

APPENDIX A - SITE SPECIFIC ZONING REGULATIONS

17. Lots 11 and 16, Block 8, shall be deemed to face Vistamar Street.
18. Lot 19, Block 9, shall be deemed to face Los Pinos Circle.
19. Lot 1, Block 8, shall be deemed to face Cocoplum Road.
20. Lot 4, Block 10, shall be deemed to face Cocoplum Road.
21. Lot 1, Block 11, shall be deemed to face Cocoplum Road.
- B. Setbacks-Minimum front.
 1. Lots facing upon Casuarina Concourse-Fifty (50) feet.
 2. Lots facing upon Old Cutler Road-Thirty-five (35) feet.
 3. Lots facing upon Puerta Avenue, Ridge Road and Santurce Avenue-Thirty-five (35) feet.
 4. Lots facing upon Davis Road-Thirty-five (35) feet.
 5. Lots facing Calatrava Court-Thirty-five (35) feet.
- C. Setbacks-Minimum side.
 1. All lots fronting upon Casuarina Concourse-Twenty (20) feet.
 2. All other lots in Blocks 1 through 11, inclusive-Fifteen (15) feet.
 3. All corner lots which have one (1) side abutting a side street shall provide the minimum side setback from such side street as required for lots facing upon such street.
- D. Setbacks-Minimum rear.
 1. All lots which have a rear lot line abutting upon a street which other lots face shall provide the minimum rear setback required for lots facing upon such street.
 2. All other lots in Block 1 through 11, inclusive-Twenty-five (25) feet.

Section A-23 - Cocoplum Section Two.

- A. Docks, wharves, mooring piles.
 1. Docks, wharves or similar structures may be constructed over or in canals and waterways abutting the following lots at a distance extending outward from the property line not more than ten (10) feet:
 - a. Lots 1 through 9, inclusive, Block 12, Plat A.
 - b. South fifty (50) feet of Lot 5, Lots 6 through 19, inclusive, and the southerly portion of Lot 20, Block 16, Plat C.
 - c. Lots 1, 2, 5, 6, 7, 10, 11, 12, 13, 16, 17, 18 and 19, Block 19, Plat D.
 - d. Lots 18 through 28, inclusive, and Lots 40 through 43, inclusive, Block 24, Plat F.
 - e. Lots 4, 5, 8, 9, 11, 12 and 14, Block 26, Plat G. (2777)
 2. Docks, wharves or similar structures may be constructed over or in the canals and waterways abutting the following lots at a distance extending outward from the property line not more than twenty-five (25) feet:
 - a. Lots 18 through 26, inclusive and the southwesterly portion of Lot 27, Block 13, and Lots 1 and 2 and Lots 5 through 13, inclusive, Block 14, Plat B.
 - b. Lot 9, Block 15, the westerly portion of Lot 20, Lots 21 and 22, southwesterly portion of Lot 23, northeasterly portion of Lot 25, Lot 26, Lots 32 through 38, inclusive, Lot 43, southwesterly portion of Lot 44 and Lots 46 through 52, inclusive, Block 16, Plat C.
 - c. Lots 6, 7, 8, 11, 12, 13, 14, 17, 18, 19 and 20, Block 18, Plat D.
 3. Docks, wharves or similar structures may be constructed over or in canals and waterways abutting the following lots at a distance extending outward from the property line not more than fifteen (15) feet: (2725)
 - a. Lots 4 through 17, inclusive, Block 24, Plat F.
 - b. Lots 6, 7, 13 and 15 through 18, inclusive, Block 26, Plat G. (2677) The design of such docks in (A) 1 and (A) 2 above shall be in accordance with plans entitled Cocoplum Section Two Typical Dock Plans, dated October 5, 1982, on file in the Office of the City Clerk.
 4. All mooring piles, docks and/or similar structures shall maintain the same minimum setback from the adjacent owner's property line extended as established for the main structure permitted on each building site, except as follows:
 - a. On Lots 32, 37 and 43, Block 24, Plat F, the minimum side setback from the adjacent owner's property line extended shall be five (5) feet. (2777)
 - b. On Lot 33, Block 24, Plat F, the minimum side setback from the adjacent owner's property line extended shall be two and one-half (2½) feet. (2777)

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- c. On Lots 8, 9, 11 and 12, Block 26, Plat G, the minimum side setback from the adjacent owner's property line extended shall be five (5) feet. (2777)
- 5. The mooring of boats within Blocks 18 and 19, Cocoplum Section Two, Plat D shall be parallel to the shoreline.
- B. Facing of lots.
 - Plat B**
 - 1. Lots 1, 36 and 39, Block 13 and Lots 4 and 22, Block 14, shall be deemed to face Mira Flores Avenue.
 - 2. Lots 4, 10 and 11, Block 13 shall be deemed to face Lago Drive east.
 - 3. Lots 31 and 32, Block 13, shall be deemed to face Lago Drive west.
 - 4. Lot 6, Block 13, shall be deemed to face southwest on Lago Drive east.
 - 5. Lot 35, Block 13, shall be deemed to face northwest on Lago Drive west.
 - 6. Lots 1 and 3, Block 14, shall be deemed to face Vera Court.
 - 7. Lots 14, 17, 18 and 20, Block 14, shall be deemed to face Tulipan Court.
 - Plat C**
 - 1. Lot 1, Block 15, Lots 29, 36, 39 and 40, Block 16 and Lot 12, Block 17, shall be deemed to face Isla Dorada Boulevard.
 - 2. Lots 1 and 52, Block 16, and Lots 5 and 19, Block 17, shall be deemed to face Costanera Road.
 - 3. Lot 28, Block 16, shall be deemed to face west on Costanera Road.
 - 4. Lot 1, Block 17, shall be deemed to face east on Costanera Road.
 - 5. Lot 13, Block 17, shall be deemed to face Costa Brava Court.
 - Plat D**
 - 1. Lots 4 and 9, Block 18, shall be deemed to face Veleros Court.
 - 2. Lots 10 and 15, Block 18, shall be deemed to face Galeon Court.
 - 3. Lots 16 and 21, Block 18, shall be deemed to face Marinero Court.
 - 4. Lot 2, Block 19, shall be deemed to face west.
 - 5. Lots 4 and 8, Block 19 shall be deemed to face Las Brisas Court.
 - 6. Lots 9 and 14, Block 19 shall be deemed to face Carabela Court.
 - 7. Lots 15 and 20, Block 19, shall be deemed to face Rada Court.
 - Plat E**
 - 1. Lot 1, Block 20, shall be deemed to face Isla Dorada Boulevard.
 - 2. Lot 1 and 6, Block 21, shall be deemed to face Bahia Vista Terrace.
 - 3. Lot 7, Block 21, shall be deemed to face Bahia Vista Court.
 - 4. Lot 1, Block 22, shall be deemed to face Bahia Vista Boulevard.
 - Plat F**
 - 1. Lots 36 and 48, Block 24, shall be deemed to face Paloma Drive.
 - 2. Lot 3, Block 25, shall be deemed to face Caoba Court.
 - Plat G**
 - 1. Lots 1, 10, 23 and 28, Block 26, shall be deemed to face Rosales Court.
 - 2. Lots 20, 29 and 30, Block 26, shall be deemed to face Orquidea Court.
 - Plat H**
 - 1. Lots 1 and 2 shall be deemed to face Paloma Drive.
- C. Setbacks-Minimum front.
 - Plat A**
 - 1. All lots-Fifty (50) feet.
 - Plat D**
 - 1. All lots in Blocks 18 and 19-Twenty-five (25) feet.
 - Plat E**
 - 1. All lots in Blocks 20, 21, 22 and 23-Twenty-five (25) feet.
 - Plat F**
 - 1. All lots in Blocks 24 and 25-Twenty-five (25) feet.
 - Plat G**
 - 1. All lots in Blocks 26-Twenty-five (25) feet.
- D. Setbacks-Minimum side.
 - Plat A**
 - 1. All lots shall provide a minimum setback from the inside lot line of twenty (20) feet.
 - Plat B**

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1. All lots shall provide a minimum setback from the inside lot line of fifteen (15) feet.
2. All corner lots which have one side abutting side street shall provide a minimum setback from the side street of twenty-five (25) feet.

Plat C

1. All lots in Block 15, 16 and 17 shall provide a minimum setback from the inside lot line of fifteen (15) feet.
2. All corner lots which have one side abutting a side street shall provide a minimum setback from the side street of twenty-five (25) feet.

Plat D (2675)

1. All lots in Blocks 18 and 19, shall provide a minimum setback from the inside lot line of fifteen (15) feet.
2. All corner lots which have one side abutting a side street shall provide a minimum setback from the side street of twenty-five (25) feet.

Plat E (2685)

1. All lots in Blocks 20, 21, 22 and 23 shall provide a minimum setback from the inside lot line of fifteen (15) feet.
2. All corner lots which have one side abutting a side street shall provide a minimum set-back from the side street of twenty-five (25) feet.
3. A gazebo structure on Tract L shall provide a minimum side setback of ten (10) feet.

Plat F (2725)

1. All lots in Blocks 24 and 25, shall provide a minimum setback from the inside lot line of fifteen (15) feet.
2. All corner lots which have one side abutting a side street shall provide a minimum setback from the side street of twenty-five (25) feet.

Plat G (2777)

1. All lots in Block 26 shall provide a minimum setback from the inside lot line of fifteen (15) feet.
2. All corner lots with the exception of Lot 30 which have one side abutting a side street shall provide a minimum setback from the side street of twenty-five (25) feet.
3. Lot 30 shall provide a minimum setback from the side street of fifteen (15) feet.

E. Setbacks-minimum rear.

Plat B

1. All lots not abutting upon a waterway or canal in the rear-Fifteen (15) feet.

Plat C

1. All lots in Blocks 15 and 17-Fifteen (15) feet.
2. All lots in blocks not abutting upon a waterway or canal in the rear-Fifteen (15) feet.

Plat D (2675)

1. All lots in blocks not abutting upon a waterway or canal in the rear-Fifteen (15) feet.

Plat E (2685)

1. All lots in blocks not abutting upon a waterway or canal in the rear-Fifteen (15) feet.

Plat F (2725)

1. All lots in blocks not abutting upon a waterway or canal in the rear-Fifteen (15) feet.

Plat G (2777)

1. All lots in blocks not abutting upon a waterway or canal in the rear-Fifteen (15) feet.

F. Setback from canal, waterway, lake or bay.

1. The minimum setback from the waterway or canal line as platted shall be thirty-five (35) feet, except as follows:
 - a. A gazebo structure on Tract L, Plat E, which has a minimum ten (10) feet.
 - b. Tract I (Private Yacht Basin) which shall be as follows: (2675, 2685, 2725, 2777, 2867).
 - i. Building setback shall be thirty-five (35) feet from any main building along the portion of Lago Monaco Waterway that lies within the yacht basin and the western boundary line of Canal B (Arroyo Sereno).
 - ii. Building setback shall be twenty-five (25) feet for any main building along the westerly boundary of Arroyo Sereno.
 - iii. Remote facility type No. 1 (located at the east end of dock six (6) as shown on the Private Yacht Basin Master Development Plan) shall be set back a minimum of six

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(6) feet. All other buildings shall have a minimum setback of twenty (20) feet within the private yacht basin.

(a) For Tract 1 (Private Yacht Basin) the minimum setback from the west property line of Tract H and Tract I shall be:

(i) Building setback shall be twenty (20) feet excepting the storage area (stairway to gate keeper area) north of the Yacht Basin entrance which shall be a minimum of five (5) feet, six (6) inches from the west property line of Tract I (Private Yacht Basin).

Section A-24 - Coga Subdivision.

A. Facing of lots.

1. Lot 1, Block 1, shall be deemed to face Madrugá Avenue.
2. Lot 3, Block 1, shall be deemed to face both Mariposa Avenue and Turin Street.
3. Lot 5, Block 1, shall be deemed to face Mariposa Avenue.
4. Lot 11, Block 4, shall be deemed to face Mariposa Avenue.
5. Lots 1 and 3, Block 2, shall be deemed to face Turin Street.
6. Lot 13, Block 3, shall be deemed to face Turin Street.
7. Lot 6, Block 2, shall be deemed to face Cotorro Avenue.
8. Lots 14 and 20, Block 3, shall be deemed to face Maynada Street.
9. Lot 29, Block 3, shall be deemed to face Hardee Road.
10. Lot 1, Block 4, shall be deemed to face Mariposa Avenue.

B. Height of buildings.

1. Duplex buildings constructed on the following described property shall be restricted to bungalow type duplexes one (1) story in height:
 - a. Lots 1 through 13, inclusive, Block 3.
2. Apartment buildings constructed on the following described property shall be restricted to not more than two (2) stories in height:
 - a. Lot 7, Block 2.
 - b. Lot 5, Block 4.

C. Off-street parking.

1. Off-street parking for the apartments constructed in Blocks 2 and 4 shall be located in the rear of the property; all entrances and exits to such parking shall be to and from the alley in each of said blocks.

D. Setbacks-Minimum front.

1. Lots 1 and 2, Block 1-Twenty-five (25) feet.
2. Lot 7, Block 2-Fifteen (15) feet.
3. Lots 5 through 11, Block 4-Fifteen (15) feet.
4. Lot 2, Block 4-Twenty-two (22) feet.
5. Lot 3, Block 4-Twenty (20) feet.
6. Lot 4, Block 4-Eighteen (18) feet.

E. Setbacks-Minimum side.

1. Lot 2, Block 1-Ten (10) feet.
2. Lots 2, 4 and 5, Block 2-Ten (10) feet.
3. Lots 1, 7, 8 and 15 through 19, inclusive, Block 3-Ten (10) feet.
4. Lots 5 through 10, inclusive Block 4-Ten (10) feet.
5. Lot 4, Block 1-Eight (8) feet.
6. Lots 2 through 6, inclusive and 21 through 28 inclusive, Block 3-Nine and one-half (9½) feet.
7. Lots 9 through 12, inclusive, Block 3-Nine (9) feet.
8. Lot 2, Block 4-Seven and one-half (7½) feet.
9. Lots 3 and 4, Block 4--Six and one-half (6½) feet.
10. Lot 1, Block 1-Ten (10) feet from N.E. side.
11. Lot 1, Block 1-Fifteen (15) feet from side street.
12. Lot 3, Block 1-Eight (8) feet from S.W. side.
13. Lot 5, Block 1-Fifteen (15) feet from side street.
14. Lot 5, Block 1-Eight (8) feet from N.E. side.
15. Lot 1, Block 2-Fifteen (15) feet from side street.