



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 12/3/2020 (REVISED)  
PROPERTY ADDRESS: 5125 ORDUNA DR.  
FOLIO: 03-4119-004-0020  
ZONING DISTRICT: SFR  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 11/23/20  
PERMIT NO.: AB-20-11-5960  
SCOPE OF WORK: 1 STORY ADDITION, COVERED TERRACE, DRIVEWAY, AND WOOD DECK.

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

1. BOA REVIEW REQUEST, ARTICLE 4, SECTION 4-101, D., #12. 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.

**GENERAL OBSERVATIONS**

1. PAGE SP.02, PROVIDE A COMPLETE POOL ENCLOSURE WITHIN THE SAID PROPERTY; THE NORTH SIDE LINE PROVIDES POOL ACCESS FROM LOT 24. ALSO, PROVIDE THE HEIGHT OF ALL THE SECTIONS OF THE POOL ENCLOSURE, DIMENSION AND LABEL ACCORDINGLY. ARTICLE 5, SECTION 5-108, E. & F.
2. PROVIDE A COPY OF THE RECORDED UNITY OF TITLE COVENANT FOR THIS PROPERTY. IF, YOU NEED TO APPLY SEE THIS WEB LINK FOR INSTRUCTIONS AND THE COVENANT APPLICATION:  
<https://www.coralgables.com/departments/CityAttorney/documents-and-legal-forms>
3. PAGES SP.02, AND A1.02, PROVIDE A REQUIRED 10 FEET SIDE SETBACK FROM THE NORTH PROPERTY LINE TO THE CLOSEST EDGE OF THE COVERED TERRACE FLOOR (SEE CLARIFICATION, PAGE A1.02), DIMENSION AND LABEL ACCORDINGLY. ARTICLE 5, SECTION 4-101, D., #5.

## Preliminary Zoning Observation Report

4. PAGE SP.02, AND A1.02, PROVIDE A REQUIRED 10 FEET SIDE SETBACK FROM THE SOUTH PROPERTY LINE TO THE CLOSEST EDGE OF THE A/C EQUIPMENT AND POOL EQUIPMENT, DIMENSION AND LABEL ACCORDINGLY. ARTICLE 4, SECTION 4-101, D., #5.
5. PAGE A1.02, THE AREA CALCULATION BREAK DOWN SECTION IS INCOMPLETE, SEE COMMENTS #6 AND #7 FOR THE PROPER BREAK DOWN.
6. PAGE A1.02, ON THE FINAL PERMIT APPLICATION PLAN SUBMITTAL, PROVIDE THE FLOOR AREA RATIO CALCULATION, INCLUDE, A DIAGRAM OF THE FLOOR PLANS AND INDICATE ALL THE AREAS THAT WERE COUNTED, THEIR SQUARE FOOTAGE, AND INCLUDE ANY ACCESSORIES IF APPLICABLE. ARTICLE 4, SECTION 4-101, D., #9 AND #10.
7. PAGE A1.02, ON THE FINAL PERMIT APPLICATION PLAN SUBMITTAL, PROVIDE 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. ZONING CODE ARTICLE 4, SECTION 4-101, D., #8.
8. PAGE SP.02, THE OPEN LANDSCAPE CALCULATION SECTION IS INCORRECT; THE FOLLOWING ITEMS ARE NOT OPEN LANDSCAPE: DECKING, DOCK, DRIVEWAY, AND WALKWAYS. ARTICLE 5, SECTION 5-1105.
9. PAGE SP.02, ON THE FINAL PERMIT APPLICATION PLAN SUBMITTAL, PROVIDE THE OPEN LANDSCAPE CALCULATION, INCLUDE, A DIAGRAM OF THE SITE, INDICATE ALL THE GREEN AREAS THAT WERE COUNTED, AND INCLUDE GREEN AREA(S) SQUARE FOOTAGE. ARTICLE 5, SECTION 5-1105, B.
10. PAGE SP.02, ON THE FINAL PLAN SUBMITTAL, PROVIDE THE SQUARE FOOTAGE OF THE POOL BODY OF WATER.
11. ON THE FINAL PLAN SUBMITTAL PROVIDE A WOOD DECK DETAIL SECTION THAT COMPLY WITH THE C.G. ZONING CODE ARTICLE 5, SECTION 5-114.
12. PAGE A2.01, PROVIDE A WOOD SIDE SKIRT FOR THE WOOD DECK TO CONCEAL THE UNDER PINNING FROM VIEW. ARTICLE 5, SECTION 5-114, D.
13. PAGE SP.02, ADJUST THE DRIVEWAY APPROACH WIDTH TO COMPLY WITH ARTICLE 4, SECTION 4-101, D. #13.

PLEASE CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE TIME THE FINAL SUBMITTAL IS PROVIDED.

REVIEWED BY: STEVEN RODRIGUEZ  
CITY OF CORAL GABLES- ZONING DIVISION  
EMAIL: SRODRIGUEZ@CORALGABLES.COM