



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 08/11/2021
PROPERTY: 5200 SW 88 STREET
FOLIO: 03-5106-003-0090
ZONING DISTRICT: S.F.R.
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 08/06/21
PERMIT NO.: AB-21-08-7553
SCOPE OF WORK: NEW RESIDENCE
FLOOD ZONE: X & AE – ELEVATION: 8
TOTAL DEMO PERMIT: BL-20-06-6674

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

- 1. DRIVEWAY WIDTH MUST BE APPROVED BY THE BOARD OF ARCHITECTS. AS PER ZONING CODE SECTION 2-101, #10, DRIVEWAYS AND CURB-CUTS WITHIN THE PUBLIC RIGHT-OF-WAY ARE NOT ALLOWED TO EXCEED ELEVEN (11) FEET IN WIDTH. AS DETERMINED BY THE BOARD OF ARCHITECTS BUT IN NO CASE SHALL IT EXCEED EIGHTEEN (18) FEET IN WIDTH. AN EXISTING CONDITION MAY REQUIRE THE NEED TO ALLOW DRIVEWAYS AND CURB-CUTS WITHIN THE PUBLIC RIGHT-OF-WAY TO EXCEED ELEVEN (11) FEET IN WIDTH AS DETERMINED BY THE BOARD OF ARCHITECTS BUT IN NO CASE SHALL IT EXCEED EIGHTEEN (18) FEET IN WIDTH.**
- 2. FLAT ROOF WITHOUT A PARAPET NEEDS TO BE APPROVED AS AN ARCHITECTURAL FEATURE IN ORDER TO BE ALLOWED. FLAT ROOFS WITHOUT A PARAPET PORTION WILL NOT BE ALLOWED IF VISIBLE FROM THE FRONT OR SIDE STREET. AS PER ZONING CODE SECTION 5-502, #3, THE PORTION OF FLAT ROOF WITHOUT A PARAPET WILL NOT BE ALLOWED IF VISIBLE FROM THE FRONT ELEVATION OF THE BUILDING ON AN INSIDE LOT, OR VISIBLE FROM THE FRONT OR SIDE STREET ELEVATIONS ON A CORNER LOT.**
- 3. PROPOSED "BLACK BREAK METAL WALL" ATTACHED TO CONCRETE MUST BE APPROVED BY B.O.A. AS AN ARCHITECTURAL FEATURE IN ORDER TO BE ALLOWED. AS PER ZONING CODE SECTION 5-301 ALL EXTERIOR WALLS RESIDENTIAL BUILDINGS SHALL BE CONSTRUCTED OF CONCRETE, GLASS BLOCK, POURED CONCRETE, STONE, HOLLOW TILE, CORAL ROCK OR CLAY BRICK. PROPOSED WALL MUST COMPLY WITH EXTERIOR WALL MATERIAL.**

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4. ~~BOARD OF ARCHITECTS NEED TO APPROVE FOUR HUNDRED (400) SQUARE FOOT GARAGE CREDIT FOR F.A.R. IN ORDER FOR PROJECT TO MEET CODE. AS PER SECTION 2-101, #6, THE BOARD OF ARCHITECT CAN APPROVE A MAXIMUM OF FOUR HUNDRED (400) SQUARE FEET F.A.R. CREDIT FOR A DETACHED GARAGE. THE BOARD OF ARCHITECTS WILL APPROVE THE LOCATION AND REVIEW COMPATIBILITY WITH THE SURROUND AREA. ANY ADDITIONAL AREA WILL NOT BE EXCLUDED.~~

- ~~ALLOWED F.A.R. = 10,280~~
- ~~PROPOSED = 10,392 +/- WITH GARAGE~~
 - ~~1ST FLOOR = 4,346~~
 - ~~2ND FLOOR = 4,346~~
 - ~~CABANA = 1,150~~
 - ~~GARAGE = 550~~
- AS PER MEETING WITH ARCHITECT ON 09/08/2021, PROJECT NOW COMPLIES WITH F.A.R. IN ADDITION GARAGE NO LONGER QUALIFIES FOR THE CREDIT

GENERAL OBSERVATIONS

5. ~~ZONING CODE REQUIRES LOT TO FACE SCHOOL HOUSE ROAD, THIS WILL BE YOUR FRONT. AS PER ZONING CODE SECTION 14-210.5 LOT WILL BE REQUIRED TO FACE THE SHORTEST STREET LINE OF PLATTED LOT BASED ON THE EXISTING PLATTING CONFIGURATION OF ADJOINING LOTS.~~

- AS PER MEETING WITH DEVELOPMENT SERVICES DIRECTOR (DEVIN CEJAS) ON 09/08/21, LOT WILL BE ALLOWED TO FACE S.W. 88 STREET

6. ~~PROPOSED DESIGN IS IN THE REQUIRED SETBACKS. SCHOOL HOUSE ROAD WILL REQUIRE A FIFTY (50) FOOT FRONT SETBACK VS. THE PROPOSED TWENTY FIVE (25) FEET (AS PER SECTION 14-210.5 & SITE SPECIFICS FOR HAMMOCK LAKES.~~

- AS PER MEETING WITH DEVELOPMENT SERVICES DIRECTOR (DEVIN CEJAS) ON 09/08/21, LOT WILL BE ALLOWED TO FACE S.W. 88 STREET

7. ~~DETACHED GARAGE WILL NOT BE ALLOWED BETWEEN THE HOUSE AND THE STREET. AS PER ZONING CODE SECTION 2-101, #5, A, NO ACCESSORY BUILDING OR STRUCTURES MAY BE LOCATED IN THE AREA BETWEEN THE STREET AND THE MAIN RESIDENTIAL BUILDING.~~

- AS PER MEETING WITH ARCHITECT ON 09/08/21 GARAGE IS NOW CONNECTED TO THE HOUSE AND NO LONGER DETACHED.

8. ~~PROPOSED DETACHED GARAGE WILL NOT BE ALLOWED IN THE SITE SPECIFIC REQUIRED SETBACKS. AS PER CORAL GABLES SITE SPECIFICS (HAMMOCK LAKES), ALL ACCESSORY STRUCTURES WILL REQUIRE A MINIMUM FRONT SETBACK OF SEVENTY-FIVE (75) FEET AND A SIDE STREET SETBACK OF THIRTY (30) FEET.~~

- AS PER MEETING WITH ARCHITECT ON 09/08/21 GARAGE IS NOW CONNECTED TO THE HOUSE AND NO LONGER DETACHED.

9. AS PER SECTION 2-101, #4, D, ONLY UNCOVERED STEPS AND WALKWAYS MAY BE LOCATED WITHIN THE SETBACK. ALL OTHER STRUCTURES, POOL EQUIPMENT, AND MECHANICAL SYSTEMS SHALL COMPLY WITH SETBACK REQUIREMENTS. PROPOSED BOCCE BALL COURT AND CONCRETE/PAVER PATIOS WILL NOT BE ALLOWED IN THE REQUIRED SETBACKS OR BETWEEN THE STREET AND THE HOUSE.

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10. PLEASE NOTE THAT HAMMOCK LAKES SITE SPECIFICS HAS A MAXIMUM TWENTY-FIVE (25%) PERCENT OF THE GROUND AREA VS. THE THIRTY-FIVE (35%) PERCENT SHOWN ON PLANS, IN ADDITION, UP TO FIVE (5%) PERCENT OF THE REAR YARD MAY BE USED FOR ACCESSORY USES AND STRUCTURES VS. THE FORTY-FIVE (45%) PERCENT SHOWN ON PLANS. NEED PLANS TO SHOW PROPOSED AND
11. NEED TO CLARIFY, SHEET A100B SHOWS A DETACHED GARAGE AT REAR THAT IS SHOWN AS AN ATTACHED CABANA ON OTHER SHEETS.
12. ATTACHED CABANA, ROOF CONNECTION AND PORTION OF GARAGE (IF CREDIT IS APPROVED BY BOA, IF NOT THE ENTIRE GARAGE WILL COUNT,) WILL NEED TO BE INCLUDED IN THE F.A.R.
 - AS PER SECTION 2-101, #6, C, THE F.A.R WILL BE THE SUM OF THE AREAS OF ALL THE ENCLOSED FLOORS OF THE BUILDING OR BUILDINGS, AS MEASURED FROM THE INTERIOR FACING OF EXTERIOR WALLS.
13. PROJECT SHOWS PORTIONS OF FLAT ROOFS WITHOUT A PARAPET. AS PER ZONING CODE SECTION 5-502, #2, THE PORTION OF FLAT ROOF WITHOUT A PARAPET SHALL NOT EXCEED FIFTEEN (15%) PERCENT OF THE GROUND AREA OF THE BUILDING. NEED TO SHOW ALLOWED AND PROPOSED AMOUNT ON PLANS.
14. NEED TO SHOW HEIGHT OF PROPOSED RESIDENCE FROM "ESTABLISHED GRADE". AS PER ZONING CODE SECTION 5-701, D, THE MINIMUM REQUIRED FLOOR ELEVATION FOR A RESIDENCE SHALL BE NOT LESS THAN SIXTEEN (16) INCHES ABOVE THE ESTABLISHED GRADE AS DETERMINED AND ESTABLISHED BY THE ZONING DEPARTMENT.
15. NEED TO SHOW HEIGHT OF GARAGE. AS PER SECTION 2-101, #8, B, I, THE ELEVATION OF THE GARAGE FLOOR SHALL NOT BE MORE THAN SIX (6) INCHES ABOVE GRADE.
16. NEED TO PROVIDE A CURRENT SIGNED AND SEALED SURVEY.
17. PLANS MUST INCLUDE COPY OF HISTORICAL SIGNIFICANT REQUEST (HI-20-02-4907).
18. TREE ROOT PROTECTION FENCING MUST BE INSTALLED AROUND TREES IN THE CITY SWALE AND INSIDE THE PRIVATE PROPERTY TO PROTECT THEIR ROOT SYSTEMS AND TRUNKS PRIOR TO CONSTRUCTION AND LEFT IN PLACE THROUGH FINAL INSPECTION OF WORK. SEE DETAILS AVAILABLE FOR DOWNLOAD ON THE CITY WEBSITE AT
<https://www.coralgables.com/media/PublicWorks/Landscape/2020-LANDSCAPE%20DETAILS.p>
19. NOTE THAT THE EXISTING LANDSCAPE WILL BE INSPECTED AND WILL BE REQUIRED TO MEET THE MINIMUM REQUIREMENTS OF THE ZONING CODE ARTICLE 6 AT TIME OF FINAL INSPECTION. THE OWNER AT THE TIME OF FINAL INSPECTION MAY BE REQUIRED TO ADD TREES, SHRUBS OR SOD TO THE SITE IN ORDER TO MEET THIS REQUIREMENT, SINCE A LANDSCAPE PLAN IS NOT PROVIDED IN THIS SUBMITTAL.
20. NEED TO FILL OUT LANDSCAPE LEGEND (SEE BROWN FOLDER).
21. NEED TO PROVIDE LANDSCAPE PLANS SHOWING REQUIRED AND PROPOSED TREES AND SHURBS.
22. NOTE THAT THE SWALE IS THE RESPONSIBILITY OF THE OWNER TO EXCAVATE, DE-COMPACT, REGRADE TO A CONCAVE PROFILE TO RETAIN WATER RUNOFF, THEN REPLANT WITH SOD OR OTHER NON-WOODY GROUNDCOVERS THAT WILL BE MAINTAINED BY THE OWNER LESS THAN 24" HEIGHT AT THE END OF CONSTRUCTION. REFER TO THE SWALE PLANTING GUIDELINES ALSO ON THE CITY WEBSITE
<https://www.coralgables.com/media/PublicWorks/Landscape/2020-LANDSCAPE%20DETAILS.p>

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THIS IS A PRELIMINARY REVIEW FOR THE BOARD OF ARCHITECT. PLEASE CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE FINAL "BL" PERMIT SET. NO NEED TO RESUBMIT TO THE ZONING DIVISION TILL THEN.

REVIEWED BY: ERICK R TEJERA
EMAIL: ETEJERA@CORALGABLES.COM
CITY OF CORAL GABLES- ZONING DIVISION

Full Legal Description

6 55 41
HAMMOCK LAKE NO 2
PB 51-81
LOT 9 LESS BEG NE COR LOT 8 SWLY

Section A-56-1 - Hammock Lake No. 2. (3558)

Refer to section A-56 Hammock Lakes for applicable site specific requirements in addition to general code requirements.

Section A-56 - Hammock Lakes.

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)

- A. 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 insure that any addition to an existing structure in the Hammock Lakes 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.
- B. Awnings & canopies. Carport canopies and shelter canopies shall be permitted to be free standing.
- C. Building sites. No new building site shall contain less than one (1) fully platted lot and have an area of less than one (1) acre. The minimum lot width of any new building site shall be one-hundred and twenty-five (125) feet. All existing building sites shall be as existing at the time Hammock Lakes was annexed into the City on July 31, 1996 and shall be deemed in conformity with this Ordinance.

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D. Ground coverage. No single-family residence shall occupy more than twenty-five (25%) percent of the ground area of the building site upon which the residence is erected. In addition, up to five (5%) percent of the rear yard may be used for accessory uses and structures.

E. Height of walls and fences. Walls and fences may have a maximum height of six (6) feet; provided that in no case shall a wall or fence violate the triangle of visibility requirements of this code.

F. Roof-Materials. Roofs of new and existing structures shall use materials which are consistent with the roof materials which have been used for the existing buildings in the Hammock Lakes area.

G. Setbacks-Principal building.

1. All lots shall provide a minimum front setback of fifty (50) feet.
2. All lots shall provide a minimum side setback of fifteen (15) feet.
3. All lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet.
4. All lots shall provide a minimum rear setback of twenty-five (25) feet.
5. All lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of thirty-five (35) feet.
6. All lots located on Hammock Lake No. 2 shall provide a minimum waterfront setback which coincides with the building line as shown on the plat.

H. Setbacks-Accessory buildings general.

1. All accessory buildings shall provide a minimum front setback of seventy-five (75) feet.
2. All accessory buildings shall provide a minimum side setback of twenty feet (20) feet.
3. All accessory buildings located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
4. All accessory buildings shall provide a minimum rear setback of seven (7) feet and six (6) inches.
5. All accessory buildings on lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of seven (7) feet and six (6) inches. No accessory building shall be built closer to the water in Hammock Lake No. 2 than the building line as shown on the plat.

I. Setbacks-Swimming pools.

1. Swimming pools shall provide a minimum front setback of seventy-five (75) feet.

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2. Swimming pools shall provide a minimum side setback of twenty (20) feet.
3. Swimming pools located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
4. Swimming pools not located on a water body shall provide a minimum rear setback of seven (7) feet and six (6) inches.
5. Swimming pools on lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of seven (7) feet and six (6) inches.
6. Decks on lots located on Hammock Lake No. 2 shall provide a minimum rear setback of forty (40) feet and swimming pools a minimum rear setback of forty-five (45) feet.

J. Setbacks-Tennis courts.

1. Tennis courts shall provide a minimum front setback of seventy-five (75) feet.
2. Tennis courts shall provide a minimum side setback of twenty (20) feet.
3. Tennis courts located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
4. Tennis courts shall provide a minimum rear setback of seven (7) feet and six (6) inches.
5. Tennis courts on lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of seven (7) feet and six (6) inches.
6. Tennis courts on lots located on Hammock Lake No. 2 shall provide a minimum waterfront setback which coincides with the building line as shown on the plat.

K. Setbacks-Screened enclosures.

1. Screened enclosures shall provide a minimum front setback of seventy-five (75) feet.
2. Screened enclosures shall provide a minimum side setback of fifteen (15) feet.
3. Screened enclosures located on lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet.
4. Screened enclosures shall provide a minimum rear setback of six (6) feet.
5. Screened enclosures on lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of seven (7) feet and six (6) inches.

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6. No screened enclosure shall be built closer to the water on Hammock Lake No. 2 than the building line as shown on the plat.
- L. As according to the Florida Building Code, where repairs and alterations amounting to more than the prescribed percentage of the replacement value of the existing building are made during any twelve (12) month period, the building or structure shall be made to conform to all Zoning Code requirements for a new building or structure.
- M. No boathouse or other structure shall be erected on the shore of lakes or extended into the waters thereof unless the same shall be approved by a majority of the owners of other property fronting on said lake.
- N. No encroachments of imported earth, sand, gravel or fill of any kind and no petroleum based fuel motors of any kind shall be allowed on Hammock Lake No. 2.
- O. No grading or filling shall be allowed closer to the water on Hammock Lake No. 2 than the minimum rear setback of forty (40) feet provided for decks on lots on Hammock Lake No. 2.