



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 10/21/20  
PROPERTY: 1120 MANATI  
FOLIO: 03-4130-005-0380  
ZONING DISTRICT: S.F.R.  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 06/24/20  
PERMIT NO.: **AB-20-06-6982**  
SCOPE OF WORK: NEW TWO-STORY RESIDENCE

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

1. IF BOARD OF ARCHITECTS DOES NOT APPROVE THE SECOND FLOOR TERRACE AS A "STACKED OR TWO (2) STORY PORCHE", THEN THE PROJECT WILL BE OVER ON ALLOWED F.A.R. AS PER ZONING CODE SECTION 4-101, #10, A COVENANT WILL BE REQUIRED FOR THE GROUND FLOOR TERRACE. SECOND FLOOR TERRACE MUST BE INCLUDED IN F.A.R. CALCULATIONS. A LOT WITH A SIZE OF 10,187.5 WILL HAVE A MAXIMUM ALLOWED F.A.R. OF 4,337.5, PLANS SHOW A PROPOSED AMOUNT OF  $4.337.3 + 236.5$  (SECOND FLOOR TERRACE) = 4,574 SQUARE FEET.
2. LOCATION OF THE GARAGE DOOR IS TO BE CONTEXTUALLY APPROPRIATE TO NEIGHBORHOOD CHARACTER AS APPROVED BY THE BOARD OF ARCHITECTS. (ARTICLE 4, SECTION 4-101, #12)

**GENERAL OBSERVATIONS**

1. AS PER ZONING CODE SECTION 4-101, #10, A COVENANT WILL BE REQUIRED FOR THE GROUND FLOOR TERRACE. SEE SECTION 4-101, #10 FOR CLARIFICATION.
2. SECOND FLOOR TERRACE MUST BE INCLUDED IN F.A.R. CALCULATIONS, IF NOT APPROVED BY B.O.A. AS A "STACKED OR TWO (2) STORY PORCHES". A LOT WITH A SIZE OF 10,187.5 WILL HAVE A MAXIMUM ALLOWED F.A.R. OF 4,337.5, PLANS SHOW A PROPOSED AMOUNT OF  $4.337.3 + 236.5$  (SECOND FLOOR TERRACE) = 4,574 SQUARE FEET.

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3. ROOF PLAN SHEET A-4 SHOWS WHAT APPEARS TO BE A FLAT ROOF WITHOUT A PARAPET IN THE FRONT. AS PER SECTION 5-1602 FLAT ROOFS WITHOUT A PARAPET ARE NOT ALLOWED IN THE FRONT ELEVATION. SEE SECTION FOR COMPLETE LIST OF REQUIREMENTS.
4. PLANS MUST BE SUBMITTED WITH A CURRENT SIGNED AND SEALED SURVEY NO OLDER THAN FIVE (5) YEARS OLD AT TIME OF FINAL ZONING REVIEW.
5. AS PER ZONING CODE SECTION 4-101, #13, " DRIVEWAYS AND ASSOCIATED CURB-CUTS SHALL ONLY BE PERMITTED WHEN PROVIDING ACCESS TO A GARAGE, CARPORT OR PORTE-COCHERE. BUILDING SITES LESS THAN ONE-HUNDRED (100) FEET OF STREET FRONTAGE SHALL BE LIMITED TO ONE (1) CURB-CUT. TO ACCOMMODATE STREET TREES AND MINIMAL SIDEWALK DISRUPTION, DRIVEWAYS AND CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY." A MAXIMUM OF EIGHTEEN (18) FEET CAN BE OBTAINED WITH SPECIFIC BARD OF ARCHITECTS APPROVAL.
6. PLANS THAT SHOW A POOL MUST SHOW A ZONING CODE APPROVED POOL ENCLOSURE WITH ALL GATES SELF-CLOSING AND SELF-LATCHING.
7. PROPOSED WOOD CLADDING OVER STEEL COLUMNS DOES NOT MEET THE MINIMUM REQUIREMENTS OF SECTION 5-1301, B, "ALL PORTIONS OF EXTERIOR WALLS... SHALL BE OF THE SAME TYPE CONSTRUCTION AS THE MAIN WALLS OF THE BUILDING AND PROPERLY TOPPED WITH TIE BEAM OR RAKES..." & SECTION 5-606 "ALL EXTERIOR WALLS OF ALL BUILDINGS SHALL BE CONSTRUCTED OF CONCRETE, GLASS BLOCK, POURED CONCRETE, STONE, HOLLOW TILE, CORAL ROCK OR CLAY BRICK".
8. AS PER SECTION 5-1301, PLANS MUST SHOW HEIGHT OF RESIDENCE FROM THE ESTABLISHED GRADE.
9. PARCEL CONSIST OF LOT 5 AND 15FT OF LOT 4, NEED TO PROVIDE A UNITY OF TITLE FOR PROPOSED RESIDENCE.
10. PLANS MUST INCLUDE A ZONING LEGEND WITH ALL NECESSARY ZONING DATA (LANDSCAPING, GROUND COVERAGE, AUXILIARY AND OR ACCESSORY). SEE LINK BELOW FOR CLARIFICATION.  
[HTTPS://EVOGOV.S3.AMAZONAWS.COM/MEDIA/91/MEDIA/128367.PDF](https://evogov.s3.amazonaws.com/media/91/media/128367.pdf)

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

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CITY OF CORAL GABLES- ZONING DIVISION