



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 05-13-2021 (REVIEW NUMBER 4)
PROPERTY: 800 LUGO
FOLIO: 03-5118-006-0290
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 12-07-2020
PERMIT NO: **AB-20-12-5051**
SCOPE OF WORK: NEW TWO-STORY RESIDENCE

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

COMPLIANCE WITH ZONING CODE IS REQUIRED FOR PROPOSED HEIGHT AND FAR CALCULATIONS. SEE COMMENT NUMBER 2 UNDER GENERAL OBSERVATIONS.

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

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

"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. (SEE COMMENT # 2 UNDER GENERAL COMMENTS BELOW.) 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.

1. PROVIDE PROPOSED ELEVATION OF GARAGE FLOOR.

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."

1. INDICATE DIMENSIONS TO SHOW COMPLIANCE WITH THIS SECTION.

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-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.

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."

INDICATE THE USE OF THE RIGHT GARAGE DOOR. RIGHT CURB CUT IS NOT LEADING TO THE GARAGE.

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.

"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."

A. APPROVAL OF PROPOSED 18 FEET.

B. RIGHT CURB CUT IS NOT LEADING TO GARAGE.

4. REVIEW OF FINISHES AND PRODUCTS.

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.

5. AS PER SECTION 5-609. DORMER WINDOWS THE USE OF WOOD FRAMED DORMER WINDOWS SHALL BE PERMITTED ON SINGLE FAMILY RESIDENCES SUBJECT TO THE APPROVAL OF THE BOARD OF ARCHITECTS AND THE STRUCTURAL ENGINEER.

GENERAL OBSERVATIONS

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

"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. (SEE COMMENT # UNDER GENERAL COMMENTS BELOW.) RESIDENCE MUST MEET THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) REQUIREMENTS. THAT

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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.

1. PROVIDE PROPOSED ELEVATION OF GARAGE FLOOR.

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."

1. INDICATE DIMENSIONS TO SHOW COMPLIANCE WITH THIS SECTION. 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)

2. AS PER PREVIOUS SECTION CITED, ONLY TWO (2) STORIES OR (25) TWENTY-FIVE FEET ARE ALLOWED, MEASURED FROM THE REQUIRED BASE FLOOR ELEVATION TO THE TIE BEAM. THIS INCLUDES TIE BEAM AT ATTIC SPACE.

A. PROPOSED ELEVATOR ON THE GROUND FLOOR DOES NOT COMPLY WITH THIS SECTION OF THE CODE. ELEVATOR ON THE CRAWL SPACE IS CONSIDERED ONE STORY. ALSO, AS PER SECTION 4-101 SINGLE FAMILY RESIDENTIAL, NUMBER 10, ANY AREA NOT EXCLUDED BY THIS SECTION SHALL BE COMPUTED ON FAR CALCULATIONS. SEE PAGE A 5.3 FOR DETAIL AND PAGE A 1.0 FOR LOCATION.

B. ATTIC SPACE SHOWN ON PAGE A 3.1, SHALL COMPLY WITH THE DEFINITION OF HALF STORY. AS PER ZONING CODE, DEFINITIONS, HALF STORY MEANS A SPACE UNDER A SLOPING ROOF WHICH HAS THE LINE OF INTERSECTION OF ROOF DECKING AND WALL FACE NOT MORE THAN THREE (3) FEET ABOVE THE TOP FLOOR LEVEL AND IN WHICH SPACE NO MORE THAN TWO-THIRDS OF THE FLOOR AREA IS FINISHED FOR USE. ATTIC AS PROPOSED DOES NOT COMPLY WITH SECTION OF THE CODE.

C. ON PAGE A.3.3 ALSO PROVIDE A SECTION FOR THE OTHER SIDE OF PROPOSED SECTION D. SHOW THE OTHER SIDE OF THE ATTIC AND SEE PREVIOUS COMMENT FOR HALF STORY DEFINITION.

D. ALSO SEE SECTION A.3.3. C.

3. 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."

A. RIGHT CURB CUT IS NOT LEADING TO GARAGE, INDICATE THE USE OF PROPOSED RIGHT GARAGE DOOR.

4. PER ZONING CODE, SECTION 4-101, NUMBER 13, 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. PROPOSED RIGHT DRIVEWAY AND CURB CUT ARE NOT LEADING TO A GARAGE. AS PER ZONING CODE, SECTION 4-101, NUMBER 7, 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.

A. 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.

5. AS PER SECTION 4-101 SINGLE FAMILY RESIDENTIAL, NUMBER 9 AND 10, ANY AREA NOT EXCLUDED BY THIS SECTION SHALL BE COMPUTED ON FAR CALCULATIONS. NEED TO COUNT ELEVATOR AREA AND COVERED SIDE ENTRY. ALSO, A COVENANT SHALL BE SUBMITTED STATING THAT PROPOSED ROOF TERRACES, BREEZEWAY, OR PORCH WILL NOT BE ENCLOSED IF IT WILL CAUSE THE RESIDENCE TO EXCEED THE MAXIMUM PERMITTED FLOOR AREA. (TWO PROPOSED TERRACES AND FRONT PORCH.)

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6. DOUBLE GATES LEADING TO THE POOL AREA NEED TO SHOW ONE SIDE FIXED. SEE SWIMMING POOL SECTION 5-108 AND DIVISION 24 WALL AND FENCES.
7. PROVIDE DEMOLITION PERMIT PRIOR TO FINAL ZONING REVIEW.

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