



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 6/4/21  
PROPERTY ADDRESS: 341 LEUCADENDRA DR.  
FOLIO: 03-4132-019-0510  
ZONING DISTRICT: SFR  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 5/18/21  
PERMIT NO.: AB-21-05-7729  
SCOPE OF WORK: NEW 2 STORY SFR WITH ACCESSORIES.

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

1. BOA REVIEW REQUEST, PAGE A-7, THE 2 STORIES CANNOT EXCEED A HEIGHT OF 25 FEET. ARTICLE 2, SECTION 2-101, D., #8, b.

(FLOOD ZONE: AE)

**Z-CODE SECTION:**

b. Height of residences in flood hazard areas. Two (2) stories or twenty-five (25) feet, measured from the required base flood 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:

- i. That the elevation of the garage floor shall not be more than six (6) inches above grade.
- ii. 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.

2. BOA FYI, PAGE A-2, EAST SIDE YARD, THE SERVICE AREA IS WITHIN THE REQUIRED 30 FEET SIDE SETBACK.  
APPENDIX – A, SITE SPECIFIC ZONING REGULATIONS, SECTION A-49-GABLES ESTATES NO. 2, B., #3.

**GENERAL OBSERVATIONS**

1. PRIOR TO THE FINAL PLAN SUBMITTAL, FILE A TOTAL DEMOLITION PERMIT APPLICATION WITH THE C.G. BUILDING DEPT. WEB LINK: <https://www.coralgables.com/departments/DevelopmentServices/building-division>

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2. PAGES A-1 AND A-2, THE SERVICE AREA COURTYARD IS NOT ALLOWED TO ENCROACH ON THE REQUIRED 30 FEET SIDE SETBACK (SITE SPECIFIC ZONING REGULATIONS) RELOCATION OR REMOVAL REQUIRED. APPENDIX – A, SITE SPECIFIC ZONING REGULATIONS, SECTION A-49-GABLES ESTATES NO. 2, B., #3.
3. PAGE A-1, PROVIDE THE DISTANCE FROM THE EAST PROPERTY LINE TO THE CLOSEST EDGE OF THE WOOD DECK (MIN. DISTANCE REQUIRED IS 30 FT. SITE SPECIFIC ZONING REGULATION).
4. PAGE A-1, PROVIDE THE WIDTH OF THE WALKWAY FROM THE POOL DECK TO THE DOCK (MAXIMUM WIDTH ALLOWED IS 5 FT.). ARTICLE 5, SECTION 5-311.
5. PAGE A-1, PROVIDE A FRONT PERIMETER WALL AND FENCE ELEVATION DETAILS, DIMENSION AND LABEL ACCORDINGLY.
6. PROVIDE A SIGNED AND SEALED SURVEY, THE ENCLOSED SURVEY IS NOT SIGNED AND SEALED.
7. PAGE A-7, THE RESIDENCE TWO STORIES CANNOT EXCEED 25 FEET IN HEIGHT FROM THE REQUIRED BASE FLOOD ELEVATION TO THE TIE-BEAM ON THE TOP FLOOR (PROPOSED IS AT 26 FEET). ARTICLE 2, SECTION 2-101, D., #8, b.
8. PAGE A-2, PROVIDE THE FLOOR LENGTH AND WIDTH OF THE GARAGE FLOOR, DIMENSION AND LABEL ACCORDINGLY.
9. PAGE A-2 AND A-3, PROVIDE COMPLETE EXTERIOR DIMENSIONS TO BE ABLE TO CALCULATE GROUND COVERAGE AND FLOOR AREA.
10. PAGE A-8, THE PROPOSED GAZEBO CANNOT EXCEED AN AREA OF 300 SQUARE FEET; PROPOSED GAZEBO IS AT 386 SQUARE FEET REDUCTION REQUIRED. ARTICLE 16, DEFINITIONS, TERM: GAZEBO.
11. PAGE A-1.1, PROVIDE THE SQUARE FOOTAGE OF THE 2ND FLOOR GENERATOR ENCLOSURE AND THE A/C UNIT ENCLOSURE.
12. PAGE A-3, THE GENERATOR SHALL HAVE A 10 FEET SEPARATION FROM ANY BUILDING OPENING (SEE STAIRCASE DOOR AND DRESS ROOM WINDOWS (2). ARTICLE 3, SECTION 3-317, A.

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

REVIEWED BY: STEVEN RODRIGUEZ  
CITY OF CORAL GABLES- ZONING DIVISION  
EMAIL: SRODRIGUEZ@CORALGABLES.COM