



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 05-21-2021 (2<sup>ND</sup> REVIEW)  
PROPERTY: 1428 SARRIA AVE  
FOLIO: 03-4119-001-2430  
ZONING DISTRICT: SFR  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 11-24-2020  
PERMIT NO: **AB-20-09-5703**  
SCOPE OF WORK: NEW TWO-STORY HOUSE.

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

**GENERAL OBSERVATIONS**

1. PER ZONING CODE, ARTICLE 5, SECTION 5-502 FLAT ROOFS WITHOUT A PARAPET, WILL BE ALLOWED AS LONG AS THE FLAT ROOF PORTION IS NOT VISIBLE FROM THE FRONT ELEVATION OF THE BUILDING ON AN INSIDE LOT. (EYEBROW ROOF PROJECTION)
2. PROVIDE DEMOLITION PERMIT PRIOR TO FINAL SUBMITTAL.
3. PROVIDE ZONING DIAGRAMS FOR GROUND AREA COVERAGE CALCULATIONS, FAR AND OPEN LANDSCAPE CALCULATIONS. SEE THE FOLLOWING SITE FOR AN EXAMPLE OF THIS CALCULATIONS. COPY AND PASTE THE LINK IN YOUR BROWSER.  
[HTTPS://EVOGOV.S3.AMAZONAWS.COM/MEDIA/91/MEDIA/128367.PDF](https://eov.gov.s3.amazonaws.com/media/91/media/128367.pdf)
4. FOR THE FLOOR AREA RATIO CALCULATION, INCLUDE, A DIAGRAM OF THE FLOOR PLANS AND INDICATE ALL THE AREAS THAT WERE COUNTED, THEIR SQUARE FOOTAGE, SEE ARTICLE 2, SECTION 2-101, NUMBER 6, AND ITEM C FOR EXEMPTIONS. ONLY UPPER VOLUME OF INTERIOR SPACES ARE EXEMPT.
5. FLOOR SPACE IN ONE (1) STORY ROOFED TERRACES OR BREEZEWAYS, AND ONE- OR TWO-STORY PORCHES WITH AN AVERAGE FLOOR TO CEILING HEIGHT LESS THAN OR EQUAL TO

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THIRTEEN (13) FEET, 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.

6. PER ZONING CODE, SECTION -1804 MECHANICAL EQUIPMENT, ALL MECHANICAL EQUIPMENT SHALL COMPLY WITH THE REQUIRED SETBACKS OF THE BUILDING SITE. SEE ZONING CODE, SECTION 4-101. SINGLE FAMILY RESIDENTIAL, SETBACK REQUIREMENTS. SHOW ALL PROPOSED MECHANICAL EQUIPMENT ON THE SITE PLAN AND INDICATE PROPOSED SETBACKS,

7. PROVIDE LANDSCAPE PLAN SHOWING ALL REQUIRED TREES AND SCRUBS. SEE ZONING CODE, ARTICLE 6 LANDSCAPE.

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