



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 04/16/2021  
PROPERTY: 650 LUGO AVE  
FOLIO: 03-5118-006-0350  
ZONING DISTRICT: SINGLE-FAMILY RESIDENTIAL DISTRICT  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 03/25/2021  
PERMIT NO.: **AB-21-03-8629**  
SCOPE OF WORK: EXTERIOR RENOVATIONS TO EXISTING HOME (NEW COPPER ROOF, RAILINGS, STONE FINISH, PAINTED AND STUCCO FINISH), WINDOWS AND DOORS

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

1. OBTAIN THE APPROVAL OF THE BOARD OF ARCHITECTS FOR THE USE OF COPPER FOR THE ROOF. COPPER IN ITS NATURAL STATE AND ALLOWED TO OXIDIZE AND PATINA MAY BE USED AS A ROOFING MATERIAL FOR RESIDENTIAL USES SUBJECT TO APPROVAL OF DESIGN, MANNER OF INSTALLATION, AND CONFORMITY WITH THE ARCHITECTURAL DESIGN, STYLE AND COMPOSITION OF THE PROPOSED RESIDENTIAL STRUCTURE AS SHALL BE APPROVED BY THE BOARD OF ARCHITECTS. (ARTICLE 5, SECTION 5-1605)
2. OBTAIN THE APPROVAL OF THE BOARD OF ARCHITECT FOR THE DRIVEWAYS THAT EXCEED 11' FEET IN WIDTH. AS PER SECTION 4-101, #13, DRIVEWAYS AND CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. A MAXIMUM INCREASE SIZE OF EIGHTEEN (18) FEET WILL BE ALLOWED WITH BOARD OF ARCHITECTS APPROVAL.

**GENERAL OBSERVATIONS**

1. PROVIDE THE MINIMUM REQUIRED REAR SETBACK FOR THE SWIMMING POOL OF (20') FEET AS PER SITE SPECIFICS CORAL BAY SECTION B OF APPENDIX A. THE PROPOSED (15'-2") FEET DOES NOT COMPLY.
2. PROVIDE MATERIAL, HEIGHT AND STYLE FOR ALL PROPOSED FENCING AND FENCING TO REMAIN ON THE SITE PLAN.

## Preliminary Zoning Observation Report

3. PROVIDE A SECTION THROUGH THE MAIN RESIDENCE AND POOL.
4. PROVIDE THE WITH OF ALL PROPOSED WALKWAYS ON THE SITE PLAN. WALKWAYS HAVE A MAXIMUM ALLOWED WIDTH OF 5' FEET WHEN LOCATED IN ANY SETBACK AREA. (ARTICLE 5, SECTION 5-118)
5. PROVIDE THE PROPOSED MATERIAL AND STYLE FOR POOL ENCLOSURE. UNLESS THE POOL IS ENTIRELY SCREENED IN, IT MUST BE SURROUNDED BY A PROTECTIVE WALL OR FENCE FOUR (4) FEET IN HEIGHT, TO COMPLY WITH EXISTING ORDINANCE FOR WALLS AND FENCES. SEE SECTION 5-2401 FOR APPROVED FENCE MATERIALS AND TYPES. (ARTICLE 5, SECTION 5-108, E)
6. PAGE A-107 PROVIDE FLOOR MATERIAL FOR THE GROUND FLOOR. SEE DRAWINGS, PROPOSED GROUND FLOOR FOR CLARIFICATION.
7. WOOD DECK MUST COMPLY WITH SECTION 5-114. NEED TO INDICATE ONE OF THE APPROVED MATERIALS, NEED TO SHOW FACIA OR SKIRTING, NEED A NOTE TO INDICATE THAT A METAL CLIP WILL BE USED IN A MANNER AS TO PROHIBIT WOOD FROM TOUCHING CONCRETE. SEE ARTICLE 5, SECTION 5-114 FOR ALL WOOD DECKING REQUIREMENTS.
8. OBTAIN THE APPROVAL OF THE BOARD OF ARCHITECT FOR THE DRIVEWAYS THAT EXCEED 11' FEET IN WIDTH. AS PER SECTION 4-101, #13, DRIVEWAYS AND CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. A MAXIMUM INCREASE SIZE OF EIGHTEEN (18) FEET WILL BE ALLOWED WITH BOARD OF ARCHITECTS APPROVAL.

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

REVIEWED BY: C. ANDERSON  
EMAIL: CANDERSON@CORALGABLES.COM  
CITY OF CORAL GABLES- ZONING DIVISION