



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 6/11/2021
PROPERTY ADDRESS: 950 HARDEE RD.
FOLIO: 03-4129-032-3090
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 6/4/21
PERMIT NO.: AB-21-06-7522
SCOPE OF WORK: TERRACE, STORAGE ADDITION, CABANA ADDITION, SWIMMING POOL.

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

1. BOA REVIEW REQUEST, PAGE A-06, WALL LINEAR LENGTH NEEDED TO SCREEN THE POOL FROM THE STREET VIEW. ARTICLE 3, SECTION 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.

2. BOA REVIEW REQUEST, PAGE A-11 ELEVATION, SEE THE LOCATION OF THE TRELLIS ON THE TOP OF THE FLAT ROOF. ARTICLE 5, SECTION 5-309.

Z-CODE SECTION:

- Trellises may be permitted as an accessory use subject to review and approval by the City Architect...

ARTICLE 16, DEFINITIONS, TERM: TRELLIS.

Trellis means a frame or structure of latticework used as a decorative feature which may be free-standing or attached to a structure.

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

3. THIS SUBMITTAL HAS ISSUES WITH THE GROUND AREA COVERAGE COMPUTATION, FLOOR AREA COVERAGE COMPUTATION, OPEN LANDSCAPE COMPUTATION, SETBACKS, ACCESSORY LOCATION, BUILDING SIZING, AND USE OF FLAT ROOF.

Preliminary Zoning Observation Report

GENERAL OBSERVATIONS

NOTE: THE FLOOR AREA CALCULATION, THE GROUND AREA COVERAGE CALCULATION, AND THE OPEN LANDSCAPE CALCULATION COULD NOT BE VERIFIED DUE TO MISSING INFORMATION DETAILED BELOW.

1. **PAGE A-07, LOT COVERAGE DIAGRAMS, PROVIDE THE VIEW OF THE FLOOR PLAN AND THE VIEW OF THE EXTERIOR ACCESSORIES (POOL, MECHANICAL EQUIPMENT, PATIOS, WALKWAYS, ETC.).**
2. **PAGE A-07, PROVIDE THE FLOOR AREA CALCULATION, INCLUDE, A DIAGRAM OF THE FLOOR PLANS AND INDICATE ALL THE AREAS THAT WERE COUNTED, THEIR SQUARE FOOTAGE, AND INCLUDE ANY ACCESSORIES IF APPLICABLE. ARTICLE 2, SECTION 2-101, D., #6, b. AND c.**
3. **PAGE A-07, PROVIDE A FLOOR AREA BREAKDOWN OF THE FOLLOWING AREAS TO ACCOUNT FOR THE F.A.R. GRAND TOTAL ON PAGE A-03: EXISTING SINGLE-FAMILY RESIDENCE, GARAGE, NEW COVERED TERRACE, NEW STORAGE BUILDING, AND NEW CABANA BUILDING.**
4. **PAGE A-07, PROVIDE THE GROUND AREA COVERAGE CALCULATIONS (35% & 45%), INCLUDE, A DIAGRAM OF THE BUILDING FOOTPRINT AND INDICATE ALL THE AREAS THAT WERE COUNTED, THEIR SQUARE FOOTAGE, AND INCLUDE ANY ACCESSORIES IF APPLICABLE. ZONING CODE ARTICLE 2, SECTION 2-101, D., #6, a.**
5. **PAGE A-07, PROVIDE A GROUND AREA COVERAGE BREAKDOWN OF THE FOLLOWING AREAS TO ACCOUNT FOR THE GROUND AREA COVERAGE GRAND TOTAL ON PAGE A-03: EXISTING SINGLE-FAMILY RESIDENCE, GARAGE, NEW COVERED TERRACE, NEW STORAGE BUILDING, NEW CABANA BUILDING, NEW SWIMMING POOL, AND NEW SPA.**
6. **PAGE A-07, PROVIDE THE OPEN LANDSCAPE CALCULATION, INCLUDE, A DIAGRAM OF THE SITE, INDICATE ALL THE GREEN AREAS THAT WERE COUNTED, AND INCLUDE GREEN AREA(S) SQUARE FOOTAGE. ARTICLE 5, SECTION 5-1105, B. ON THE OPEN LANDSCAPE DIAGRAM DO NOT FORGET THE PROPOSED ADDITION, SWIMMING POOL, AND SPA. NOTE, PROVIDED OPEN LANDSCAPE DIAGRAM DOES NOT SHOW THE ADDITION, SWIMMING POOL, AND SPA.**
7. **PAGE A-06, POOL AND SPA, IN NO CASE SHALL THE POOL BE LOCATED CLOSER TO THE FRONT STREET THAN THE MAIN RESIDENCE. ARTICLE 3, SECTION 3-308, D., #1.**
8. **PAGE A-10, PROPOSED ROOF PLAN, THE PROPOSED ADDITION FLAT ROOF WITHOUT A PARAPET IS NOT ALLOWED AS PROPOSED DUE TO THE LOCATION OF THE PROPOSED BUILDING BETWEEN TWO STREET VIEW AND THE BUILDING DOES NOT COMPLY WITH THE BUILDING STORIES REGULATION. ARTICLE 5, SECTION 5-502, A., B., AND F. NOTE, A PITCHED ROOF WILL COMPLY WITH THE ZONING CODE. ARTICLE 5, SECTION 505.**
9. **PAGE A-01, INDEX, RE-TITLE PAGE A-02, "SURVEY" TO PAGE A-02, "EXISTING SITE PLAN".**
10. **PAGE A-08, EXIST IN THE PLAN SET TWICE AS PAGE A-08, PROPOSED FLOOR PLAN AND PAGE A-08, PROPOSED ROOF PLAN, CORRECT PAGE NUMERATION.**
11. **PAGE A-01, INDEX, THE PROPOSED ROOF PLAN PAGE A-10, IS MISSING IN THE PLAN SUBMITTAL.**
12. **PAGE A-15, EXISTING IN THE PLAN SET TWICE AS PAGE A-15, MATERIAL BOARD AND PAGE A-15, TREE DEPOSITION PLAN, CORRECT PAGE NUMERATION.**
13. **PAGE A-01, INDEX, THE TREE DEPOSITION PLAN PAGE L-01, IS MISSING IN THIS PLAN SUBMITTAL.**
14. **PAGE A-06, PROVIDE A REQUIRED 15 FEET SIDE STREET SETBACK FROM THE HARDEE ROAD PROPERTY LINE TO THE COVERED TERRACE FLOOR EDGE. ARTICLE 2, SECTION 2-101, D., #4 AND #5.**
15. **PAGE A-08, PROVIDE THE FLOOR PLAN FOR THE OPEN ROOF TERRACE WITH THE TRELLIS.**
16. **PAGE A-06, PROVIDE A REQUIRED 15 FEET SIDE STREET SETBACK FROM THE MANITI PROPERTY LINE TO THE OPEN ROOF TERRACE STAIR LANDING. ARTICLE 2, SECTION 2-101, D., #4 AND #5.**

Preliminary Zoning Observation Report

17. **PAGE A-08, THE PROPOSED STORAGE BUILDING CANNOT EXCEED 50 SQUARE FEET OF FLOOR AREA; PROPOSED IS AT 123 SQUARE FEET, REDUCTION REQUIRED. ARTICLE 3, SECTION 3-310, A.**
18. PAGES A-01, AND A-08, THE COVERED TERRACE FLOOR SLAB CANNOT ENCROACH IN TO THE POOLS BODY OF WATER, RE-EXAMINE, ADJUST, DIMENSION, AND LABEL ACCORDINGLY.
19. PAGE A-06, PROVIDE A REQUIRED 15 FEET SIDE STREET SETBACK FROM THE MANITI PROPERTY LINE TO THE WATERS EDGE OF THE POOL; PROPOSED IS AT 10 FEET. ARTICLE 3, SECTION 3-308, D., #1, AND ARTICLE 2, SECTION 2-101, D., #4 AND #5.
20. **PAGE A-06, PROVIDE A 4 FEET HIGH WALL TO SCREEN THE POOL FROM THE STREET VIEW. THE C.G. BOARD OF ARCHITECT'S REVIEW WILL DETERMINE THE LINEAR LENGTH OF THE REQUIRED WALL TO SCREEN THE POOL FROM THE TWO SURROUNDING STREETS. ARTICLE 3, SECTION 3-308, E.**
21. PAGE A-09, RELABEL "POOL BATH" TO "CABANA". ARTICLE 3, SECTION 3-304.
22. PAGE A-06, PROPOSED SITE PLAN, PROVIDE THAT THE GATES THAT PROVIDE ACCESS TO THE POOL AREA ARE A MINIMUM OF 4 FEET IN HEIGHT, SELF-CLOSING, AND SELF-LATCHING, DIMENSION AND LABEL ACCORDINGLY. ARTICLE 3, SECTION 3-308, F.
23. PAGE A-06, PROPOSED SITE PLAN, PROVIDE A COMPLETE POOL ENCLOSURE WITHOUT GAPS, SEE THE GAP ON HARDEE STREET BETWEEN THE CBS WALL AND THE COLUMN THAT STARTS THE ALUMINUM PICKET FENCE (SEE THE OFFICE PLAN SET FOR CLARIFICATION). ARTICLE 3, SECTION 3-308, E.

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

REVIEWED BY: STEVEN RODRIGUEZ
CITY OF CORAL GABLES- ZONING DIVISION
EMAIL: SRODRIGUEZ@CORALGABLES.COM