



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 04-29-2021  
PROPERTY: 931 ANDORA  
FOLIO: 03-4129-032-2720  
ZONING DISTRICT: SFR  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 09-28-2  
PERMIT NO.: **AB-21-04-8045**  
SCOPE OF WORK: NEW TWO-STORY RESIDENCE.

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

1. REQUEST FOR BOA REVIEW. AS PER SECTION 4-101, NUMBER 12. GARAGE DOORS AND CARPORTS. TO BE COMPATIBLE WITH THE NEIGHBORHOOD CHARACTER, THE BOARD SHALL APPROVE THE LOCATION OF GARAGE DOORS AND CARPORTS.  
"Garage doors and carports. To be compatible with neighborhood character, the Board of Architects shall approve the location of garage doors and carports. When located on a corner lot, the garage and carport shall be accessed from a side street when appropriate for neighborhood compatibility. If the garage is turned or angled, the garage may be set forward of the front façade providing that the side facing the street contains windows, pedestrian entryways, or other features that mimic the living portion of the house. The Board of Architects shall direct design of garage door location. Carports may be enclosed using shutters or screening as approved by the Board of Architects."
2. PROPOSED COPPER METAL ROOF FOR FRONT PORCH.  
Per section 5-1605. Pitched roofs, material.  
"Copper in its natural state and allowed to oxidize and patina may be used as a roofing material for residential uses subject to approval of design, manner of installation, and conformity with the architectural design, style and composition of the proposed residential structure as shall be approved by the Board of Architects. An approved copper roof must remain in its natural state as a metal, thereby prohibiting painting, coating, surface application, or any other fabrication or manufacturing process that alters its natural metallic state."

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3. AS PER SECTION 4-101, #13, DRIVEWAYS AND ASSOCIATED CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. A MAXIMUM INCREASE SIZE OF EIGHTEEN (18) FEET WILL BE ALLOWED WITH BOARD OF ARCHITECTS APPROVAL. INDICATE DRIVEWAY WIDTH.
4. REVIEW OF FINISHES AND PRODUCTS. PER ZONING CODE, ARTICLE 5, SECTION 5-602 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. PROPOSED FINISHES: FINISHES FOR PLANTERS, WOOD SHUTTERS.

### GENERAL OBSERVATIONS

1. PROVIDE A RECORDED COPY OF THE UNITY OF TITLE COVENANT FOR THIS PROPERTY, SHOULD YOU NEED TO APPLY, THE APPLICATION CAN BE FOUND AT:  
[HTTPS://WWW.CORALGABLES.COM/DEPARTMENTS/CITYATTORNEY/DOCUMENTS-AND-LEGAL-FORMS](https://www.coralgables.com/departments/cityattorney/documents-and-legal-forms). COPY AND PASTE THE LINK IN YOUR BROWSER.
2. PROVIDE A BREAK DOWN OF THIRTY-FIVE (35%) PERCENT GROUND AREA COVERAGE CALCULATIONS PROVIDED. NEED TO INCLUDE FRONT PORCH AREA, PROPOSED TERRACE, GARAGE AND ANY CANTILEVERED PORTIONS EXCEEDING 5 FEET. INDICATE PROJECTION OF PROPOSED BALCONY. CLARIFY RESIDENCE AREA PROVIDED ON THE ZONING INFORMATION CHART AND THE LOT COVERAGE CALCULATIONS. ARTICLE 4, SECTION 4-101, # 8.
3. RE-EVALUATE FAR CALCULATIONS. PROVIDE A BREAK DOWN OF ALL THE AREAS COUNTED. GARAGE HAS TO BE COUNTED 100% PERCENT. SEE ZONING CODE ARTICLE 4, SECTION 4-101, NUMBER 9 AND 10 FOR REQUIREMENTS AND EXCLUSIONS.
4. CLARIFY LANDSCAPE CALCULATIONS PROVIDED. INDICATE REQUIRED OPEN LANDSCAPE CALCULATIONS FOR THE BUILDING SITE IS 4254.40. INDICATE 40% PERCENT PROPOSED.
5. PER ZONING CODE, ARTICLE 4, SECTION 4-101. SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT, NUMBER 10, LETTER B, DETERMINATION OF MAXIMUM SQUARE FOOT FLOOR AREA; FLOOR SPACE IN ONE STORY ROOFED TERRACES, BREEZEWAYS AND 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. INDICATE PROPOSED ROOF TERRACE AREA.
6. PLANS MUST INCLUDE A ZONING DATA WORKSHEET. PLEASE SEE THE FOLLOWING SITE FOR AN EXAMPLE.  
<https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>. COPY AND PASTE THE LINK IN YOUR BROWSER.
7. AS PER SECTION 4-101, #13, DRIVEWAYS AND ASSOCIATED CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. A MAXIMUM INCREASE SIZE OF EIGHTEEN (18) FEET WILL BE ALLOWED WITH BOARD OF ARCHITECTS APPROVAL. INDICATE PROPOSED DRIVEWAY WIDTH.
8. ON THE PROPOSED SITE PLAN SHOW ALL MECHANICAL EQUIPMENT AND INDICATE SETBACKS SHALL COMPLY WITH THE REQUIRED SETBACKS FOR THE BUILDING SITE. SEE SECTION -1804 MECHANICAL EQUIPMENT AND SEE ZONING CODE, SECTION 4-101. SINGLE FAMILY RESIDENTIAL, SETBACK REQUIREMENTS.

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9. PROVIDE INTERIOR GARAGE DIMENSION. MINIMUM INTERIOR GARAGE DIMENSIONS FOR TWO CAR GARAGES IS 20 FEET BY 22. SEE ARTICLE 5, SECTION 5-1402 GEOMETRIC STANDARDS, ITEM NUMBER 5.
10. ALL INTERIOR WALLS OF GARAGES, ROOMS EXCEEDING TWENTY-FIVE (25) SQUARE FEET IN AREA WHICH LIE WITHIN A GARAGE SHALL BE OF THE SAME TYPE OF CONSTRUCTION AS THE MAIN WALLS OF THE BUILDING". WALLS WILL NEED TO BE 8" MASONRY. SEE DIVISION 13 MISCELLANEOUS CONSTRUCTION REQUIREMENTS, SECTION 5-1301 MINIMUM STANDARDS.
11. AS PER CODE CHAIN LINK FENCE WILL ONLY BE LOCATED ALONG BOUNDARIES OF A REAR YARD. IF FENCE IS PROPOSED BEYOND THE REAR CORNER CLOSEST TO THE PROPERTY LINE, THEN IT MUST BE RETURNED WITH A 4-FOOT-HIGH MASONRY OR CORAL ROCK WALL. INDICATE IT ON PLANS.
12. AS PER CODE CHAIN LINK FENCE WILL ONLY BE LOCATED ALONG BOUNDARIES OF A REAR YARD. IF FENCE IS PROPOSED BEYOND THE REAR CORNER CLOSEST TO THE PROPERTY LINE, THEN IT MUST BE RETURNED WITH A 4-FOOT-HIGH MASONRY OR CORAL ROCK WALL. INDICATE IT ON PLANS.
13. AS PER ZONING CODE, SECTION 5-2801 PERMANENTLY INSTALLED STAND- BY GENERATORS, GENERATORS SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES WITH LANDSCAPING TO SCREEN THE GENERATOR ENTIRELY. GENERATORS HAVE TO COMPLY WITH A MINIMUM OF 10 FEET AWAY FROM ANY OPENING IN A BUILDING OR STRUCTURE.
14. PROVIDE PROPOSED WOOD TRELLIS. PLEASE SEE A LIST OF ALLOWED MATERIALS AND REQUIREMENTS AS PER SECTION 5-113 TRELLISES. PROVIDE SECTION DETAIL AND INDICATE COMPLIANCE WITH THIS SECTION OF THE CODE.
15. INDICATE MATERIAL FOR PROPOSED BALCONY RAILINGS. SEE SECTION 5-608 RAILINGS ON EXTERIOR BALCONIES.
16. PER ZONING CODE, ARTICLE 5, SECTION 5-1301 MINIMUM STANDARDS. FLOOR ELEVATIONS FOR RESIDENTIAL. MINIMUM FLOOR ELEVATIONS OF RESIDENTIAL SHALL BE NOT LESS THAN SIXTEEN (16) INCHES ABOVE THE ESTABLISHED GRADE. 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. ON THE ELEVATION DRAWINGS PLEASE INDICATE ESTABLISHED GRADE AND PROPOSED FLOOR ELEVATION.

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