



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 05-17-2021 (2<sup>ND</sup> REVIEW). FIRST REVIEW 04-15-2021  
PROPERTY: 1325 CORUNA  
FOLIO: 03-5118-005-0400  
ZONING DISTRICT: SFR  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 12-29-2020  
PERMIT NO: **AB-20-12-6015**  
SCOPE OF WORK: ADDITION AND REMODELING.

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

1. BOA REVIEW REQUEST, ARTICLE 2, SECTION 2-101, # 8. 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. 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."

2. PROPOSED FACING MATERIAL (IMITATION WOOD SIDING) PER ZONING CODE, ARTICLE 5, SECTION 5-100 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. ALSO SEE SECTION 5-302 EXTERIOR WALLS-FACING MATERIALS FOR ALLOWED MATERIALS AND REQUIREMENTS. PROPOSED FACING MATERIAL (IMITATION WOOD SIDING) IS NOT PART OF THE APPROVED MATERIALS.

ALSO SEE SECTION 5-302 EXTERIOR WALLS-FACING MATERIALS, LETTER D, NEW PRODUCTS.

New products not specifically identified in this section may be permitted subject to review and approval by the City Architect and the entire Board of Architects. Presentation of new products for consideration shall be made by a product representative and shall include ample documentation of the

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material(s), methods of installation and photographic documentation of existing use. Criteria for granting approval of new materials/products shall be evaluated based upon all of the following:

1. Aesthetic considerations.
2. Good structural principles.
3. Compliance with applicable standards of the Florida Building Code. The City Architect and the entire Board of Architects may revoke the use of the new product upon good cause that the product does not satisfy the above criteria.

### GENERAL OBSERVATIONS

1. FLOOR SPACE IN 1 STORY ROOFED TERRACES ARE EXEMPT FROM F.A.R. CALCULATIONS PROVIDED A COVENANT SHALL BE 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. SEE ARTICLE 2, SECTION 2-101, NUMBER 6. ON THE COVENANT INDICATE IS FOR ALL PROPOSED TERRACES.
2. RE-EVALUATE FAR CALCULATIONS PROVIDED. SEE ARTICLE 2, SECTION 2-100 FOR EXCLUSIONS. ALL AREAS NOT EXCLUDED BY THIS SECTION HAVE TO BE INCLUDED.
3. ON THE FAR DIAGRAM CALCULATIONS ON PAGE A-1.1 CLARIFY FAR DATA PROVIDED FOR SECOND FLOOR. PROVIDE A BREAK DOWN OF ALL AREAS INCLUDED ON THIS CALCULATIONS.
4. PROVIDE THE TRIANGLE OF VISIBILITY ON THE RIGHT LOCATION. SECTION 10-106 VISIBILITY TRIANGLES. IF THERE IS NO A SIDEWALK, THE TRIANGLE OF VISIBILITY SHALL MEET AT THE POINT OF INTERSECTION OF A LINE THAT EXTENDS FROM THE EDGE OF THE DRIVEWAY AND THE CLOSEST TRAVEL LANE OF THE ABUTTING STREET (FLARE OUTS AND ABUTTING PUBLIC RIGHT OF WAY ARE INCLUDED WITHIN THE TRIANGLE OF VISIBILITY.)
5. PAGE A-0 INDICATES PROPOSED 6 FEET HIGH WOOD FENCES. WOOD IS NOT AN ALLOWED MATERIAL IN THE AREA. SEE WALL AND FENCES SECTION 5-400.
6. MAXIMUM HEIGHT ALLOWED FOR CHAIN-LINK FENCES IS 4 FEET HIGH. SEE SECTION 5-400 WALL AND FENCES.
7. AS PER CODE CHAIN LINK FENCE MAY ONLY BE LOCATED ALONG BOUNDARIES OF A REAR YARD. IF FENCE IS TO EXTEND FARTHER TOWARDS THE STREET THAN THE REAR CORNER OF THE BUILDING, IT MAY GO AS FAR AS THE FRONT CORNER LINE OF THE BUILDING AS LONG AS IT IS RETURNED WITH A 4' HIGH MASONRY OR CORAL ROCK WALL. WALL MUST EXTEND FROM THE BUILDING TO THE SIDE LOT LINE CONNECTING SUCH FENCE. SEE SECTION 5-400 WALL AND FENCES.
8. PAGE A-0 INDICATES PROPOSED WOOD GATES, PAGE A-1 INDICATE GATES ARE ALUMINUM. CLARIFY. PROVIDE SECTION DETAIL INDICATING MATERIAL OF CHOICE AND STYLE. CORRECT PAGES ACCORDINGLY. PROPOSED STYLE AND MATERIAL SHALL BE APPROVED BY THE BOARD OF ARCHITECTS. SEE SECTION 5-400 WALL AND FENCES.

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9. NEW RESIDENCES SHALL PROVIDE A LANDSCAPE PLAN AND INDICATE COMPLIANCE WITH SECTION 6-105 LANDSCAPE REQUIREMENTS FOR ZONING DISTRICTS FOR PLANTING REQUIREMENTS.

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



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DATE OF REVIEW: 01-26-2020  
PROPERTY: 1325 CORUNA  
FOLIO: 03-5118-005-0400  
ZONING DISTRICT: SFR  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 12-29-2020  
PERMIT NO.: AB-20-12-6015  
SCOPE OF WORK: NEW STORY RESIDENCE.

**PROJECT IS REJECTED, COMPLIANCE WITH ZONING CODE IS REQUIRED.**  
**REQUIRED FRONT SETBACK IS 25 FEET AS PER CODE. PROPOSED FRONT SETBACK IS AT 15 FEET.**  
**PER ZONING CODE ARTICLE 4, SECTION 4-101 SINGLE FAMILY RESIDENTIAL.**  
**Front setback. Twenty-five (25) feet, except when otherwise permitted by the Board of Architects pursuant to the Best Practices Manual. The Board of Architects may recommend approval of variances to the Board of Adjustment or the Historic Preservation Board, as applicable.**

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

1. REQUIRED FRONT SETBACK IS 25 FEET. PROPOSED FRONT SETBACK IS AT 15 FEET.  
PER ZONING CODE ARTICLE 4, SECTION 4-101 SINGLE FAMILY RESIDENTIAL.  
Front setback. Twenty-five (25) feet, except when otherwise permitted by the Board of Architects pursuant to the Best Practices Manual. The Board of Architects may recommend approval of variances to the Board of Adjustment or the Historic Preservation Board, as applicable.
2. 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. 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."

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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. When located on a corner lot, the garage and carport shall be accessed from a side street when appropriate for neighborhood compatibility. If the garage is turned or angled, the garage may be set forward of the front façade providing that the side facing the street contains windows, pedestrian entryways, or other features that mimic the living portion of the house. The Board of Architects shall direct design of garage door location. Carports may be enclosed using shutters or screening as approved by the Board of Architects”
4. AS PER SECTION 4-101, #13 DRIVEWAYS AND 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. PROPOSED FACING MATERIAL (IMITATION WOOD SIDING)  
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. ALSO SEE SECTION 5-607 EXTERIOR WALLS-FACING MATERIALS. PROPOSED FACING MATERIAL (HARDIE PLANK SIDING) IS NOT PART OF THE APPROVED MATERIALS.  
ALSO SEE SECTION 5-607 EXTERIOR WALLS-FACING MATERIALS, LETTER D, NEW PRODUCTS.  
New products not specifically identified in this section may be permitted subject to review and approval by the City Architect and the entire Board of Architects. Presentation of new products for consideration shall be made by a product representative and shall include ample documentation of the material(s), methods of installation and photographic documentation of existing use. Criteria for granting approval of new materials/products shall be evaluated based upon all of the following:
  1. Aesthetic considerations.
  2. Good structural principles.
  3. Compliance with applicable standards of the Florida Building Code. The City Architect and the entire Board of Architects may revoke the use of the new product upon good cause that the product does not satisfy the above criteria.

### GENERAL OBSERVATIONS

1. PROVIDE A LETTER OF HISTORIC SIGNIFICANCE PRIOR TO THE NEXT ZONING REVIEW. PLEASE CONTACT HISTORIC DEPARTMENT AT 2327 SALZEDO STREET.
2. PROVIDE A SIGNED AND SEALED SURVEY OF THE PROPERTY NO OLDER THAN 5 YEARS OLD. IF SURVEY IS OLDER THAN 5 YEARS OLD BUT REFLECT THE EXISTING CONDITIONS OF THE PARCEL, THEN AN AFFIDAVIT COULD BE SUBMITTED TO USE THAT SURVEY. AFFIDAVIT CAN BE FOUND AT:  
<https://evogov.s3.amazonaws.com/media/91/media/128398.pdf>
3. PROVIDE A DEMOLITION PERMIT PRIOR TO FINAL BOA SUBMITTAL. DEMO PERMIT REQUIRES THAT ALL STRUCTURES INCLUDING THE MAIN RESIDENCE AND AUXILIARY AND ACCESSORY STRUCTURES ARE TO BE DEMOLISHED INCLUDING SWIMMING POOLS, DRIVEWAYS, ETC. EXCLUSION OF STRUCTURES TO REMAIN IS NOT ALLOWED.

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4. A MINIMUM OF NOT LESS THAN FORTY (40%) PERCENT OPEN LANDSCAPE CALCULATIONS OF THE AREA OF THE BUILDING SITE MUST BE PROVIDED FOR SINGLE FAMILY RESIDENCE. PER SECTION 5-1105 LANDSCAPE REQUIREMENTS. PROPOSED 38.16 % PERCENT DOES NOT COMPLY WITH CODE.
5. AT LEAST TWENTY (20%) PERCENT OF THE REQUIRED FORTY (40%) PERCENT OF LANDSCAPE OPEN SPACE SHALL BE LOCATED IN THE FRONT YARD AREA. PROVIDE 20 % PERCENT OPENLANDSCAPE CALCULATIONS FOR THE FRONT YARD. PER SECTION 5-1105 LANDSCAPE REQUIREMENTS.
6. PLANS MUST INCLUDE THE ZONING DATA WORKSHEET FOR 35% PERCENT GROUND AREA COVERAGE CALCULATIONS, 45% PERCENT TOTAL GROUND AREA COVERAGE CALCULATIONS AND F.A.R. CALCULATIONS AND 40% OPEN LANDSCAPE CALCULATIONS. PLEASE SEE THE FOLLOWING SITE FOR AN EXAMPLE.  
<https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>  
COPY AND PASTE THE LINK IN YOUR BROWSER.
7. FLOOR SPACE IN 1 STORY ROOFED TERRACES ARE EXEMPT FROM F.A.R. CALCULATIONS PROVIDED A COVENANT SHALL BE 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. SEE ARTICLE 4, SECTION 4-101, NUMBER 9 AND 10.
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 ON THE PLANS BY THE NEW DRIVEWAY STATING 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 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 FOR WALL AND FENCES REGULATIONS.
  - A. AS PER CODE CHAIN LINK FENCE MAY ONLY BE LOCATED ALONG BOUNDARIES OF A REAR YARD. IF FENCE IS TO EXTEND FARTHER TOWARDS THE STREET THAN THE REAR CORNER OF THE BUILDING, IT MAY GO AS FAR AS THE FRONT CORNER LINE OF THE BUILDING AS LONG AS IT IS RETURNED WITH A 4' HIGH MASONRY OR CORAL ROCK WALL. WALL MUST EXTEND FROM THE BUILDING TO THE SIDE LOT LINE CONNECTING SUCH FENCE.
  - B. INDICATE MATERIAL OF PROPOSED 6 FEET HIGH FENCES.
  - C. PART OF THE PROPOSED POOL ENCLOSURE IS ON NEIGHBORS PROPERTY. FENCE FOR POOL ENCLOSURE MUST BE WITHIN LIMITS OF THE PROPERTY LINE OR AT A DISTANCE NOT GREATER THAN FOUR INCHES (4") AWAY FROM THE PROPERTY LINE. IF FENCE IS ON NEIGHBOR'S PROPERTY AT A DISTANCE GREATER THAN FOUR INCHES WILL NOT BE CONSIDERED FOR POOL ENCLOSURE AND ANOTHER FENCE WILL HAVE TO BE PROVIDED. PLEASE VERIFY DISTANCE WITH SURVEY PROVIDED.
  - D. PROPOSED GATE AND FENCE CAN NOT EXTEND BEYOND THE PROPERTY LINE AND CONNECT WITH NEIGHBOR'S FENCE.

PLEASE CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE TIME THE FINAL SUBMITTAL IS PROVIDED.

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