



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 04/02/2021  
PROPERTY: 5520 BANYAN DRIVE  
FOLIO: 03-5106-004-0090  
ZONING DISTRICT: S.F.R.  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 03-01-2021  
PERMIT NO.: **AB-21-03-7749**  
SCOPE OF WORK: NEW RESIDENCE

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

1. FOLLOWING COMMENT APPROVED BY DEVELOPMENT REVIEW OFFICIAL ON 04/06/2021. PENDING APPROVAL FROM BOA FOR ESTHETIC AND DESIGN.  
*AS PER ARTICLE 5, SECTION 5-101, C, IN NO CASE SHALL AN ACCESSORY BUILDING OR STRUCTURE BE LOCATED CLOSER TO THE FRONT OR SIDE STREET OF A LOT OR BUILDING SITE THAN THE MAIN OR PRINCIPAL BUILDING.*
2. AS PER HAMMOCK LAKES SITE SPECIFICS (SECTION A-56), HOMES ARE BUILT IN THE CLASSICAL CONTEMPORARY STYLE; HOWEVER, THERE ARE HOMES BUILT IN OTHER CLASSICAL STYLES. IT SHALL BE THE DUTY OF THE BOARD OF ARCHITECTS TO ENSURE THAT ANY ADDITION TO AN EXISTING STRUCTURE IN THE HAMMOCK LAKES AREA BE CONSISTENT WITH THE EXISTING ARCHITECTURE OF THE STRUCTURE AND ANY NEW BUILDINGS MUST BE COMPATIBLE WITH THE LANDSCAPE ENVIRONS AND THE ARCHITECTURE OF NEIGHBORING STRUCTURES.
3. PROPOSED SOLID VERTICLE GATE TO BE APPROVED BY BOARD OF ARCHITECTS.

**GENERAL OBSERVATIONS**

4. AS PER ARTICLE 5, SECTION 5-2401, C, ORNAMENTAL WROUGHT IRON, ORNAMENTAL ALUMINUM CAST IRON OR CAST ALUMINUM FENCES SHALL BE PERMITTED, PROVIDED THAT MASONRY PILASTERS ARE LOCATED AT THE CORNERS OF THE LOT AND PERIODICALLY ALONG THE FENCE.

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5. PROPOSED POOL DECK WILL NOT BE ALLOWED IN THE SITE SPECIFIC FIFTEEN (15) FOOT REQUIRED SIDE SETBACKS.
6. AS PER ARTICLE 4, SECTION 4-101, #13, DRIVEWAY AND ASSOCIATED CURB-CUT (APPROACH) 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 BOARD OF ARCHITECTS APPROVAL.
7. 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>
8. NEED TO PROVIDE DETAILS OF PROPOSED FLAT ROOF CONNECTING THE TWO STRUCTURES. FLAT ROOF MUST COMPLY WITH SECTION 5-1602, #2, THE PLAT ROOF PORTION SHALL NOT EXCEED FIFTEEN (15%) PERCENT OF THE GROUND AREA OF THE BUILDING.
9. FLAT ROOF MUST BE OF CONCRETE CONSTRUCTION (SECTION 5-1606).
10. AS PER ZONING CODE SECTION 4-101, #10, FLOOR SPACE IN ONE (1) STORY ROOFED TERRACES, BREEZEWAYS, AND PORCHES WITH AN AVERAGE FLOOR TO CEILING HEIGHT LESS THAN OR EQUAL TO THIRTEEN (13) 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.
11. FOLLOWING COMMENT APPROVED BY DEVELOPMENT REVIEW OFFICIAL ON 04/06/2021. PENDING APPROVAL FROM BOA FOR ESTHETIC AND DESIGN.  
  
*AS PER ARTICLE 5, SECTION 5-101, C, IN NO CASE SHALL AN ACCESSORY BUILDING OR STRUCTURE BE LOCATED CLOSER TO THE FRONT OR SIDE STREET OF A LOT OR BUILDING SITE THAN THE MAIN OR PRINCIPAL BUILDING.*

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

### SITE SPECIFICS:

#### **SECTION A-56 - HAMMOCK LAKES.**

THE HAMMOCK LAKES AREA IS THAT NEIGHBORHOOD WHICH IS COMMONLY KNOWN AS HAMMOCK LAKES AND WHICH WAS ANNEXED INTO THE CITY ON JULY 31, 1996. (3247, 3495)

A. ARCHITECTURAL TYPE. THE PRIMARY ARCHITECTURAL FEATURE OF HAMMOCK LAKES IS THE LANDSCAPE, WHICH INCLUDES IRREGULAR TOPOGRAPHY, TWO LAKES, STANDS OF GUMBO LIMBOS, OAKS, AND OTHER NATIVE VEGETATION. A PREDOMINANT PART OF THE LANDSCAPE IS THE USE OF NATIVE CORAL ROCK IN SLABS AS FENCE MATERIAL OR AS INDIVIDUAL LANDSCAPE BOULDER TYPE DECORATION. HOMES ARE BUILT IN THE CLASSICAL CONTEMPORARY STYLE; HOWEVER, THERE ARE HOMES BUILT IN OTHER CLASSICAL STYLES. IT SHALL BE THE DUTY OF THE BOARD OF ARCHITECTS TO INSURE THAT ANY ADDITION TO AN EXISTING STRUCTURE IN THE HAMMOCK LAKES AREA BE CONSISTENT WITH THE EXISTING ARCHITECTURE OF THE STRUCTURE AND ANY NEW BUILDINGS MUST BE COMPATIBLE WITH THE LANDSCAPE ENVIRONS AND THE ARCHITECTURE OF NEIGHBORING STRUCTURES.

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B. AWNINGS & CANOPIES. CARPORT CANOPIES AND SHELTER CANOPIES SHALL BE PERMITTED TO BE FREE STANDING.

C. BUILDING SITES.

NO NEW BUILDING SITE SHALL CONTAIN LESS THAN ONE (1) FULLY PLATTED LOT AND HAVE AN AREA OF LESS THAN ONE (1) ACRE. THE MINIMUM LOT WIDTH OF ANY NEW BUILDING SITE SHALL BE ONE-HUNDRED AND TWENTY-FIVE (125) FEET. ALL EXISTING BUILDING SITES SHALL BE AS EXISTING AT THE TIME HAMMOCK LAKES WAS ANNEXED INTO THE CITY ON JULY 31, 1996 AND SHALL BE DEEMED IN CONFORMITY WITH THIS ORDINANCE.

D. GROUND COVERAGE.

NO SINGLE-FAMILY RESIDENCE SHALL OCCUPY MORE THAN TWENTY-FIVE (25%) PERCENT OF THE GROUND AREA OF THE BUILDING SITE UPON WHICH THE RESIDENCE IS ERECTED. IN ADDITION, UP TO FIVE (5%) PERCENT OF THE REAR YARD MAY BE USED FOR ACCESSORY USES AND STRUCTURES.

F. HEIGHT OF WALLS AND FENCES. WALLS AND FENCES MAY HAVE A MAXIMUM HEIGHT OF SIX (6) FEET; PROVIDED THAT IN NO CASE SHALL A WALL OR FENCE VIOLATE THE TRIANGLE OF VISIBILITY REQUIREMENTS OF THIS CODE.

G. ROOF-MATERIALS.

ROOFS OF NEW AND EXISTING STRUCTURES SHALL USE MATERIALS WHICH ARE CONSISTENT WITH THE ROOF MATERIALS WHICH HAVE BEEN USED FOR THE EXISTING BUILDINGS IN THE HAMMOCK LAKES AREA.

H. SETBACKS-PRINCIPAL BUILDING.

1. ALL LOTS SHALL PROVIDE A MINIMUM FRONT SETBACK OF FIFTY (50) FEET.
2. ALL LOTS SHALL PROVIDE A MINIMUM SIDE SETBACK OF FIFTEEN (15) FEET.
3. ALL LOTS WHICH HAVE A SIDE STREET SHALL PROVIDE A MINIMUM SIDE STREET SETBACK OF TWENTY-FIVE (25) FEET.
4. ALL LOTS SHALL PROVIDE A MINIMUM REAR SETBACK OF TWENTY-FIVE (25) FEET.
5. ALL LOTS LOCATED ON HAMMOCK LAKE NO. 1 (HAMMOCK LAKE PARK SUBDIVISION) SHALL PROVIDE A MINIMUM WATERFRONT SETBACK OF THIRTY-FIVE (35) FEET.
6. ALL LOTS LOCATED ON HAMMOCK LAKE NO. 2 SHALL PROVIDE A MINIMUM WATERFRONT SETBACK WHICH COINCIDES WITH THE BUILDING LINE AS SHOWN ON THE PLAT.

I. SETBACKS-ACCESSORY BUILDINGS GENERAL.

1. ALL ACCESSORY BUILDINGS SHALL PROVIDE A MINIMUM FRONT SETBACK OF SEVENTY-FIVE (75) FEET.
2. ALL ACCESSORY BUILDINGS SHALL PROVIDE A MINIMUM SIDE SETBACK OF TWENTY FEET (20) FEET.
3. ALL ACCESSORY BUILDINGS LOCATED ON LOTS WHICH HAVE A SIDE STREET SHALL PROVIDE A MINIMUM SIDE STREET SETBACK OF THIRTY (30) FEET.
4. ALL ACCESSORY BUILDINGS SHALL PROVIDE A MINIMUM REAR SETBACK OF SEVEN (7) FEET AND SIX (6) INCHES.
5. ALL ACCESSORY BUILDINGS ON LOTS LOCATED ON HAMMOCK LAKE NO. 1 (HAMMOCK LAKE PARK SUBDIVISION) SHALL PROVIDE A MINIMUM WATERFRONT SETBACK OF SEVEN (7) FEET AND SIX (6) INCHES. NO ACCESSORY BUILDING SHALL BE BUILT CLOSER TO THE WATER IN HAMMOCK LAKE NO. 2 THAN THE BUILDING LINE AS SHOWN ON THE PLAT.

J. SETBACKS-SWIMMING POOLS.

1. SWIMMING POOLS SHALL PROVIDE A MINIMUM FRONT SETBACK OF SEVENTY-FIVE (75) FEET.

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2. SWIMMING POOLS SHALL PROVIDE A MINIMUM SIDE SETBACK OF TWENTY (20) FEET.
3. SWIMMING POOLS LOCATED ON LOTS WHICH HAVE A SIDE STREET SHALL PROVIDE A MINIMUM SIDE STREET SETBACK OF THIRTY (30) FEET.
4. SWIMMING POOLS NOT LOCATED ON A WATER BODY SHALL PROVIDE A MINIMUM REAR SETBACK OF SEVEN (7) FEET AND SIX (6) INCHES.
5. SWIMMING POOLS ON LOTS LOCATED ON HAMMOCK LAKE NO. 1 (HAMMOCK LAKE PARK SUBDIVISION) SHALL PROVIDE A MINIMUM WATERFRONT SETBACK OF SEVEN (7) FEET AND SIX (6) INCHES.
6. DECKS ON LOTS LOCATED ON HAMMOCK LAKE NO. 2 SHALL PROVIDE A MINIMUM REAR SETBACK OF FORTY (40) FEET AND SWIMMING POOLS A MINIMUM REAR SETBACK OF FORTY-FIVE (45) FEET.

### K. SETBACKS-TENNIS COURTS.

1. TENNIS COURTS SHALL PROVIDE A MINIMUM FRONT SETBACK OF SEVENTY-FIVE (75) FEET.
2. TENNIS COURTS SHALL PROVIDE A MINIMUM SIDE SETBACK OF TWENTY (20) FEET.
3. TENNIS COURTS LOCATED ON LOTS WHICH HAVE A SIDE STREET SHALL PROVIDE A MINIMUM SIDE STREET SETBACK OF THIRTY (30) FEET.
4. TENNIS COURTS SHALL PROVIDE A MINIMUM REAR SETBACK OF SEVEN (7) FEET AND SIX (6) INCHES.
5. TENNIS COURTS ON LOTS LOCATED ON HAMMOCK LAKE NO. 1 (HAMMOCK LAKE PARK SUBDIVISION) SHALL PROVIDE A MINIMUM WATERFRONT SETBACK OF SEVEN (7) FEET AND SIX (6) INCHES.
6. TENNIS COURTS ON LOTS LOCATED ON HAMMOCK LAKE NO. 2 SHALL PROVIDE A MINIMUM WATERFRONT SETBACK WHICH COINCIDES WITH THE BUILDING LINE AS SHOWN ON THE PLAT.

### L. SETBACKS-SCREENED ENCLOSURES.

1. SCREENED ENCLOSURES SHALL PROVIDE A MINIMUM FRONT SETBACK OF SEVENTY-FIVE (75) FEET.
2. SCREENED ENCLOSURES SHALL PROVIDE A MINIMUM SIDE SETBACK OF FIFTEEN (15) FEET.
3. SCREENED ENCLOSURES LOCATED ON LOTS WHICH HAVE A SIDE STREET SHALL PROVIDE A MINIMUM SIDE STREET SETBACK OF TWENTY-FIVE (25) FEET.
4. SCREENED ENCLOSURES SHALL PROVIDE A MINIMUM REAR SETBACK OF SIX (6) FEET.
5. SCREENED ENCLOSURES ON LOTS LOCATED ON HAMMOCK LAKE NO. 1 (HAMMOCK LAKE PARK SUBDIVISION) SHALL PROVIDE A MINIMUM WATERFRONT SETBACK OF SEVEN (7) FEET AND SIX (6) INCHES.
6. NO SCREENED ENCLOSURE SHALL BE BUILT CLOSER TO THE WATER ON HAMMOCK LAKE NO. 2 THAN THE BUILDING LINE AS SHOWN ON THE PLAT.

M. AS ACCORDING TO THE FLORIDA BUILDING CODE, WHERE REPAIRS AND ALTERATIONS AMOUNTING TO MORE THAN THE PRESCRIBED PERCENTAGE OF THE REPLACEMENT VALUE OF THE EXISTING BUILDING ARE MADE DURING ANY TWELVE (12) MONTH PERIOD, THE BUILDING OR STRUCTURE SHALL BE MADE TO CONFORM TO ALL ZONING CODE REQUIREMENTS FOR A NEW BUILDING OR STRUCTURE.

N. NO BOATHOUSE OR OTHER STRUCTURE SHALL BE ERECTED ON THE SHORE OF LAKES OR EXTENDED INTO THE WATERS THEREOF UNLESS THE SAME SHALL BE APPROVED BY A MAJORITY OF THE OWNERS OF OTHER PROPERTY FRONTING ON SAID LAKE.

O. NO ENCROACHMENTS OF IMPORTED EARTH, SAND, GRAVEL OR FILL OF ANY KIND AND NO PETROLEUM BASED FUEL MOTORS OF ANY KIND SHALL BE ALLOWED ON HAMMOCK LAKE NO. 2.

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P. NO GRADING OR FILLING SHALL BE ALLOWED CLOSER TO THE WATER ON HAMMOCK LAKE NO. 2 THAN THE MINIMUM REAR SETBACK OF FORTY (40) FEET PROVIDED FOR DECKS ON LOTS ON HAMMOCK LAKE NO. 2.

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