



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 04-23-2021
PROPERTY: 5440 KERWOOD OAKS DR
FOLIO: 03-5106-017-0040
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 04-23-2021
PERMIT NO: **AB-21-04-7781**
SCOPE OF WORK: NEW RESIDENCE

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

1. AS PER SITE SPECIFICS, SECTION A-56- HAMMOCK LAKES, NEW BUILDINGS MUST BE COMPATIBLE WITH THE LANDSCAPE AND THE ARCHITECTURE OF NEIGHBORING STRUCTURES.
"The Hammock Lakes area is that neighborhood which is commonly known as Hammock Lakes and which was annexed into the City on July 31, 1996. (3247, 3495) Architectural type. The primary architectural feature of Hammock Lakes is the landscape, which includes irregular topography, two lakes, stands of gumbo limbos, oaks, and other native vegetation. A predominant part of the landscape is the use of native coral rock in slabs as fence material or as individual landscape boulder type decoration. Homes are built in the classical contemporary style; however, there are homes built in other classical styles. It shall be the duty of the Board of Architects to ensure that any addition to an existing structure in the Hammock Lake area be consistent with the existing architecture of the structure and any new buildings must be compatible with the landscape environs and the architecture of neighboring structures."
2. LOCATION OF THE GARAGE DOOR TO BE CONTEXTUALLY APPROPRIATE TO NEIGHBORHOOD CHARACTER AS APPROVED BY THE BOARD OF ARCHITECTS. (ARTICLE 4, SECTION 4-101, 12)
"Garage doors and carports. To be compatible with neighborhood character, the Board of Architects shall approve the location of garage doors and carports."
3. AS PER SECTION 4-101, #13, DRIVEWAYS AND ASSOCIATED CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. A MAXIMUM INCREASE SIZE OF EIGHTEEN (18) FEET WILL BE ALLOWED WITH BOARD OF ARCHITECTS APPROVAL. INDICATE DRIVEWAY WIDTH.

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"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 not exceed eleven (11) feet in width within the public right-of-way. 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.

NOTE: DRIVEWAY AS PROPOSED CREATES EXTRA PARKING SPACE AREAS. CLARIFY GUEST PARKING AND GUEST HOUSE PARKING AREA.

4. REVIEW OF FINISHES AND PRODUCTS. WOOD, SMOOTH CONCRETE, BOARDFORM CONCRETE, BRAKE METAL, ETC. SEE PAGE A-200.

5. PER ZONING CODE, ARTICLE 5, SECTION 5-602 DESIGN REVIEW STANDARDS, THE BOARD OF ARCHITECTS SHALL DETERMINE IF AN APPLICATION SATISFIES DESIGN REVIEW STANDARDS FOR COLOR, DESIGN, FINISHES, FENESTRATION, TEXTURE, SELECTION OF ARCHITECTURAL ELEMENTS OF EXTERIOR SURFACES OF THE STRUCTURE ARE COMPATIBLE.

6. AS PER SECTION 5-607 EXTERIOR WALLS- FACING MATERIALS. WOOD FACINGS SHALL BE PERMITTED ON THE EXTERIOR WALLS OF SINGLE-FAMILY RESIDENCES IN THAT AREA OF CORAL GABLES LYING SOUTH OF THE CORAL GABLES DEEP WATERWAY AND EAST OF OLD CUTLER ROAD.

- a. AS PER SECTION 5-603. ARCHITECTURAL STYLE.

"Exposed concrete or masonry block shall not be permitted. With the exception of slump, red or other brick, crab orchard or other stone and architecturally formed and detailed concrete, all masonry surfaces shall be stuccoed."

7. BOA REVIEW REQUEST, ARTICLE 4, SECTION 4-101, D., #7. HEIGHT OF RESIDENCES VULNERABLE TO RISING WATER. PROPOSED HEIGHT EXCEEDS ALLOWANCE.

"Two (2) stories or twenty-five (25) feet, measured from the required base floor elevation, plus freeboard, to the tie-beam on the top floor, and shall be reviewed by the Board of Architects.

Residence must meet the Federal Emergency Management Agency (FEMA) requirements. That portion of a single-family residence located above the garage in the coastal flood hazard district may in no case be more than one (1) story in height, and may be one (1) story in height, subject to the following conditions and restrictions:

- A. That the elevation of the garage floor shall not be more than six (6) inches above grade.
 - B. That the area of the garage shall not exceed a gross floor area of greater than six-hundred sixty (660) square feet or one-third (1/3) of the ground area of the main building on the premises, whichever is greater, including any service or storage, or access area located within the garage."

PER ZONING CODE, ARTICLE 8 DEFINITION, FREEBOARD MEANS THE ADDITIONAL HEIGHT ABOVE A FLOOD LEVEL FOR PURPOSE OF FLOOD PLAIN MANAGEMENT. UP TO THREE (3) FEET IN HEIGHT OF FREEBOARD SHALL NOT COUNT AGAINST THE MAXIMUM HEIGHT FOR CONSTRUCTION IN THE APPLICABLE ZONING DISTRICT UP TO THREE (3) FEET IN HEIGHT OF FREEBOARD SHALL NOT COUNT AGAINST THE MAXIMUM HEIGHT FOR CONSTRUCTION IN THE APPLICABLE ZONING DISTRICT. SHOW DIMENSION HEIGHT INCLUDING FREEBOARD. FLOOD ELEVATION TO BE VERIFIED BY BUILDING OFFICIAL.

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GENERAL OBSERVATIONS

1. PROVIDE A BREAK DOWN OF ALL THE AREAS COUNTED ON FAR CALCULATIONS. SEE ZONING CODE ARTICLE 4, SECTION 4-101, NUMBER 9 AND 10 FOR REQUIREMENTS AND EXCLUSIONS. PROVIDE A BREAK DOWN OF ALL THE AREAS COUNTED. ALL AREAS THAT ARE NOT EXCLUDED AS PER CODE SHALL BE INCLUDED IN THIS CALCULATIONS.
2. FLOOR SPACE IN ONE STORY ROOFED TERRACES, BREEZEWAYS AND PORCHES WITH AN AVERAGE FLOOR TO CEILING HEIGHT LESS THAN OR EQUAL TO THIRTEEN FEET SHALL ALSO BE EXEMPT PROVIDED A COVENANT IS SUBMITTED STATING THAT SUCH ROOFED TERRACE, BREEZEWAY OR PORCH WILL NOT BE ENCLOSED IF IT WILL CAUSE THE RESIDENCE TO EXCEED THE MAXIMUM PERMITTED FLOOR AREA.
3. PLANS MUST INCLUDE A ZONING DATA WORKSHEET. PLEASE SEE THE FOLLOWING SITE FOR AN EXAMPLE. INDICATE COMPLIANCE AS PER SITE SPECIFICS OF TWENTY-FIVE (25%) PERCENT OF THE GROUND AREA OF THE BUILDING SITE AND UP TO FIVE (5%) PERCENT OF THE REAR YARD FOR ACCESSORY USES AND STRUCTURES.
<https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>. COPY AND PASTE THE LINK IN YOUR BROWSER.
4. PER ZONING CODE, ARTICLE 5, SECTION 5-1602 FLAT ROOFS WITHOUT A PARAPET, WILL BE ALLOWED AS LONG AS THE FLAT ROOF PORTION IS NOT VISIBLE FROM THE FRONT OR SIDE STREET ELEVATIONS. PROPOSED FLAT ROOF IS VISIBLE FROM STREET. ALSO SEE ZONING CODE, ARTICLE 5, SECTION 5-1603. FLAT ROOFS WITH A PARAPET. ON THE ROOF PLAN INDICATE PROPOSED SLOPE. SEE ARTICLE 8, DEFINITIONS, FLAT ROOFS.
5. PROVIDE INTERIOR GARAGE DIMENSION. MINIMUM INTERIOR GARAGE DIMENSIONS FOR TWO CAR GARAGES IS 20 FEET BY 22. SEE ARTICLE 5, SECTION 5-1402 GEOMETRIC STANDARDS, ITEM NUMBER 5. PROVIDE 10 FEET FOR ANY ADDITIONAL SPACE.
6. PER ZONING CODE WALKWAYS SHALL BE PERMITTED IN THE REQUIRED SETBACK AREA NOT EXCEEDING FIVE (5) FEET IN WIDTH. SEE ARTICLE 5, SECTION 5-118 PAVERS AND WALKWAYS.
7. AS PER SECTION 4-101, #13, DRIVEWAYS AND ASSOCIATED CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. A MAXIMUM INCREASE SIZE OF EIGHTEEN (18) FEET WILL BE ALLOWED WITH BOARD OF ARCHITECTS APPROVAL. INDICATE PROPOSED DRIVEWAY WIDTH.
8. PROVIDE THE TRIANGLE OF VISIBILITY FOR THE DRIVEWAY. IF THERE IS NO SIDEWALK LOCATED BETWEEN THE PROPERTY LINE AND THE STREET, THEN THE LEGS OF THE TRIANGLE OF VISIBILITY SHALL: BE TEN (10) FEET LONG; AND MEET AT THE POINT OF INTERSECTION OF A LINE THAT EXTENDS FROM THE EDGE OF THE DRIVEWAY AND A LINE THAT EXTENDS FROM THE EDGE OF PAVEMENT OF THE ABUTTING STREET (FLARE OUTS ARE INCLUDED WITHIN THE TRIANGLE OF VISIBILITY). SEE ZONING CODE, ARTICLE 5, SECTION 5-1406 VISIBILITY TRIANGLES.
9. PROVIDE A NOTE INDICATING "THAT THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2 1/2) FEET TO EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE".
10. PLANS THAT SHOW A POOL MUST SHOW A ZONING CODE APPROVED POOL WITH FOUR (4') FEET HIGH WITH FENCES AND ALL GATES TO BE MECHANICALLY SELF-CLOSING AND SELF-LOCKING AS PART OF PERMIT. SEE ZONING CODE, SECTION 5-108 SWIMMING POOL AND DIVISION 24 FOR WALL AND FENCES REGULATIONS. HEIGHT OF WALLS AND FENCES ALLOWED FOR THIS AREA IS 6 FEET.
11. PROVIDE A SECTION DETAIL FOR PROPOSED GATES. SOLID GATES SHALL BE REVIEWED AND APPROVED BY THE BOARD OF ARCHITECTS. SEE ZONING CODE, SECTION 5-2401 MATERIALS AND SPECIFICATIONS.

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| <p>12. PER ARTICLE 4 TABLE NO 1. ZONING DISTRICTS USES. OFFICE IS NOT AN ALLOWED USE IN SINGLE-FAMILY RESIDENTIAL DISTRICT. PER ZONING CODE, ARTICLE 8 DEFINITIONS, OFFICE MEANS A USE INVOLVING A BUSINESS, PROFESSION, SERVICE OR GOVERNMENT ACTIVITY INCLUDING LABORATORIES WHICH DO NOT INVOLVE RETAIL ACTIVITIES ON SITE AND NOT INCLUDING VETERINARY OFFICES AND PROBLEMATIC USES. ON PAGES D. 1, A .1 AND A 1.1 LABEL THE ROOM ACCORDING TO THE USE COMPUTER ROOM, LIBRARY, DEN, ETC.</p> <p>13. PROVIDE AREA AND DEPTH OF PROPOSED WATER FEATURES. IF PROPOSED WATER FEATURES AREA IS MORE THAN TWO HUNDRED FIFTY (250) SQUARE FEET AND A DEPTH OF MORE THAN 18 INCHES IT HAS TO COMPLY WITH POOL ENCLOSURE REQUIREMENTS. SEE ZONING CODE, DEFINITIONS FOR SWIMMING POOL.</p> |
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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