



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 06/14/2021
PROPERTY: 220 EDGEWATER DR
FOLIO: 03-4129-000-0060
ZONING DISTRICT: SINGLE-FAMILY RESIDENTIAL DISTRICT
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 05/24/2021
PERMIT NO.: AB-21-05-7896
SCOPE OF WORK: NEW (2) LEVEL SINGLE FAMILY RESIDENCE (9,337 SF)

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

1. GARAGE DOORS. OBTAIN THE APPROVAL FROM THE BOARD OF ARCHITECTS FOR THE LOCATION AND COMPATIBILITY OF THE GARAGE DOORS. THE BOARD OF ARCHITECTS SHALL DIRECT DESIGN OF GARAGE DOOR LOCATION. (ARTICLE 2, SECTION 2-101, D-10-B)
2. SKYLIGHT. OBTAIN THE APPROVAL FROM THE BOARD OF ARCHITECTS FOR THE PROPOSED SKYLIGHT. THE SIZE, LOCATION AND ARCHITECTURAL DESIGN OF SUCH SKYLIGHTS SHALL BE SUBJECT TO THE APPROVAL BY THE BOARD OF ARCHITECTS. (ARTICLE 5, SECTION 5-508, A)
3. PROPOSED FACING MATERIAL. PER ZONING CODE, ARTICLE 5, SECTION 5-102 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. ALSO SEE SECTION 5-300 EXTERIOR WALLS-FACING MATERIALS.

GENERAL OBSERVATIONS

1. PROVIDE A COVENANT FOR THE COVERED TERRACE IN ORDER TO PROVIDE THE (2,701 SF) EXEMPTION FROM THE FAR CALCULATION. FLOOR SPACE IN ONE (1) STORY ROOFED TERRACES WITH AN AVERAGE FLOOR TO CEILING HEIGHT LESS THAN OR EQUAL TO

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THIRTEEN (13) FEET, 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. (ARTICLE 2, SECTION 2-101, D-6-C-A)

2. PROVIDE A PLAN AND SECTION OF THE ATTIC SPACE. SEE "HALF-STORY" DEFINITIONS FOR ADDITIONAL PROVISIONS. **HALF-STORY** MEANS A SPACE UNDER A SLOPING ROOF WHICH HAS THE LINE OF INTERSECTION OF ROOF DECKING AND WALL FACE NOT MORE THAN THREE (3) FEET ABOVE THE TOP FLOOR LEVEL AND IN WHICH SPACE NOT MORE THAN TWO-THIRDS ($\frac{2}{3}$) OF THE FLOOR AREA IS FINISHED FOR USE. A HALF-STORY CONTAINING INDEPENDENT APARTMENTS OR LIVING QUARTERS SHALL BE COUNTED AS FULL STORY.
3. PROVIDE A CROSS SECTION THROUGH THE GABLE END. LABEL ALL MATERIALS USED. (ARTICLE 5, SECTION 5-701, B)
4. INDICATE THE ESTABLISHED GRADE ON THE ELEVATIONS. (SEE ARTICLE 16, ESTABLISHED GRADE)
5. PROVIDE THE MINIMUM REQUIRED (16") INCHES ABOVE THE ESTABLISHED GRADE FOR THE MINIMUM FLOOR ELEVATION. (ARTICLE 5, SECTION 5-701, D) FLOOR ELEVATIONS FOR RESIDENTIAL. MINIMUM FLOOR ELEVATIONS OF RESIDENTIAL, SHALL BE NOT LESS THAN SIXTEEN (16) INCHES ABOVE THE ESTABLISHED GRADE AS DETERMINED AND ESTABLISHED BY THE ZONING DEPARTMENT, PURSUANT TO THIS CODE AND A CURRENT SURVEY SHOWING ELEVATIONS, BUT IN NO CASE SHALL BE LESS THAN EIGHT (8) FEET ABOVE M. L. W. USED BAY DATUM. OPEN OR ENCLOSED PORCHES AND FLORIDA ROOMS MAY BE EIGHT (8) INCHES LOWER THAN REQUIRED FOR THE MAIN STRUCTURE, EXCEPT IN HIGH FLOOD HAZARD ZONES.
6. PROVIDE AN ELEVATION AND SECTION DETAIL OF THE PROPOSED WALL AND FENCE AT THE FRONT OF THE PROPERTY. WALLS AND FENCE MUST COMPLY WITH THE PROVISIONS IN ARTICLE 5, SECTION 5-400.
7. PROVIDE A NOTE ON THE SITE PLAN STATING THAT "THE TRIANGLE OF VISIBILITY WILL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN THE HEIGHT OF 2.5 FEET AND 8 FEET." (ARTICLE 10, SECTION 10-106, A)
8. PROVIDE THE MINIMUM INTERIOR DIMENSIONS FOR A THREE-CAR GARAGE OF (30') FEET WIDE BY (22') FEET INTERIOR LENGTH, PROPOSED LENGTH IS AT (20") FEET. (ARTICLE 10, SECTION 10-102, A-4)
9. PROVIDE THE PERMIT NUMBER FOR THE TOTAL DEMOLITION.

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