



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 9/1/2021
PROPERTY ADDRESS: 5135 ORDUNA DR.
FOLIO: 03-4119-004-0010
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 8/24/21
PERMIT NO.: AB-21-08-8295
SCOPE OF WORK: NEW 2 STORY SFR AND ACCESSORIES.

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

1. BOA REVIEW REQUEST, PAGE A-1, WALL TO SCREEN THE POOL FROM THE STREET IS NOT LONG ENOUGH; A PORTION OF THE POOL IS VISIBLE. ARTICLE 3, SECT. 3-308, E.

Z-CODE SECT.:

E. Unless the 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. In all cases where a swimming pool will be visible from a street, a four (4) foot wall shall be erected upon the premises between the street and the swimming pool.

2. BOA REVIEW REQUEST, PAGE A-1, ALUM. PICKET FENCE ALONG SIDE PONCE MAY NEED MASONRY COLUMNS. ARTICLE 5, SECT. 5-401, C.

Z-CODE SECT.:

C. Ornamental wrought iron, ornamental aluminum cast iron or cast aluminum fences shall be permitted, provided that masonry pilasters are located at the corners of the lot and periodically along the fence.

3. BOA CLARIFICATION, PAGE A-8, APPLICANT TO CLARIFY BUILDING SIDING MATERIAL.

GENERAL OBSERVATIONS

1. PROVIDE A COPY OF THE SIGNED AND SEALED PROPERTY SURVEY.
2. PAGE A-1, PROPOSED SITE PLAN, THE 35 FEET REAR WATERWAY SETBACK SHALL BE MEASURED FROM THE WATERWAY AS PLATTED. PROVIDE THE 35 FEET REAR WATERWAY SETBACK FROM THE EXISTING WATERS EDGE SHORELINE TO THE NEW RESIDENCE RIGHT REAR CORNER (SEE THE PRELIMINARY PLAN SET FOR CLARIFICATION). ARTICLE 2, SECTION 2-101, D., #4.

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3. PAGE A-1, PREPOSED SITE PLAN, ONLY A WOOD POOL DECK IS ALLOWED WITHIN THE 35 FEET REAR WATERWAY SETBACK; THE PROPOSED TILE POOL DECK WILL NOT ALLOWED. ARTICLE 5, SECTION 5-310.
4. PAGE A-1, PROPOSED SITE PLAN, PROVIDE A NOTE BY THE DOCK AND BOAT LIFT STATING, "THE CONCRETE DOCK AND BOAT LIFT IS NOT A PART OF THIS PERMIT APPLICATION".
5. PAGE A-1, PROPOSED SITE PLAN, PROVIDE AN ELEVATION DETAIL OF THE PERIMETER FENCE GATES, AND WALL, INCLUDE, MATERIAL TYPE AND VERTICAL HEIGHT. ARTICLE 5, SECTION 5-401.
6. PAGE A-1, PROPOSED SITE PLAN, PROVIDE THE DISTANCE FROM THE LEFT PROPERTY LINE TO THE CLOSEST EDGE OF THE POOL EQUIPMENT (MIN. DISTANCE REQUIRED IS 5 FEET).
7. PAGE A-1, PROPOSED SITE PLAN, PROVIDE A GATE ON THE LEFT SIDE STAIRWELL (REAR YARD); THE GATE SHALL BE A MINIMUM OF 4 FEET IN HEIGHT, SELF-CLOSING, AND SELF-LATCHING. ARTICLE 3, SECTION 3-308.
8. PAGE A-1, PROPOSED SITE PLAN, PROVIDE A 4 FEET HEIGH WALL TO SCREEN THE COMPLETE POOL FROM THE STREET VIEW. ARTICLE 3, SECTION 3-308, E.
9. PAGE A-2, GROUND FLOOR PLAN, PROVIDE THAT EACH GARAGE HAS A MINIMUM FLOOR AREA OF 10 FEET IN WIDTH BY 22 FEET IN LENGTH; EACH PROPOSED GARAGE LENGTH IS AT 19.999 FEET IN LENGTH. ARTICLE 10, SECTION 10-102.
10. PAGE A-4, ROOF PLAN, PROVIDE THE ROOF TILE TYPE. ARTICLE 5, SECTION 5-505.
11. PAGE A-1, ZONING INFORMATION SECTION, PROVIDE THE 45% GROUND AREA COVERAGE CALCULATION. ARTICLE 2, SECTION 2-101, D., #6.
12. PAGE A-1, IN ADDITION TO THE GROUND AREA COVERAGE CALCULATIONS (35% & 45%), INCLUDE, A DIAGRAM OF THE BUILDING FOOTPRINT AND INDICATE ALL THE AREAS THAT WERE COUNTED, THEIR SQUARE FOOTAGE, AND INCLUDE ANY ACCESSORIES IF APPLICABLE. ARTICLE 2, SECTION 2-101, D., #6, a.
13. PAGE AL101, A TREE REMOVAL PERMIT APPLICATION MAY BE REQUIRED BY THE PUBLIC WORKS DEPARTMENT FOR MORE INFORMATION SEE THIS WEB LINK: <https://www.coralgables.com/landscape-services>
14. COMPLETE THE LANDSCAPE MITIGATION WORKSHEET ENCLOSED IN THE PLAN SUBMITTAL FOLDER.

*** THIS IS A PRELIMINARY REVIEW FOR THE BOARD OF ARCHITECT. PLEASE CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE FINAL "BL" PERMIT SET. NO NEED TO RESUBMIT TO THE ZONING DIVISION TILL THEN. ***

REVIEWED BY: STEVEN RODRIGUEZ
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