



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 05-13-2021 3RD REVIEW.
PROPERTY: 1421 LUGO
FOLIO: 03-5118-005-0200
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 12-02-2020
PERMIT NO: **AB-20-12-4885**
SCOPE OF WORK: NEW TWO-STORY HOUSE.

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

1. BOA REVIEW REQUEST, ARTICLE 2, SECTION 2-101, NUMBER 8. 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, 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. BOA REVIEW REQUEST, ARTICLE 2, SECTION 2-101, # 10, B. LOCATION OF THE GARAGE DOOR IS TO BE CONTEXTUALLY APPROPRIATE TO NEIGHBORHOOD CHARACTER AS APPROVED BY THE BOARD OF ARCHITECTS. "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."
3. REVIEW OF FINISHES AND PRODUCTS. PER ZONING CODE, ARTICLE 5, SECTION 5-102 DESIGN REVIEW STANDARDS, THE BOARD OF ARCHITECTS SHALL DETERMINE IF AN APPLICATION SATISFIES DESIGN REVIEW STANDARDS FOR COLOR, DESIGN, FINISHES, FENESTRATION, TEXTURE, SELECTION OF

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ARCHITECTURAL ELEMENTS OF EXTERIOR SURFACES OF THE STRUCTURE ARE COMPATIBLE. SEE PAGE A 6.0 AND A-7.0. FOR PROPOSED FINISHES.

4. BOA REVIEW REQUEST, ARTICLE 5, SECTION 5-606 MECHANICAL EQUIPMENT LOCATION AND AESTHETIC STANDARDS.

3. Any equipment, except for window wall units, shall be visually screened from view from a canal, waterway, lake, bay, golf course or street view with a wall, opaque gates, or landscaping.

8. 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. PER ZONING CODE, ARTICLE 2, SECTION 2-101, NUMBER 8, 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, AND SHALL BE REVIEWED BY THE BOARD OF ARCHITECTS. RESIDENCE MUST MEET THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) REQUIREMENTS. 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.

A. PROPOSED ELEVATOR ON THE GROUND FLOOR DOES NOT COMPLY WITH THIS SECTION OF THE CODE. ELEVATOR ON THE CRAWL SPACE IS CONSIDERED ONE EXTRA STORY. AS PER SECTION 2-101 SINGLE FAMILY RESIDENTIAL, NUMBER 10, ANY AREA NOT EXCLUDED BY THIS SECTION SHALL BE COMPUTED ON FAR CALCULATIONS. REFER TO PAGE A-9.0 FOR SECTION DETAIL. THREE SLABS ARE SHOWN ON THIS SECTION AS WELL. SEE DEFINITION OF STORY. NEED TO INDICATE THE CRAWL SPACE, UNHABITABLE, NON-AC CRAWL SPACE.

2. RE-EVALUATE F.A.R CALCULATIONS PROVIDED. SEE ZONING CODE, SECTION 2-101, ITEM NUMBER 6, MAXIMUM SQUARE FOOT FLOOR AREA FOR SINGLE-FAMILY RESIDENCES. DETERMINATION OF MAXIMUM SQUARE FOOT FLOOR AREA FOR EXCLUSIONS. TOTAL CONSTRUCTION AREA PROVIDED DIFFERS GREATLY FROM F.A.R. CALCULATIONS PROVIDED. CLARIFICATION IS REQUIRED. PROVIDE A BREAK DOWN OF ALL AREAS COUNTED. INDICATE AREAS EXEMPT AS PER CODE.

3. ON PAGE A-1.0 INDICATE USE OF COMMON AREA COUNTED ON THE BREAK DOWN. ON THE SITE PLAN OR FLOOR PLAN LABEL PROPOSED COMMON AREA.

ALSO INDICATE PROJECTION OF LANDING AND STEPS AT FRONT AND REAR AND ALL PROPOSED BALCONIES. AS PER CODE CANTILEVERED PORTIONS EXCEEDING FIVE FEET IN WIDTH SHALL BE COUNTED ON THIRTY FIVE PERCENT GROUND AREA COVERAGE. SEE SECTION 2-101, NUMBER 6.

4. 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 SECTION 2-101, NUMBER 6.

5. PLEASE RE-EVALUATE ALL CALCULATIONS PROVIDED ON PAGE A1-0 VERSUS CALCULATIONS PROVIDED ON PAGE A 1-2 DIAGRAMS. CORRECT DISCREPANCIES ACCORDINGLY.

6. PER SECTION 5-600 ALL EQUIPMENT SHALL BE INCLUDED IN ARCHITECTURAL DRAWINGS IN SUFFICIENT DETAIL TO EVALUATE AESTHETIC IMPACT. MECHANICAL EQUIPMENT LOCATION SHALL BE APPROVED BY THE BOARD OF ARCHITECTS.

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- A. ON THE SITE PLAN PROVIDE MECHANICAL EQUIPMENT LOCATION AND SETBACKS. PER ZONING CODE, SECTION 5-1804 MECHANICAL EQUIPMENT, ALL MECHANICAL EQUIPMENT SHALL COMPLY WITH THE REQUIRED SETBACKS OF THE BUILDING SITE. SEE ZONING CODE, SECTION 2-101. SINGLE FAMILY RESIDENTIAL, SETBACK REQUIREMENTS.
- B. ON THE SITE PLAN PROVIDE PROPOSED LOCATION AND SETBACKS FOR GARBAGE CANS.
- C. ANY EQUIPMENT SHALL BE VISUALLY SCREENED FROM VIEW FROM A CANAL, WATERWAY, LAKE, BAY OR STREET VIEW WITH A WALL, OPAQUE GATES OR LANDSCAPING.
7. INDICATE PROPOSED DEPTH FOR REFLECTING POOLS AND FOUNTAINS. MAXIMUM DEPTH ALLOWED IS 18 INCHES. SEE SECTION 5-312 REFLECTING POOLS. ALSO PROVIDE PROPOSED AREA AND INCLUDE IT IN TOTAL GROUND AREA COVERAGE CALCULATIONS. A MAXIMUM OF FORTY-FIVE (45%) PERCENT IS ALLOWED.

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

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CITY OF CORAL GABLES- ZONING DIVISION