



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 10-23-2020  
PROPERTY: 1248 SARRIA  
FOLIO: 03-4119-001-2430  
ZONING DISTRICT: SFR  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 09-22-2020  
PERMIT NO.: **AB-20-09-5703**  
SCOPE OF WORK: NEW TWO STORY HOUSE

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

1. LOCATION OF THE GARAGE DOOR TO BE CONTEXTUALLY APPROPRIATE TO NEIGHBORHOOD CHARACTER AS APPROVED BY THE BOARD OF ARCHITECTS. (ARTICLE 4, SECTION 4-101, 12)

**GENERAL OBSERVATIONS**

1. PER ZONING CODE, ARTICLE 5, SECTION 5-1602 FLAT ROOFS WITHOUT A PARAPET, WILL BE ALLOWED AS LONG AS THE FLAT ROOF PORTION IS NOT VISIBLE FROM THE FRONT ELEVATION OF THE BUILDING ON AN INSIDE LOT. (EYEBROW ROOF PROJECTION )
2. PROVIDE DEMOLITION PERMIT.
3. PER ZONING CODE, SECTION -1804 MECHANICAL EQUIPMENT, ALL MECHANICAL EQUIPMENT SHALL COMPLY WITH THE REQUIRED SETBACKS OF THE BUILDING SITE. SEE ZONING CODE, SECTION 4-101. SINGLE FAMILY RESIDENTIAL, SETBACK REQUIREMENTS. SHOW ALL PROPOSED MECHANICAL EQUIPMENT ON THE SITE PLAN AND INDICATE PROPOSED SETBACKS,
4. PROVIDE LANDSCAPE PLAN SHOWING ALL REQUIRED TREES AND SCRUBS. SEE ZONING CODE, ARTICLE 5, DIVISION 11 LANDSCAPE.
5. FLOOR SPACE IN 1 STORY ROOFED TERRACES ARE EXEMPT FROM F.A.R. CALCULATIONS PROVIDED A COVENANT SHALL BE 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. SEE ARTICLE 4, SECTION 4-101, NUMBER 8. PROVIDE COVENANT.
6. PROPOSED POOL ENCLOSURE NEEDS TO COMPLY WITH ALL REQUIREMENTS OF THE ZONING CODE, DIVISION 24 WALL AND FENCES REGULATIONS AND SECTION 5-108 SWIMMING POOLS. PROPOSED GATE AND FENCE CAN NOT EXTEND BEYOND THE PROPERTY LINE AND CONNECT WITH NEIGHBOR'S FENCE.

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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