



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 02-02-2021
PROPERTY: 6860 SUNRISE CT
FOLIO: 03-4129-041-0560
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 02-29-2021
PERMIT NO.: **AB20-12-5801**
SCOPE OF WORK: ADDITION AND REMODELING.

**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., #7. HEIGHT OF RESIDENCES VULNERABLE TO RISING WATER. MAXIMUM HEIGHT OF RESIDENCES VULNERABLE TO RISING WATER. TWO (2) STORIES OR TWENTY-FIVE (25) FEET, MEASURED FROM THE REQUIRED BASE FLOOR ELEVATION, PLUS FREEBOARD, TO THE TIE-BEAM ON THE TOP FLOOR. PER ZONING CODE, ARTICLE 8 DEFINITION, FREEBOARD MEANS THE ADDITIONAL HEIGHT ABOVE A FLOOD LEVEL FOR PURPOSE OF FLOOD PLAIN MANAGEMENT. UP TO THREE (3) FEET IN HEIGHT OF FREEBOARD SHALL NOT COUNT AGAINST THE MAXIMUM HEIGHT FOR CONSTRUCTION IN THE APPLICABLE ZONING DISTRICT.
"Two (2) stories or twenty-five (25) feet, measured from the required base floor elevation, plus freeboard, to the tie-beam on the top floor, and shall be reviewed by the Board of Architects. Residence must meet the Federal Emergency Management Agency (FEMA) requirements. That portion of a single-family residence located above the garage in the coastal flood hazard district may in no case be more than one (1) story in height, and may be one (1) story in height, subject to the following conditions and restrictions:
 - a. That the elevation of the garage floor shall not be more than six (6) inches above grade.
 - b. That the area of the garage shall not exceed a gross floor area of greater than six-hundred sixty (660) square feet or one-third (1/3) of the ground area of the main building on the premises, whichever is greater, including any service or storage, or access area located within the garage."
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)
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.

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3. AS PER SECTION 4-101, #13, DRIVEWAYS AND ASSOCIATED 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. "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. Where an alley or side street is present, curb-cuts or driveways with access provided from the front property line shall be reviewed by the Board of Architects."
4. REVIEW OF FINISHES AND PRODUCTS. ALUMINUM/ WOOD FIXED LOUVERED AND EXPOSED CONCRETE. PER ZONING CODE, ARTICLE 5, SECTION 5-602 DESIGN REVIEW STANDARDS, THE BOARD OF ARCHITECTS SHALL DETERMINE IF AN APPLICATION SATISFIES DESIGN REVIEW STANDARDS FOR COLOR, DESIGN, FINISHES, FENESTRATION, TEXTURE, SELECTION OF ARCHITECTURAL ELEMENTS OF EXTERIOR SURFACES OF THE STRUCTURE ARE COMPATIBLE.
AS PER SECTION 5-603. ARCHITECTURAL STYLE.
"Exposed concrete or masonry block shall not be permitted. With the exception of slump, red or other brick, crab orchard or other stone and architecturally formed and detailed concrete, all masonry surfaces shall be stuccoed."
5. BOA REVIEW REQUEST. PROPOSED WOOD DECK MATERIAL. AS PER SECTION 5-114 WOOD DECKS, SIMILAR TYPE OR QUALITY OF WOOD TO THE ONES LISTED IN THIS SECTION, AS APPROVED BY THE CITY ARCHITECT. ALL OTHER WOOD MEMBERS MAY BE CONSTRUCTED OF ALL THE ABOVE MATERIALS INCLUDING CREOSOTE PRESSURE TREATED WOOD.
6. BOA REVIEW REQUEST, ARTICLE 4, SECTION 5-1804 MECHANICAL EQUIPMENT LOCATION AND AESTHETIC STANDARDS.
All equipment shall be included in architectural drawings in sufficient detail to evaluate aesthetic impact. Mechanical equipment location shall be approved by the City Architect or Board of Architects.

GENERAL OBSERVATIONS

1. PROVIDE A DEMOLITION PERMIT PRIOR TO FINAL BOA SUBMITTAL. DEMO PERMIT REQUIRES THAT ALL STRUCTURES INCLUDING THE MAIN RESIDENCE AND AUXILIARY AND ACCESSORY STRUCTURES ARE TO BE DEMOLISHED INCLUDING SWIMMING POOLS, DRIVEWAYS, ETC. EXCLUSION OF STRUCTURES TO REMAIN IS NOT ALLOWED.
2. PROVIDE FORTY FIVE PERCENT (45%) TOTAL GROUND AREA COVERAGE CALCULATIONS TO BE OCCUPIED BY THE MAIN BUILDING AND AUXILIARY AND ACCESSORY STRUCTURES. PER ZONING CODE AUXILIARY BUILDINGS OR STRUCTURES MAY OCCUPY ADDITIONAL GROUND COVERAGE, BUT THE TOTAL GROUND AREA OCCUPIED BY THE MAIN BUILDING AND AUXILIARY STRUCTURES SHALL NOT EXCEED FORTY-FIVE (45%) PERCENT OF THE BUILDING SITE. ZONING CODE SEE ZONING CODE ARTICLE 4, SECTION 4-101 # 8 SINGLE FAMILY RESIDENTIAL. PROVIDE AREA OF PROPOSED SWIMMING POOL.
3. A MINIMUM OF NOT LESS THAN FORTY (40%) PERCENT OPEN LANDSCAPE CALCULATIONS OF THE AREA OF THE BUILDING SITE MUST BE PROVIDED FOR SINGLE FAMILY RESIDENCE. PER SECTION 5-1105 LANDSCAPE REQUIREMENTS.
4. AT LEAST TWENTY (20%) PERCENT OF THE REQUIRED FORTY (40%) PERCENT OF LANDSCAPE OPEN SPACE SHALL BE LOCATED IN THE FRONT YARD AREA. PROVIDE 20 % PERCENT OPENLANDSCAPE CALCULATIONS FOR THE FRONT YARD. PER SECTION 5-1105 LANDSCAPE REQUIREMENTS.
5. ON PAGE A-601 INCLUDE DIAGRAMS FOR 45% PERCENT TOTAL GROUND AREA COVERAGE CALCULATIONS, 40% OPEN LANDSCAPE CALCULATIONS AND 20 % FRONT YARD OPENLANDSCAPE CALCULATIONS. PLEASE SEE THE FOLLOWING SITE FOR AN EXAMPLE.
<https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>
COPY AND PASTE THE LINK IN YOUR BROWSER.

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6. 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 9 AND 10.
7. PER SECTION 5-1603 FLAT ROOFS WITH A PARAPET SHALL BE PERMITTED AS LONG AS THE RESIDENCE HAS A FLAT ROOF WITH A PARAPET AND WITH A PITCHED ROOF AREA THAT IS LESSER IN SIZE AND PROPORTION TO THE FLAT ROOF AREA. ROOF MUST BE IN COMBINATION OF FLAT AND SLOPED ROOF. SEE ARTICLE 8, DEFINITIONS FOR FLAT ROOF.
8. AS PER SECTION 5-1603. FLAT ROOFS WITH A PARAPET, THE ROOF DECK OF THE FLAT ROOF WITH A MAXIMUM THIRTY INCH HIGH PARAPET SHALL NOT EXCEED TWENTY FOUR (24) FEET ABOVE ESTABLISHED GRADE AND THE TOP OF THE PARAPET SHALL NOT EXCEED TWENTY SIX (26) FEET AND SIX (6) INCHES ABOVE ESTABLISHED GRADE. INDICATE ESTABLISHED GRADE AND REQUIRED HEIGHT.
9. PROVIDE THE TRIANGLE OF VISIBILITY FOR THE DRIVEWAY. IF THERE IS NO SIDEWALK LOCATED BETWEEN THE PROPERTY LINE AND THE STREET, THEN THE LEGS OF THE TRIANGLE OF VISIBILITY SHALL: BE TEN (10) FEET LONG; AND MEET AT THE POINT OF INTERSECTION OF A LINE THAT EXTENDS FROM THE EDGE OF THE DRIVEWAY AND A LINE THAT EXTENDS FROM THE EDGE OF PAVEMENT OF THE ABUTTING STREET (FLARE OUTS ARE INCLUDED WITHIN THE TRIANGLE OF VISIBILITY). SEE ZONING CODE, ARTICLE 5, SECTION 5-1406 VISIBILITY TRIANGLES.
10. ZONING CODE REQUIRES A MINIMUM TWO CAR GARAGE INTERIOR DIMENSION OF TWENTY (20) FEET IN WIDTH BY TWENTY-TWO (22) FEET IN LENGTH. PER CORAL GABLES ZONING CODE INTERIOR GARAGE DIMENSION ARTICLE 5, SECTION 5-1402.
11. PROVIDE A NOTE ON THE PLANS BY THE NEW DRIVEWAY STATING THAT, "THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2 1/2) FEET TO EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE".
12. PLANS THAT SHOW A POOL MUST SHOW A ZONING CODE APPROVED POOL ENCLOSURE 4 FEET HIGH PROVIDING THAT GATES ACCESSING TO THE POOL AREA ARE MECHANICALLY SELF-CLOSING AND SELF-LOCKING AS PART OF PERMIT PER SECTION 5-108 SWIMMING POOLS AND DIVISION 24 FOR WALL AND FENCES REGULATIONS.

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