



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 07/14/21
PROPERTY: 5941 SW 116 STREET
FOLIO: 03-5012-030-0110
ZONING DISTRICT: S.F.R.
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 06/21/21
PERMIT NO.: AB-21-06-8224
SCOPE OF WORK: ADDITION

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

GENERAL OBSERVATIONS

1. AS PER CORAL GABLES DEFINITIONS OF A SINGLE-FAMILY RESIDENCE ALL LIVING ROOMS MUST BE ACCESSIBLE TO EACH OTHER FROM WITHIN THE BUILDING. PROPOSED GUEST HOUSE IS NOT ACCESSIBLE FROM WITHIN THE BUILDING.
2. NEED TO SHOW DEPTH OF NEW GARAGE. AS PER SECTION 10-102 GARAGE MUST HAVE A MINIMUM DEPTH (LENGTH) OF TWENTY-TWO (22) FEET.
3. ALL WALLS BETWEEN GARAGE AND RESIDENCE MUST BE EIGHT (8) INCH MASONRY. AS PER SECTION 5-701, B, ALL PORTIONS OF EXTERIOR WALLS, INCLUDING INTERIOR WALLS OF GARAGES ... SHALL BE OF THE SAME TYPE CONSTRUCTION AS THE MAIN WALLS OF THE BUILDING AND PROPERLY TOPPED WITH TIE BEAM OR RAKES.
4. 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>
5. 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

Preliminary Zoning Observation Report

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.

6. 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>

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

Section A-75 - Pine Bay Estates.

The Pine Bay Estates Section is that neighborhood which is commonly known as Pine Bay Estates and which was annexed into the City on April 10, 1996. (3248)

- A. Architectural type. Pine Bay Estates is a neighborhood of single-family residences which have been developed with the character, materials and physical massing similar to those constructed east of Old Cutler Road. It shall be the duty of the Board of Architects to insure that any addition to an existing structure in Pine Bay Estates be consistent with the existing architecture of the structure and any new building must be compatible with 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 twenty-five-thousand (25,000) square feet. 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 Pine Bay Estates was annexed into the City on April 10, 1996 and shall be deemed in conformity with this Ordinance.
- D. Ground coverage. No single-family residence shall occupy more than thirty (30%) 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 buildings. No new single-family residence shall exceed a height of two and one-half (2½) stories. In all instances, a single-family residence shall not exceed thirty-five (35) feet above established grade including ridgeline, dome, steeples, towers, and such other similar structures. No subordinate or

Preliminary Zoning Observation Report

accessory building permitted by this code as an Auxiliary-Use shall exceed in height the maximum height of the principal building on the building site.

F. Setbacks-Principal building.

1. All lots shall provide a minimum front setback of thirty-five (35) 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.

G. 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 (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.

H. Setbacks-Swimming pools.

1. Swimming pools shall provide a minimum front setback of seventy-five (75) feet.
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 shall provide a minimum rear setback of seven (7) feet and six (6) inches.

I. 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 fifteen (15) feet.
3. Tennis courts located on lots which have a side street shall provide a minimum side street setback of fifteen (15) feet.
4. Tennis courts shall provide a minimum rear setback of seven (7) feet and six (6) inches.

J. Setbacks-Screened enclosures.

Preliminary Zoning Observation Report

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.
- K. 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.