



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 04/20/21  
PROPERTY: 6935 SUNRISE COURT  
FOLIO: 03-4129-041-0630  
ZONING DISTRICT: S.F.R.  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 03/12/21  
PERMIT NO.: AB-21-03-8105  
SCOPE OF WORK: NEW TWO STORY

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

1. AS PER ZONING CODE SECTION 4-101, #13, DRIVEWAYS AND CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. A MAXIMUM OF EIGHTEEN (18) FEET CAN BE ACHIEVED WITH SPECIFIC BOARD OF ARCHITECTS APPROVAL.
2. AS PER DEFINITIONS OF A SINGLE-FAMILY RESIDENCE ALL LIVING ROOMS MUST BE ACCESSIBLE TO EACH OTHER FROM WITHIN THE BUILDING. PROPOSED GUEST BEDROOM MUST BE ACCESSIBLE FROM WITHIN THE BUILDING.
  - IF PROPOSED GARAGE IS BEING SUBMITTED AS AN ACCESSORY DWELING THEN IT MUST COMPLY WITH SECTION 5-101, b & C.
  - B. EXCEPT AS MAY BE OTHERWISE REQUIRED, NO ACCESSORY BUILDING OR STRUCTURE MAY BE LOCATED IN THE AREA BETWEEN THE STREET AND THE MAIN RESIDENTIAL BUILDING OR ANY PART THEREOF; WITH THE EXCEPTION OF FOUNTAINS, REFLECTING POOLS, PLANTERS AND FLAGPOLES.
  - C. IN NO CASE SHALL AN ACCESSORY BUILDING OR STRUCTURE BE LOCATED CLOSER TO THE FRONT OR SIDE STREET OF A LOT OR BUILDING SITE THAN THE MAIN OR PRINCIPAL BUILDING; WITH THE EXCEPTION OF FOUNTAINS, REFLECTING POOLS, PLANTERS AND FLAGPOLES.
3. GLASS RAILINGS TO BE APPROVED BY BOA.
4. AS PER SECTION 5-1609, ROOF PROJECTIONS IN A REQUIRED SETBACK BETWEEN FIVE (5) FEET AND TEN (10) FEET WILL BE LIMITED TO A MAXIMUM PROJECTION OF TWO -AND- ONE-HALF (2 ½) FEET. PROPOSED PROJECTION EXCEED THE MAXIMUM ALLOWED SIZE.
5. AS PER SECTION 5-607, A, WOOD FACINGS SHALL BE PERMITTED ON THE EXTERIOR WALLS OF SINGLE-FAMILY RESIDENCES IN THAT AREA OF CORAL GABLES LYING SOUTH OF THE

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**CORAL GABLES DEEP WATERWAY AND EAST OF OLD CUTLER ROAD. THIS PARCEL IS NOT IN THAT AREA.**

### GENERAL OBSERVATIONS

1. AS PER ZONING CODE SECTION 4-101, #10, B. FLOOR SPACE IN ONE (1) STORY ROOFED TERRACES, BREEZEWAYS, AND PORCHES WITH AN AVERAGE FLOOR TO CEILING HEIGHT LESS THAN OR EQUAL TO THIRTEEN (13) 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.
2. AS PER ZONING CODE SECTION 4-101, #13, DRIVEWAYS AND CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. A MAXIMUM OF EIGHTEEN (18) FEET CAN BE ACHIEVED WITH SPECIFIC BOARD OF ARCHITECTS APPROVAL.
3. AS PER SECTION 5-118, A WALKWAY IS AN AGGREGATED WIDTH OF PAVERS, STONES, WOOD, OR OTHER PERMEABLE HARDSCAPE NOT EXCEEDING FIVE (5) FEET IN WIDTH IN A SETBACK AREA. PROPOSED WALKWAY WILL NOT BE ALLOWED TO EXCEED A WIDTH OF FIVE (5) FEET.
4. NEED TO SHOW ALL MECHANICAL EQUIPMENT ON PROPOSED SITE PLAN. AS PER SECTION 5-1804, #4, ALL EQUIPMENT SHALL COMPLY WITH REQUIRED SETBACKS OF THE BUILDING SITE.
5. AS PER DEFINITIONS OF A SINGLE-FAMILY RESIDENCE ALL LIVING ROOMS MUST BE ACCESSIBLE TO EACH OTHER FROM WITHIN THE BUILDING. PROPOSED GUEST BEDROOM MUST BE ACCESSIBLE FROM WITHIN THE BUILDING.
6. GLASS RAILINGS TO BE APPROVED BY BOA.
7. AS PER SECTION 5-1609, ROOF PROJECTIONS IN A REQUIRED SETBACK BETWEEN FIVE (5) FEET AND TEN (10) FEET WILL BE LIMITED TO A MAXIMUM PROJECTION OF TWO -AND-ONE-HALF (2 ½) FEET. PROPOSED PROJECTION EXCEED THE MAXIMUM ALLOWED SIZE.
8. NEED TO SHOW MORE DETAILS FOR PROPOSED STORAGE. ONLY A BASEMENT WILL BE EXEMPT FROM F.A.R. BASEMENT IS THAT PORTION OF A BUILDING BELOW THE NATURAL GRADE AND/OR FLOORS OF WHICH AT LEAST ONE-HALF (1/2) OF THE GROSS SURFACE AREA OF THE BASEMENT'S EXTERIOR WALLS ARE BELOW THE ESTABLISHED/EXISTING NATURAL GRADE. WHEN FACING ANY STREET, THE HEIGHT SHALL NOT EXCEED THIRTY (30) INCHES.
9. AS PER DEFINITIONS OF A SINGLE-FAMILY RESIDENCE ALL LIVING ROOMS MUST BE ACCESSIBLE TO EACH OTHER FROM WITHIN THE BUILDING. PROPOSED GUEST BEDROOM MUST BE ACCESSIBLE FROM WITHIN THE BUILDING.
  - IF PROPOSED GARAGE IS BEING SUBMITTED AS AN ACCESSORY DWELING THEN IT MUST COMPLY WITH SECTION 5-101, b & C.
  - B. EXCEPT AS MAY BE OTHERWISE REQUIRED, NO ACCESSORY BUILDING OR STRUCTURE MAY BE LOCATED IN THE AREA BETWEEN THE STREET AND THE MAIN RESIDENTIAL BUILDING OR ANY PART THEREOF; WITH THE EXCEPTION OF FOUNTAINS, REFLECTING POOLS, PLANTERS AND FLAGPOLES.
  - C. IN NO CASE SHALL AN ACCESSORY BUILDING OR STRUCTURE BE LOCATED CLOSER TO THE FRONT OR SIDE STREET OF A LOT OR BUILDING SITE THAN THE MAIN OR PRINCIPAL BUILDING; WITH THE EXCEPTION OF FOUNTAINS, REFLECTING POOLS, PLANTERS AND FLAGPOLES.

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10. AS PER SECTION 5-607, A, 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. THIS PARCEL IS NOT IN THAT AREA.
11. AS PER ZONING CODE SECTION 5-108, E & F, UNLESS THE POOL IS ENTIRELY SCREENED IN, IT MUST BE SURROUNDED BY A PROTECTIVE WALL OR FENCE FOUR (4) FEET IN HEIGHT, TO COMPLY WITH EXISTING ORDINANCE FOR WALLS AND FENCES. GATES IN THE PROTECTIVE FENCE AND/OR WALL REQUIRED BY THESE REGULATIONS SHALL BE THE SPRING LOCK TYPE, SO THAT THEY SHALL AUTOMATICALLY BE IN A CLOSED AND FASTENED POSITION AT ALL TIMES. GATES SHALL ALSO BE EQUIPPED WITH A SAFE LOCK AND SHALL BE LOCKED WHEN THE SWIMMING POOL IS NOT IN USE.

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

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

### SITE SPECIFICS

#### SECTION A-95 - SUNRISE HARBOUR.

##### A. FACING OF LOTS.

1. LOT 9, BLOCK 2 AND LOTS 1 AND 20, BLOCK 1 SHALL BE DEEMED TO FACE SOUTH.
2. LOT 102, BLOCK 2 SHALL BE DEEMED TO FACE WEST.

##### B. HEIGHT OF BUILDINGS.

1. NO APARTMENT BUILDINGS AND/OR STRUCTURES SHALL BE ERECTED OR ALTERED ON THE FOLLOWING DESCRIBED PROPERTY TO EXCEED THIRTEEN (13) STORIES OR ONE-HUNDRED-FIFTY (150) FEET IN HEIGHT, WHICHEVER IS LESS:

A. BLOCKS 3 AND 4 AND THE EAST TWO-HUNDRED AND THIRTY-FIVE (235) FEET OF BLOCK 5.

2. NO COMMERCIAL BUILDINGS AND/OR STRUCTURES SHALL BE ERECTED OR ALTERED ON THE FOLLOWING DESCRIBED

PROPERTY TO EXCEED THIRTEEN (13) STORIES OR ONE-HUNDRED-FIFTY (150) FEET IN HEIGHT, WHICHEVER IS LESS:

A. BLOCKS 3 AND 4 AND THE EAST TWO-HUNDRED AND THIRTY-FIVE (235) FEET OF BLOCK 5.

##### C. OFF-STREET PARKING.

1. NOT LESS THAN SIXTY-FIVE (65%) PERCENT OF THE AREA OF BLOCK 3 SHALL BE SET ASIDE FOR OFF-STREET PARKING.

2. THE OFF-STREET PARKING FOR APARTMENT BUILDINGS ON LOTS 8 THROUGH 20, INCLUSIVE, BLOCK 1 AND LOTS 1 THROUGH 9, INCLUSIVE, BLOCK 2 SHALL BE SUBJECT TO THE TERMS AND CONDITIONS STIPULATED IN ORDINANCE NO. 1280.

##### D. SETBACKS-MINIMUM FRONT.

1. LOTS 1 THROUGH 20, INCLUSIVE, BLOCK 1-FIFTEEN (15) FEET.

2. LOTS 15 THROUGH 39, INCLUSIVE, AND LOT 102, BLOCK 2-THIRTY-FIVE (35) FEET.

##### E. DOCK FACILITIES LOTS 1, 2 AND 3, BLOCK 2 REVISED PLAT OF SUNRISE HARBOUR A/K/A GABLES HARBOUR CONDOMINIUM.

1. DOCK FACILITIES ARE DEPICTED ON SURVEY PREPARED BY THOMAS J. KELLY INC. UNDER ORDER 10-1597 LAST REVISED 02-2012. SURVEY IS ON FILE IN THE DEVELOPMENT SERVICES DEPARTMENT.

2. THERE SHALL BE NO MORE THAN TWENTY-THREE (23) SLIPS.

3. BOAT SLIPS 1-12 SHALL BE ANGLED IN A NORTHEASTERLY DIRECTION.

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4. BOAT SLIPS 15-23 SHALL BE ANGLED IN A SOUTH OR SLIGHTLY SOUTHEASTERLY DIRECTION.
5. BOAT SLIPS 13 AND 14 SHALL NOT HAVE PIERS BUT MAY HAVE FENDER-MOORING PILINGS. BOATS OR VESSELS SHALL BE MOORED PARALLEL TO THE SEAWALL.
6. NO PIER BETWEEN SLIPS 1-12 SHALL EXCEED TWENTY-SIX (26) FEET IN LENGTH EXCEPT FOR PIER BETWEEN SLIPS 11 AND 12 WHICH SHALL NOT EXCEED FORTY-TWO (42) FEET IN LENGTH, MEASURED FROM THE EXISTING SEAWALL.
7. NO PIERS BETWEEN SLIPS 15-23 SHALL EXCEED TWENTY-TWO (22) FEET IN LENGTH, MEASURED FROM THE EXISTING SEAWALL.