



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 05-03-2021
PROPERTY: 625 SOLANO PRADO
FOLIO: 03-5105-005-0270
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 04-22-2021
PERMIT NO.: **AB-21-04-7686**
SCOPE OF WORK: NEW TWO-STORY HOUSE

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

1. PER 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. SEE PAGE A 4.00 FOR PROPOSED MATERIALS.
METAL CLAD EYEBROW.
2. METAL ROOF IS ONLY ALLOWED IN CERTAIN AREAS OF CORAL GABLES. SEE ZONING CODE SECTION 5-505 PITCHED ROOFS, MATERIAL, FOR A LIST OF APPROVED MATERIALS. NATURAL COPPER MAY BE USED AS A ROOFING MATERIAL FOR RESIDENTIAL USES SUBJECT TO APPROVAL BY THE BOARD OF ARCHITECTS.
3. AS PER ZONING CODE, SECTION 5-103 ARCHITECTURAL STYLE, PROPOSED METAL GARAGE DOORS SHALL BE PAINTED IN ACCORDANCE WITH THE PALETTE OF COLORS APPROVED BY THE BOARD OF ARCHITECTS.
4. BOA REVIEW REQUEST FOR PROPOSED MECHANICAL EQUIPMENT. AS PER SECTION 5-606 MECHANICAL EQUIPMENT LOCATION AND AESTHETIC STANDARDS AND SECTION 5-604 SCREENING OF ROOFTOP EQUIPMENT.
Any equipment, except for window wall units, shall be visually screened from view from a canal, waterway, lake, bay, golf course or street view with a wall, opaque gates, or landscaping.
All equipment shall be included in architectural drawings in sufficient detail to evaluate aesthetic impact. Mechanical equipment location shall be approved by the City Architect or Board of Architects. Roof top equipment shall be screened from view subject to the discretion and approval from the Board of Architects for design and screening material.

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GENERAL OBSERVATIONS

1. PROVIDE A LETTER OF HISTORIC SIGNIFICANCE FROM HISTORIC DEPARTMENT PRIOR TO NEXT ZONING REVIEW.
2. PROVIDE A DEMOLITION PERMIT PRIOR TO FINAL ZONING REVIEW. ALL STRUCTURES AND ACCESSORY STRUCTURES HAS TO BE DEMOLISHED INCLUDING DOCKS, ETC.
3. PROPOSED FAMILY TERRACE AND FAMILY KITCHEN IS ENCROACHING ON THE REQUIRED REAR SETBACK. AS PER SITE SPECIFICS APPENDIX A-OLD CUTTLER BAY SECTION 1.
4. RE-EVALUATE THIRTY FIVE PERCENT GROUND AREA COVERAGE CALCULATIONS PROVIDED. SEE ZONING DIAGRAMS PROVIDED. PROPOSED TERRACES HAVE TO BE COUNTED ON THESE CALCULATIONS. PROVIDE A BREAK DOWN OF ALL AREAS COUNTED INDICATING SQUARE FOOTAGE.
5. PROVIDE A BREAK DOWN OF FAR CALCULATIONS PROVIDED. INDICATE AREAS OF ALL PROPOSED TERRACES AND PORCHES.AS PER SECTION 2-101 SINGLE FAMILY RESIDENTIAL, ITEM 6, LETTER C; FLOOR SPACE IN ONE STORY ROOFED TERRACES OR BREEZEWAYS AND ONE OR TWO STORY PORCHES WITH AN AVERAGE FLOOR TO CEILING HEIGHT LESS THAN OR EQUAL TO THIRTEEN 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. ON THE COVENANT INDICATE THE NUMBER OF PROPOSED TERRACES.
6. PROVIDE FORTY FIVE PERCENT (45%) TOTAL GROUND AREA COVERAGE CALCULATIONS TO BE OCCUPIED BY THE MAIN BUILDING AND AUXILIARY AND ACCESSORY STRUCTURES. SEE ZONING CODE SEE SECTION 2-101 SINGLE FAMILY RESIDENTIAL, ITEM 2. INCLUDE AREA OF PROPOSED SWIMMING POOL.
7. PROVIDE OPEN LANDSCAPE SPACE CALCULATION OF NOT LESS THAN FORTY (40%) PERCENT OF ON THE ZONING LEGEND PROVIDE PROPOSED OPEN LANDSCAPE CALCULATIONS OF NOT LESS THAN FORTY (40%) PERCENT OF THE AREA OF THE BUILDING SITE. AT LEAST TWENTY (20%) PERCENT OF THE REQUIRED FORTY (40%) PERCENT OF LANDSCAPE OPEN SPACE SHALL BE LOCATED IN THE FRONT YARD. NOTE THAT ARCADES, CORRIDORS, PARKING AND OTHER SERVICE AREAS SHALL NOT BE USED IN COMPUTING THE LANDSCAPED OPEN SPACE. SEE ARTICLE 2-101 SINGLE FAMILY RESIDENTIAL, ITEM 7 AND ARTICLE 6 LANDSCAPE FOR PLANTING REQUIREMENTS.
8. ON PAGE A-16 INCLUDE A ZONING DATA WORKSHEET FOR OPEN LANDSCAPE CALCULATIONS AND FORTY-FIVE (45%) PERCENT TOTAL GROUND AREA COVERAGE CALCULATIONS AND RE-EVALUATE THIRTY FIVE PERCENT CALCULATIONS PROVIDED ON THE ZONING DIAGRAMS PAGE A-16.
9. ROOF TOP EQUIPMENT SHALL BE SCREENED FROM VIEW. INDICATE SCREENING METHOD. PER SECTION 5-604 SCREENING OF ROOFTOP EQUIPMENT, SCREENING OF ROOFTOP EQUIPMENT SHALL BE SUBJECT TO THE DISCRETION AND APPROVAL FROM THE BOARD OF ARCHITECTS.
10. INDICATE PROPOSED ROOF PROJECTION. PER SECTION 5-509 ROOF PROJECTIONS, ON SETBACKS FROM FIVE (5) FEET TO TEN (10) FEET, ROOFS MAY PROJECT NOT MORE THAN TWO- AND ONE-HALF FEET (2 1/2) INTO THE REQUIRED MINIMUM SETBACK AREA.
11. FLAT ROOFS WITHOUT A PARAPET WILL BE ALLOWED AS LONG AS THE FLAT ROOF PORTION IS NOT VISIBLE FROM THE STREET. PROPOSED METAL CLAD EYEBROW IS NOT ALLOWED. SEE SECTION 5-502 FLAT ROOFS WITHOUT A PARAPET. ALSO SEE FLAT ROOFS WITH A PARAPET SECTION 5-503. INDICATE HEIGHT OF THE PROPOSED PARAPETS.
12. PER ZONING CODE WALKWAYS SHALL BE PERMITTED IN THE REQUIRED SETBACK AREA NOT EXCEEDING FIVE (5) FEET IN WIDTH. SEE ARTICLE 5, SECTION 5-311 PAVERS AND WALKWAYS. INDICATE WIDTH OF ALL PROPOSED WALKWAYS.
13. AS PER SECTION 2-101 SINGLE FAMILY RESIDENTIAL. IN MULTIPLE CAR GARAGES FACING UPON ANY STREET, EACH SINGLE GARAGE DOOR SHALL BE SEPARATED BY AT LEAST A SIXTEEN (16) INCH COLUMN.

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14. PROVIDE THE TRIANGLE OF VISIBILITY FOR THE DRIVEWAY. SEE SECTION 10-106 VISIBILITY TRIANGLES. 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).
15. 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".
16. PLANS THAT SHOW A POOL MUST SHOW A ZONING CODE APPROVED POOL WITH FOUR (4') FEET HIGH WITH FENCES AND ALL GATES TO BE MECHANICALLY SELF-CLOSING AND SELF-LOCKING AS PART OF PERMIT. SEE ZONING CODE, SECTION 5-308 SWIMMING POOL SECTION 5-400 FOR WALL AND FENCES REGULATIONS.
17. A SEPARATE PERMIT FOR PROPOSED DOCK AND DAVITS IS REQUIRED. INDICATE IT ON THE SITE PLAN.
18. RETAINING WALLS SHALL BE APPROVED BY THE BUILDING OFFICIAL.
19. INDICATE PROPOSED POOL EQUIPMENT, GARBAGE CAN LOCATION AND SETBACKS. SEE SECTION 5-606 MECHANICAL EQUIPMENT LOCATION AND AESTHETIC STANDARDS. PROPOSED OUTDOOR SHOWER IS ALSO ENCROACHING ON THE SIDE SETBACK.

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