



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 10/15/2020  
PROPERTY: 4120 UNIVERSITY DR  
FOLIO: 03-4119-001-4470  
ZONING DISTRICT: SFR  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 10/09/2020  
PERMIT NO.: **AB-20-10-6324**  
SCOPE OF WORK: NEW TWO STORY RESIDENCE

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

1. OBTAIN APPROVAL FROM THE BOARD OF ARCHITECTS FOR THE LOCATION OF THE DETACHED GARAGE IN ORDER TO EXCLUDE PROPOSED DETACHED GARAGE FROM FAR CALCULATIONS.

AS PER SECTION 4-101, SINGLE FAMILY RESIDENTIAL, NUMBER 10:

10. DETERMINATION OF MAXIMUM SQUARE FOOT FLOOR AREA. THE MAXIMUM SQUARE FOOT FLOOR AREA OF A SINGLE-FAMILY RESIDENCE SHALL BE THE SUM OF THE AREAS OF ALL THE FLOORS OF THE BUILDING OR BUILDINGS, AND SHALL INCLUDE ANY BUILDING AREA NOT SPECIFICALLY EXCLUDED BY THIS SECTION. THE BOARD OF ARCHITECTS MAY REQUIRE SUCH CHANGES IN THE PLANS AND SPECIFICATIONS FOR SINGLE-FAMILY RESIDENCES AS ARE NECESSARY OR APPROPRIATE TO THE MAINTENANCE OF A HIGH STANDARD OF CONSTRUCTION, ARCHITECTURE, BEAUTY, AND HARMONY WITH THE AESTHETIC QUALITY OF THE SURROUNDING NEIGHBORHOOD IN THE CARRYING OUT OF THE PROVISIONS OF THIS SECTION OF THE "ZONING CODE." THE DETERMINATION OF A BUILDING'S FLOOR AREA RATIO SHALL EXCLUDE THE FOLLOWING:

C. DETACHED ONE- AND TWO-STORY CARPORTS AND GARAGES LOCATED IN THE REAR YARD, OR WHERE DETERMINED BY THE BOARD OF ARCHITECTS, THAT IS LESS THAN OR EQUAL TO FOUR-HUNDRED (400) SQUARE FEET. ANY ADDITIONAL AREA WILL NOT BE EXCLUDED.

2. LOCATION OF THE GARAGE DOOR TO BE CONTEXTUALLY APPROPRIATE TO NEIGHBORHOOD CHARACTER AS APPROVED BY THE BOARD OF ARCHITECTS. (ARTICLE 4, SECTION 4-101, 12)

AS PER SECTION 4-101, NUMBER 12:

GARAGE DOORS AND CARPORTS. TO BE COMPATIBLE WITH NEIGHBORHOOD CHARACTER, THE BOARD OF ARCHITECTS SHALL APPROVE THE LOCATION OF GARAGE DOORS AND CARPORTS. IF THE GARAGE IS TURNED OR ANGLED, THE GARAGE MAY BE SET FORWARD OF THE FRONT

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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.

### GENERAL OBSERVATIONS

1. PROVIDE DEMOLITION PERMIT ALONG WITH THE HISTORIC SIGNIFICANCE LETTER FROM HISTORICAL RESOURCES DEPARTMENT.
2. PROVIDE A RECORDED COPY OF THE UNITY OF TITLE COVENANT FOR THIS PROPERTY, SHOULD YOU NEED TO APPLY, THE APPLICATION CAN BE FOUND AT:  
[HTTPS://WWW.CORALGABLES.COM/DEPARTMENTS/CITYATTORNEY/DOCUMENTS-AND-LEGAL-FORMS](https://www.coralgables.com/departments/cityattorney/documents-and-legal-forms). COPY AND PASTE THE LINK IN YOUR BROWSER.
3. PLANS MUST INCLUDE THE ZONING DATA WORKSHEET FOR 35% PERCENT GROUND AREA COVERAGE CALCULATIONS, 45% PERCENT TOTAL GROUND AREA COVERAGE CALCULATIONS AND F.A.R. CALCULATIONS AND OPEN LANDSCAPE CALCULATIONS. PLEASE SEE THE FOLLOWING SITE FOR AN EXAMPLE. [HTTPS://EVOGOV.S3.AMAZONAWS.COM/MEDIA/91/MEDIA/128367.PDF](https://evogov.s3.amazonaws.com/media/91/media/128367.pdf). COPY AND PASTE THE LINK IN YOUR BROWSER.
4. ON THE ZONING LEGEND PROVIDE THE 20% OPEN LANDSCAPE CALCULATION FOR THE FRONT YARD. AT LEAST TWENTY (20%) PERCENT OF THE REQUIRED FORTY (40%) PERCENT OF LANDSCAPE OPEN SPACE SHALL BE LOCATED IN THE FRONT YARD AREA. INDICATE REQUIRED AND PROPOSED. SEE ARTICLE 5, DIVISION 11. LANDSCAPING.
5. CLARIFY SIZE OF DETACHED GARAGE. GARAGE NEEDS TO BE COUNTED 100% ON FAR, 35% GROUND AREA COVERAGE CALCULATIONS AND ON 45 % TOTAL GROUND AREA COVERAGE CALCULATIONS.
6. 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.
7. SEE ZONING CODE, ARTICLE 5, SECTION 5-1602 FLAT ROOFS WITHOUT A PARAPET, PROPOSED FLAT ROOF FOR GAZEBO IS NOT ALLOWED.
8. PER ZONING CODE, SECTION 5-606 EXTERIOR WALLS- MATERIAL AND COLOR, ALL EXTERIOR MASONRY SURFACES SHALL BE STUCCOED AND PAINTED EXCEPT THOSE OF CORAL ROCK, STONED GLASS, CLAY BRICK. EXPOSED CONCRETE IS NOT ALLOWED BY CODE.
9. PER ZONING CODE, SECTION 5-607 EXTERIOR WALLS- FACING MATERIALS. WOOD FACINGS SHALL BE PERMITTED ON THE EXTERIOR WALLS OF SINGLE-FAMILY RESIDENCES IN THAT AREA OF CORAL GABLES LYING SOUTH OF THE CORAL GABLES DEEP WATERWAY AND EAST OF OLD CUTLER ROAD. PROPOSED WOODEN FACING IS NOT ALLOWED.
10. IF METAL GARAGE DOORS ARE USED, THEY SHALL BE PAINTED IN ACCORDANCE WITH THE PALETTE OF COLORS APPROVED BY THE BOARD. CLARIFY MATERIAL FOR PROPOSED GARAGE DOOR. IS IT WOOD OR METAL. SEE ZONING CODE, ARTICLE 5, SECTION 5-603 ARCHITECTURAL STYLE.
11. PER ZONING CODE, ARTICLE 5, SECTION 5-1402 GEOMETRIC STANDARDS FOR PARKING AND VEHICULAR USES. PROVIDE A MINIMUM INTERIOR LENGTH OF 22 FEET FOR PROPOSED GARAGE.
12. PER ZONING CODE, SECTION 5-1404. MATERIALS, CONSTRUCTION, AND DRAINAGE. LOOSE GRAVEL, PROVIDED THAT AREAS OF LOOSE GRAVEL ARE SET BACK FIVE (5) FEET FROM ALL PROPERTY LINES AND BORDERED BY ANOTHER PERMITTED DRIVEWAY MATERIAL.
13. PER ZONING CODE, ARTICLE 5, SECTION 5-118 PAVERS AND WALKWAYS. WALKWAYS SHALL BE PERMITTED IN THE REQUIRED SETBACK AREA NOT EXCEEDING FIVE (5) FEET IN WIDTH IN A SETBACK AREA.
14. SWIMMING POOL AS PROPOSED IS ENCROACHING ON THE LEFT SIDE SETBACK. ALL SETBACKS FOR SWIMMING POOLS SHALL BE MEASURED FROM THE WATER'S EDGE OF THE POOL TO THE NEAREST PROPERTY LINE IN QUESTION. SEE ZONING CODE, ARTICLE 5, SECTION 5-108 SWIMMING POOL.
15. NEW RESIDENCES MUST PROVIDE LANDSCAPE PLAN SHOWING ALL REQUIRED TREES AND SCRUBS. SEE ZONING CODE, ARTICLE 5, DIVISION 11.

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16. 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. SEE ZONING CODE, ARTICLE 5, SECTION 5-108 SWIMMING POOL AND/ OR SPA AND DIVISION 24 FOR WALL AND FENCES REGULATIONS. INDICATE HEIGHT, MATERIAL AND STYLE FOR THE COMPLETE POOL ENCLOSURE.

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

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