



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 02/03/2021
PROPERTY: 190 CASUARINA CONCOURSE
FOLIO: 03-4132-019-0190
ZONING DISTRICT: S.F.R.
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 12/23/2020
PERMIT NO.: AB-20-12-5908
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 ARTICLE 4, SECTION 4-101, #15, ARCHITECTURAL STYLE AND DESIGN REVIEW. PURSUANT TO ARTICLE 5, DIVISION 6, "DESIGN REVIEW STANDARDS," THE BOARD OF ARCHITECTS SHALL REVIEW APPLICATIONS FOR AESTHETIC DESIGN AND COMPATIBILITY. BOARD OF ARCHITECTS SHALL HAVE THE AUTHORITY TO DENY PROPOSED DESIGNS THAT DO NOT COMPLY WITH AESTHETIC STANDARDS. APPLICANTS ARE REQUIRED TO SUBMIT AND DESCRIBE THE PROPOSED ARCHITECTURAL STYLE, WITH ADEQUATE DOCUMENTATION OF PRECEDENTS AND AESTHETIC GOALS.
2. AS PER ARTICLE 4, SECTION 4-101, #13, DRIVEWAY AND ASSOCIATED CURB-CUT (APPROACH) SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. A MAXIMUM OF EIGHTEEN (18) FEET CAN BE OBTAINED WITH SPECIFIC BOARD OF ARCHITECTS APPROVAL.

GENERAL OBSERVATIONS

1. NEED TO PROVIDE ADDITIONAL DETAILS FOR FLAT ROOF IN THE FRONT ELEVATION. PROPOSED FLAT ROOF MUST HAVE A PARAPET IN ORDER TO BE ALLOWED. SECTION 5-1602 PROHIBITS A FLAT ROOF WITHOUT A PARAPET IN THE FRONT ELEVATION. AS PER SECTION 5-1603, A FLAT ROOF WITH A PARAPET FOR RESIDENCES IN FLOOD HAZARD DISTRICTS WITH A MAXIMUM HEIGHT OF THIRTY-NINE (39) FEET ABOVE ESTABLISHED GRADE WILL BE ALLOWED WITH THE FOLLOWING CONDITIONS. "THE ROOF DECK OF THE

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FLAT ROOF WITH A MAXIMUM THIRTY (30) INCH HIGH PARAPET SHALL NOT EXCEED THIRTY-FOUR (34) FEET ABOVE ESTABLISHED GRADE AND THE TOP OF THE PARAPET SHALL NOT EXCEED THIRTY-SIX (36) FEET AND SIX (6) INCHES ABOVE ESTABLISHED GRADE. THE ROOF SHALL BE PITCHED IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA BUILDING CODE.”

2. AS PER SECTION 5-1104, A, #6, ARTIFICIAL TURF WILL ONLY BE ALLOWED WITHIN THE REAR YARD WITH AN ACCEPTABLE BUFFER AS DETERMINED BY THE PUBLIC WORKS LANDSCAPE SERVICES DIVISION. ALL OTHER LOCATIONS MAY BE APPROVED ONLY IF SITE CONDITIONS LIMIT LANDSCAPE OPTIONS, AS DETERMINED BY THE PUBLIC WORKS LANDSCAPE SERVICES DIVISION.
3. AS PER SECTION 4-101, #10, A COURTYARD WILL COUNT ONCE ON F.A.R. PROPOSED FRONT DESIGN WILL COUNT AS A COURTYARD. (DEFINITIONS: INTERIOR COURTYARD IS A COURTYARD THAT IS ENCLOSED ON AT LEAST TWO SIDES WITH BUILDING WALLS AND ENCLOSED ON ALL OF THE OTHER SIDES WITH WALLS THAT EXCEED FOUR FEET IN HEIGHT, A TRELLIS, OR COVERED TERRACE OR ANY COMBINATION THEREOF.) THIS WILL PUT PROJECT OVER ON F.A.R.
4. AS PER ZONING CODE SECTION 4-101, #10, THE FLOOR SPACE IN ROOFED TERRACES, BREEZEWAYS, AND PORCHES WITH AN AVERAGE FLOOR TO CEILING HEIGHT LESS THAN OR EQUAL TO THIRTEEN (13) FEET SHALL COUNT ON F.A.R. IF A COVENANT IS NOT 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.
5. AS PER SECTION 4-101, #8, THE ALLOWED THIRTY-FIVE (35%) PERCENT OF THE BUILDING SITE SHALL INCLUDE CANTILEVERED PORTIONS OF THE BUILDING AND ROOF OVERHANGS THAT ARE GREATER THAN FIVE (5) FEET.
6. PLANS MUST INCLUDE FORTY-FIVE (45%) AUXILIARY AND ACCESSORY CALCULATIONS; THIS WILL INCLUDE ALL BODIES OF WATER (POOL AND POND).
7. NEED TO SHOW DETAILS OF PROPOSED POND IN FRONT YARD. IF POND EXCEED A SIZE OF MORE THAN TWO-HUNDRED-FIFTY (250) SQUARE FEET OR A DEPTH OF MORE THAN EIGHTEEN (18) INCHES A POOL ENCLOSURE WILL BE REQUIRED.
8. AS PER ARTICLE 4, SECTION 4-101, #13, DRIVEWAY AND ASSOCIATED CURB-CUT (APPROACH) SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. A MAXIMUM OF EIGHTEEN (18) FEET CAN BE OBTAINED WITH SPECIFIC BOARD OF ARCHITECTS APPROVAL.
9. AS PER SECTION 5-1102, IN S.F.R. ALL NEW CONSTRUCTION MUST INCLUDE A LANDSCAPE PLAN AND IRRIGATION PLAN PREPARED PURSUANT TO MIAMI-DADE COUNTY REQUIREMENTS AND CORAL GABLES ZONING CODE DIVISION 11.
10. PLANS SHOW “PERVIOUS WOOD DECK”, THIS WILL NOT BE CONSIDERED PERVIOUS AND WILL COUNT AGAINST THE LANDSCAPE REQUIREMENT.

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11. NEED TO PROVIDE DETAILS OF PROPOSED WOOD DECK, SUCH AS:

* AS PER ARTICLE 5, SECTION 5-114, A, PROPOSED WOOD DECK FOUNDATION FOR WOOD DECKS SHALL BE CONSTRUCTED OF CONCRETE.

* AS PER ARTICLE 5, SECTION 5-114, B, PROPOSED WOOD DECK MUST SPECIFY MATERIAL. SEE SECTION 5-114 FOR LIST OF APPROVED DECKING MATERIALS.

* AS PER ARTICLE 5, SECTION 5-114, C, "ALL SUPPORTING MEMBERS FOR WOOD DECK SHALL BE ANCHORED TO A CONCRETE FOUNDATION WITH APPROVED METAL CLIPS USED IN SUCH A MANNER AS TO PROHIBIT THE WOOD FROM TOUCHING THE CONCRETE."

12. NEED TO PROVIDE INTERIOR DIMENSIONS FOR GARAGE. AS PER SECTION 5-1402, #5, THE PROPOSED TWO CAR GARAGE MUST HAVE A MINIMUM WIDTH OF TWENTY (20) FEET AND A LENGTH OF TWENTY-TWO (22) FEET.

13. NEED TO PROVIDE PROPOSED HEIGHT FROM ESTABLISHED GRADE. AS PER SITE SPECIFICS THE RESIDENCE SHALL NOT EXCEED A HEIGHT OF FORTY-TWO (42) FEET ABOVE ESTABLISHED GRADE INCLUDING RIDGELINE, DOMES, STEEPLES, TOWERS, CUPOLAS, CHIMNEYS, DECORATIVE FEATURES, AND OTHER SIMILAR STRUCTURES.

14. TOTAL DEMO PERMIT WOULD HAVE REQUIRED ALL AUXILIARY AND ACCESSORY STRUCTURES TO BE REMOVED. PLANS SHOW EXISTING WOOD DECK, CONCRETE DOCK, BOAT LIFT.. THIS WILL ONLY BE ALLOWED TO REMAIN IF IT COMPLIES WITH CURRENT CODE. NEED TO PROVIDE DETAILS SHOWING COMPLIANCE.

15. AS PER SECTION 5-108, E & F, UNLESS 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. ALL GATES LEADING TO POOL MUST BE 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.

16. AS PER ZONING CODE ARTICLE 4, SECTION 4-101, #15, ARCHITECTURAL STYLE AND DESIGN REVIEW. PURSUANT TO ARTICLE 5, DIVISION 6, "DESIGN REVIEW STANDARDS," THE BOARD OF ARCHITECTS SHALL REVIEW APPLICATIONS FOR AESTHETIC DESIGN AND COMPATIBILITY. BOARD OF ARCHITECTS SHALL HAVE THE AUTHORITY TO DENY PROPOSED DESIGNS THAT DO NOT COMPLY WITH AESTHETIC STANDARDS. APPLICANTS ARE REQUIRED TO SUBMIT AND DESCRIBE THE PROPOSED ARCHITECTURAL STYLE, WITH ADEQUATE DOCUMENTATION OF PRECEDENTS AND AESTHETIC GOALS.

17. NEED TO PROVIDE A TOTAL DEMO PERMIT.

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

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SITE SPECIFICS

SECTION A-48-1 GABLES ESTATES.

A. HEIGHT OF RESIDENCES IN FLOOD HAZARD DISTRICT. THAT PORTION OF A SINGLE-FAMILY RESIDENCE LOCATED ABOVE THE GARAGE IN THE COASTAL FLOOD HAZARD DISTRICT MAY IN NO CASE BE MORE THAN ONE (1) STORY IN HEIGHT, AND MAY BE ONE (1) STORY IN HEIGHT, SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS:

1. THAT THE RESIDENCE SHALL NOT EXCEED TWO AND ONE-HALF (2½) STORIES IN HEIGHT.
2. THAT THE RESIDENCE SHALL NOT EXCEED A HEIGHT OF FORTY-TWO (42) FEET ABOVE ESTABLISHED GRADE INCLUDING RIDGELINE, DOMES, STEEPLES, TOWERS, CUPOLAS, CHIMNEYS, DECORATIVE FEATURES, AND OTHER SIMILAR STRUCTURES.
3. THAT THE ADDITIONAL BUILDING HEIGHT FROM THIRTY-NINE (39) FEET TO FORTY-TWO (42) FEET SHALL BE LIMITED TO PROPERTIES WITH A MINIMUM REQUIRED SIDE SETBACK OF THIRTY (30) FEET OR GREATER.
4. THAT LOTS 17 AND 22 THROUGH 26, BLOCK A AND LOTS 7, 16, 24 AND 54, BLOCK B SHALL BE EXEMPT FROM THE THIRTY (30) FOOT SIDE SETBACK LIMITATION REQUIRED IN ITEM 3 OF THIS SUBSECTION.

B. DETERMINATION OF MAXIMUM SQUARE FOOT FLOOR AREA. IN ADDITION TO THE GENERAL REQUIREMENTS FOR THE DETERMINATION OF THE MAXIMUM SQUARE FOOT FLOOR AREA FOUND IN SECTION 4-101(D)10, THE FOLLOWING SHALL NOT BE COMPUTED IN THE DETERMINATION OF THE MAXIMUM SQUARE FOOT FLOOR AREA:

1. FLOOR SPACE IN CARPORTS AND PORTE-COCHERES.

C. GARAGE, PRIVATE OR GARAGE APARTMENT. A PRIVATE GARAGE, OR GARAGE APARTMENT PROVIDING LIVING QUARTERS FOR THE USE ONLY OF MEMBERS OF THE FAMILY LIVING IN THE MAIN RESIDENCE BUILDING OR SERVANTS EMPLOYED ON THE PREMISES, WILL BE PERMITTED AS AN AUXILIARY-USE. OCCUPANCY OF GARAGE APARTMENTS SHALL BE LIMITED TO MEMBERS OF THE FAMILY LIVING IN THE MAIN RESIDENCE OR TO SERVANTS EMPLOYED ON THE PREMISES. ONLY ONE (1) PRIVATE GARAGE OR GARAGE APARTMENT ATTACHED TO THE MAIN RESIDENCE AND ONE (1) DETACHED PRIVATE GARAGE OR GARAGE APARTMENT SHALL BE PERMITTED UPON THE BUILDING SITE OCCUPIED OR USED BY THE MAIN RESIDENCE. NO KITCHEN OR COOKING FACILITIES SHALL BE PERMITTED IN PRIVATE GARAGE OR GARAGE APARTMENT. GARAGE DOORS SHALL NOT BE PERMITTED ON THE FRONT ELEVATION OF A RESIDENCE.

G. ENTRY GATES AND COLUMNS – HEIGHT. ENTRY GATES AND COLUMNS SHALL NOT EXCEED A HEIGHT OF EIGHT (8) FEET.

SECTION A-49 - GABLES ESTATES NO. 2

A. SETBACKS-MINIMUM FRONT.

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2. LOTS 1 THROUGH 16, INCLUSIVE; LOTS 18 THROUGH 21, INCLUSIVE; AND LOTS 27 THROUGH 38, INCLUSIVE, ALL IN BLOCK A AND LOTS 1 THROUGH 6, INCLUSIVE; LOTS 8 THROUGH 15, INCLUSIVE; LOTS 17 THROUGH 22, INCLUSIVE; LOTS 25 THROUGH 53, INCLUSIVE; AND LOT 56, ALL IN BLOCK B AND LOTS 1 AND 2, BLOCK C-**FIFTY (50) FEET**.

B. SETBACKS-MINIMUM SIDE.

3. LOTS 2, 3, 4 AND 6 THROUGH 16, INCLUSIVE; LOTS 18 THROUGH 21, INCLUSIVE; LOTS 27 THROUGH 38, INCLUSIVE, ALL IN BLOCK A, LOTS 1 THROUGH 6, INCLUSIVE; LOTS 8 THROUGH 15, INCLUSIVE; LOTS 17 THROUGH 22, INCLUSIVE; LOTS 25 THROUGH 53, INCLUSIVE; AND LOT 56, ALL IN BLOCK B, AND LOT 1, BLOCK C-**THIRTY (30) FEET**.

D. SETBACK FROM CANAL, WATERWAY, LAKE OR BAY.

1. THE MINIMUM SETBACK FROM A WATERWAY LINE, CANAL LINE OR BAY SHORE LINE, AS PLATTED, FOR LOTS 1 THROUGH 16, INCLUSIVE; LOTS 18 THROUGH 21, INCLUSIVE; AND LOTS 27 THROUGH 38, INCLUSIVE, ALL IN BLOCK A AND LOTS 1 THROUGH 6, INCLUSIVE; LOTS 8 THROUGH 15, INCLUSIVE; LOTS 17 THROUGH 22, INCLUSIVE; AND LOTS 25 THROUGH 53, INCLUSIVE, ALL IN BLOCK B, AND LOTS 1 AND 2 IN BLOCK C SHALL BE **FIFTY (50) FEET**.