



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: FEBRUARY 22, 2021
PROPERTY: 142 SW 137 AVENUE
FOLIO: 03-4105-050-0200
ZONING DISTRICT: SINGLE-FAMILY RESIDENTIAL DISTRICT
DRC: YES – DRC MEETING SEPTEMBER 25, 2020 (DR-20-09-5300)
HISTORICAL/ COTTAGE: IT IS A NON-CONTRIBUTING PARCEL WITHIN THE HISTORIC DISTRICT (THE CAMPINA COURT HISTORIC DISTRICT)
ORIGINAL SUBMITTAL DATE:
PERMIT NO.: **AB-20-11-5573**
SCOPE OF WORK: NEW CONSTRUCTION OF FOUR (4) TOWNHOMES

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

1. PER SECTION 2-104.D.11(C) ALL EQUIPMENT SUCH AS BACKFLOW PREVENTERS, SIAMESE CONNECTIONS, AND THE LIKE, SHALL BE PLACED WITHIN THE LINE OF THE FAÇADE AND SHALL NOT BE IN THE FRONT SETBACK.
2. THE SUBJECT SITE ABUTS A LOCAL HISTORIC DISTRICT (THE CAMPINA COURT HISTORIC DISTRICT). AT THE DRC MEETING THE APPLICANT WAS ADVISED TO MEET WITH THE NEIGHBORS.

GENERAL OBSERVATIONS

THE FOLLOWING WILL BE CONSIDERED BY THE PLANNING AND ZONING BOARD AND THE CITY COMMISSION:

1. COMPREHENSIVE PLAN LAND USE MAP AMENDMENT FROM SINGLE-FAMILY TO MULTI-FAMILY LOW DENSITY
2. REZONING FROM SINGLE-FAMILY RESIDENTIAL (SFR) TO MULTI-FAMILY 3 (MF-3)
3. RE-PLAT INTO FOUR (4) LOTS FOR TOWNHOUSES

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

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CITY OF CORAL GABLES- ZONING DIVISION

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	Use categories	SFR EXISTING	MF-3 Updated Code		Proposed Development
A LOT OCCUPATION					
1	Building Site Area Minimum (square feet)	5,000	5,000	10,000	12,176
2	Building Site Width Minimum (feet)	50	50	100	134'-36"
3	Ground Coverage Maximum	35% / 45%	80%	70%	49.8%
4	Open Space Minimum	40%	25%	25%	25%
B DENSITY					
1	Density Maximum (DU/Acre)	6 or 9	20	20	4 units (20 units/acre)
2	Density Med. Bonus II (DU/Acre)	NA	25	25	
3	Unit Size Minimum (Square feet)	NA	400	400	2,007 sq. ft. (smallest)
4	Floor Area Ratio (FAR)	NA	NA	NA	0.74 (9,130 sq. ft.)
C SETBACK MINIMUM (FEET)					
1	Principal Front	25	10	10	10
2	Side Interior	20% / 5 ft	0 / 5	5	15
3	Side Street	15	10	10	10
4	Rear	10	10	10	19'-8"
5	Rear at Alley	10	5	5	N/A
6	Waterway	35 ft	35	35	N/A
D STEPBACK (FEET)					
1	Stepback Front	0	0	0	0
2	Stepback Side	0	0	0	0
3	Stepback Side Street	0	0	0	0
4	Stepback Rear	0	0	0	0
5	Stepback Rear at Alley	0	0	0	0
E BLDG. HEIGHT MAX. (STORIES/FT)					
1	Principal Building	2 stories/ 25	45	45	2 stories/ 35 ft
2	Accessory Building	1 story	2 stories	2 stories	None
3	Mediterranean Bonus I	NA	NA	NA	
4	Mediterranean Bonus II	NA	NA	NA	