



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 5/20/21 (REVISED DUE TO ZOOM MEETING)
PROPERTY ADDRESS: 3150 COLUMBUS BLVD.
FOLIO: 03-4118-003-1590
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 3/3/21
PERMIT NO.: AB-21-03-7828
SCOPE OF WORK: NEW 2 STORY SFR (BUILDING REDESIGN) W/ ACCESSORIES.

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

BOA NOTIFICATION, PLEASE SEE THE BELOW ZONING COMMENTS IN RED THESE ARE ITEMS THAT THE ZONING DIVISION REJECTED AND SHOULD BE ADDRESS PRIOR TO THE FINAL PLAN SUBMITTAL

(PLEASE SEE UPDATE AS OF MAY 20,2021 ZOOM MEETING WITH PROJECT ARCHITECT AND TWO OFFICE STAFFERS, PROPERTY OWNER, PROPERTY OWNER'S ATTORNEY, RAMON TRIAS – DEVELOPMENT SERVICES ASSISTANT DIRECTOR FOR PLANNING/DEVELOPMENT REVIEW OFFICIAL, JILL MENENDEZ – PLANNING AND ZONING ADMINISTRATIVE ASSISTANCE, AND STEVEN RODRIGUEZ – ZONING REVIEWER)

1. PAGE A-100, PROVIDE THE 35 FEET FRONT SETBACK ON THE ANASTASIA AVE PROPERTY LINE AS PER APPENDIX-A, SECTION A-30, COUNTRY CLUB SECTION PART 1, B., #2.

AS PER MAY 20, 2021, ZOOM MEETING THE D.R.O., RAMON TRIAS, GRANTED:

-PARCEL AND BUILDING TO FACE ON COLUMBUS BLVD.

-AND THE SOUTH BUILDING SETBACK (ANASTASIA AVE.) TO 15 FEET VS. APPENDIX-A, SITE SPECIFIC ZONING REGULATIONS, SECTION A-30, COUNTRY CLUB PART 1 (B., #2) FACING UPON ANASTASIA AVENUE IN BLOCKS 8, 9, 10, 11, 12 AND 22-THIRTY-FIVE (35) FEET.

2. PAGES A-100 AND A-101, THE HAVANA PORCH IS NOT ALLOWED CLOSER TO THE STREET THEN THE MAIN RESIDENCE. ARTICLE 3, SECTION 3-301, C.

AS PER MAY 20, 2021, ZOOM MEETING AS PER THE D.R.O. THE BUILDING FACING ON COLUMBUS BLVD. WILL CONVERT THE PORCH TO THE FRONT COVERED MAIN ENTRY TO THE SINGLE-FAMILY RESIDENCE. ARCHITECT TO RELABEL PLANS ACCORDINGLY.

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3. PAGE A-014, ZONING DATA SECTION: LOT COVERAGE LEGEND AND DIAGRAM, PROVIDE A GROUND AREA COVERAGE BREAK-DOWN OF THE FOLLOWING BUILDING AREAS (INCLUDE THE EXTERIOR WALLS): 1ST FLOOR LIVING AREA (INCLUDING THE STAIRWAY & ELEVATOR), GARAGE, SIDE COVERED ENTRY, HAVANA COVERED PORCH, POOL SIDE COVERED TERRACE/BREEZEWAY, AND SWIMMING POOL COMPLETE BODY OF WATER (NOTE, PAGE A-101, DOES NOT INCLUDE THE EXTERIOR WALLS). NOTE, THE GROUND AREA COVERAGE COULD NOT BE VERIFIED.

AS PER MAY 20, 2021, ZOOM MEETING THE ARCHITECT WILL PROVIDE THE INFORMATION PRIOR TO THE BOARD OF ARCHITECT'S MEETING.

4. BOA REVIEW REQUEST, SWIMMING POOL SCREEN WALL STREET VIEW, ART. 3, SECT. 3-308, E. Z-CODE SECTION:

E. 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. In all cases where a swimming pool will be visible from a street, a four (4) foot wall shall be erected upon the premises between the street and the swimming pool.

5. BOA REVIEW REQUEST, FENCE COLUMNS, ART. 5, SECT. 5-401, C.

Z-CODE SECTION:

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.

6. BOA FYI, ELEVATION SHEETS, SEE GLASS RAILING ON THE 2ND FLOOR.

GENERAL OBSERVATIONS:

1. PAGE A-100, PROVIDE THE 35 FEET FRONT SETBACK ON THE ANASTASIA AVE PROPERTY LINE AS PER APPENDIX-A, SECTION A-30, COUNTRY CLUB SECTION PART 1, B., #2./SEE D.R.O. RULING ABOVE.

2. PAGE A-100, PROVIDE THE WIDTH OF ALL THE PAVER WALKWAYS (MAX WIDTH 5 FT. WHERE APPLICABLE). ARTICLE 5, SECTION 5-311.

3. PAGE A-100, LABEL THE FENCE TYPE TO BE USED ON THE WEST SIDE LINE; ALSO, INCLUDE THE HEIGHT OF THE FENCE. ARTICLE 5, SECTION 5-403.

4. PAGE A-101, PROVIDE A 10 FEET SEPARATION FROM THE LAUNDRY ROOM DOORWAY TO THE GENERATOR. ARTICLE 5, SECTION 3-317, A.

5. PAGE A-100, THE 4 FEET HIGH GLASS POOL ENCLOSURE IS NOT ALLOWED DUE TO MATERIAL; REPLACE WITH A METAL OR ALUMINUM PICKET STYLE FENCE. ARTICLE 5, SECTION 5-401.

6. PAGE A-100, PROVIDE A CONTINUES 4 FEET HIGH WALL TO SCREEN THE POOL FROM THE STREET VIEW (COLUMBUS). ARTICLE 3, SECTION 3-308, E.

7. PAGE A-100, PROVIDE COLUMNS ON THE PERIMETER FENCE AS PER ARTICLE 5, SECTION 5-401, C.

8. PAGE A-100, PROVIDE THAT THE WALL SECTIONS WITHIN THE TRIANGLE OF VISIBILITY DO NOT EXCEED A HEIGHT OF 2.5 FEET. ILLUSTRATE, DIMENSION, AND LABEL ACCORDINGLY. ARTICLE 10, SECTION 10-106, A., #1.

9. PAGES A-100 AND A-101, THE HAVANA PORCH IS NOT ALLOWED CLOSER TO THE STREET THEN THE MAIN RESIDENCE. ARTICLE 3, SECTION 3-301, C./SEE D.R.O. RULING ABOVE.

10. PAGE A-101, THE MINIMUM LENGTH OF THE GARAGE SHALL BE 22 FEET; THE PROPOSED IS AT 20.75 FEET, ADJUST GARAGE ACCORDINGLY. ARTICLE 10, SECTION 10-102, A., #4, a.

11. PAGE A-101, PROVIDE A NOTE ON THE PLANS STATING THAT, "THE WATER FEATURE WILL NOT EXCEED A DEPTH OF 18 INCHES. ARTICLE 5, SECTION 5-312.

12. PAGE A-014, PROVIDE THE FRONT YARD OPEN LANDSCAPE CALCULATION AS PER ARTICLE 6, SECTION 6-105, A., #1.

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13. PAGES A-014 AND A-101, THE FLOOR AREA CALCULATION IS OVER THE ZONING DATA SECTION DID NOT ACCOUNT FOR THE 1ST FLOOR COVERED TERRACES AND THE 1ST FLOOR COVERED ENTRY (ANASTASIA); HOWEVER, PROVIDE THE TERRACE ENCLOSURE COVENANT FOR A SQUARE FEET DEDUCTION AS PER ARTICLE 2, SECTION 2-101, D., #6, c., (a.).
14. WITH THE FINAL PLAN SUBMITTAL, FILE A TERRACE ENCLOSURE GENERAL COVENANT WITH THE C.G. CITY ATTORNEY'S OFFICE 305-460-5338, CONCURRENT WITH THE FINAL PERMIT APPLICATION PLAN SUBMITTAL (AS PER THE C.G. ZONING CODE ARTICLE 2, SECTION 2-101, D., #6, c., [a.]). COVENANT APPLICATION WEB LINK: <https://www.coralgables.com/media/City%20Attorney/Forms/General%20Restrictive%20Covenant.pdf>
15. **PAGE A-014, ZONING DATA SECTION: LOT COVERAGE LEGEND AND DIAGRAM, PROVIDE A GROUND AREA COVERAGE BREAK-DOWN OF THE FOLLOWING BUILDING AREAS (INCLUDE THE EXTERIOR WALLS): 1ST FLOOR LIVING AREA (INCLUDING THE STAIRWAY & ELEVATOR), GARAGE, SIDE COVERED ENTRY, HAVANA COVERED PORCH, POOL SIDE COVERED TERRACE/BREEZEWAY, AND SWIMMING POOL COMPLETE BODY OF WATER (NOTE, PAGE A-101, DOES NOT INCLUDE THE EXTERIOR WALLS)./PENDING ACTION BY ARCHITECT SEE ABOVE.**
16. PAGE A-101, FLOOR PLAN, PROVIDE COMPLETE EXTERIOR DIMENSIONS TO BE ABLE TO CALCULATE THE GROUND AREA COVERAGE.
NOTE: THE GROUND AREA COVERAGE COULD NOT BE VERIFIED; SEE COMMENT #15 AND THE OFFICE PLAN SET PAGE A-014.
17. WITH THE FINAL PLAN SUBMITTAL, 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>

NOTE TO APPLICANT: CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE TIME THE FINAL SUBMITTAL IS PROVIDED.

REVIEWED BY: STEVEN RODRIGUEZ
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