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

1. PER SECTION 5-1602 FLAT ROOFS WITHOUT A PARAPET.
FLAT ROOFS WITHOUT A PARAPET SHALL BE PERMITTED UPON BUILDINGS IN AN SPECIFIC AREA
OF RIVIERA SECTION OR
 - A. ABOVE PORCH OR ROOM ADDITIONS WITHIN THE L, T OR U OF A RESIDENTIAL BUILDING
HAVING ALL TILE ROOFS PROVIDED:
 - A TILE ROOF IS NOT PRACTICAL, AS SHALL BE DETERMINED BY THE BOARD OF ARCHITECTS.
 - THE FLAT PORTION SHALL NOT EXCEED FIFTEEN (15%) PERCENT OF THE GROUND AREA
OF THE BUILDING.
2. REVIEW OF PROPOSED SKYLIGHTS. THE SIZE, LOCATION AND ARCHITECTURAL DESIGN OF
SKYLIGHTS SHALL BE SUBJECT TO APPROVAL BY THE BOARD OF ARCHITECTS. SEE SECTION 5-
1608 SKYLIGHTS.

GENERAL OBSERVATIONS

1. PROVIDE FAR CALCULATIONS. PROVIDE EXISTING AND PROPOSED. SEE ZONING CODE ARTICLE 4,
SECTION 4-101, NUMBER 9 AND 10 FOR REQUIREMENTS AND EXCLUSIONS.
2. PROVIDE PROPERTY LINE DIMENSIONS.
3. PLANS THAT SHOW A POOL MUST SHOW A ZONING CODE APPROVED POOL ENCLOSURE 4 FEET
HIGH PROVIDING THAT GATES ACCESSING TO THE POOL AREA ARE MECHANICALLY SELF-CLOSING
AND SELF-LOCKING AS PART OF PERMIT PER SECTION 5-108 SWIMMING POOLS AND DIVISION 24

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FOR WALL AND FENCES REGULATIONS. INDICATE HEIGHT, MATERIAL AND STYLE OF EXISTING AND PROPOSED FENCES.

4. PROVIDE LANDSCAPE OPEN SPACE CALCULATION OF NOT LESS THAN FORTY (40%) PERCENT OF THE AREA OF THE BUILDING SITE. MINIMUM ALLOWED IS 40%. NOTE THAT ARCADES, CORRIDORS, PARKING AND OTHER SERVICE AREAS SHALL NOT BE USED IN COMPUTING THE LANDSCAPED OPEN SPACE. SEE SECTION 5-1105 LANDSCAPE REQUIREMENTS.
5. PER SECTION 5-1602 FLAT ROOFS WITHOUT A PARAPET SHALL BE PERMITTED UPON BUILDINGS IN AN SPECIFIC AREA OF RIVIERA SECTION OR ABOVE PORCH OR ROOM ADDITIONS WITHIN THE L, T OR U OF A RESIDENTIAL BUILDING HAVING ALL TILE ROOFS PROVIDED:
 - A. A TILE ROOF IS NOT PRACTICAL, AS SHALL BE DETERMINED BY THE BOARD OF ARCHITECTS.

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