



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 05-11-2021 (SECOND REVIEW)- (FIRST REVIEW DATE: 10-15-2020)
PROPERTY: 4120 UNIVERSITY DRIVE
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 HOUSE

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

1. BOA REVIEW REQUEST FOR PROPOSED FACING MATERIALS: ROUGH CUT KEYSTONE, WOOD PAINTED HORIZONTAL RAINSCREEN CLADDING, EXPOSED CONCRETE, WOOD LOUVERS, GLASS RAILINGS.
 - A. PER ZONING CODE, 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 ARCHITECTURAL ELEMENTS OF EXTERIOR SURFACES OF THE STRUCTURE ARE COMPATIBLE. ALSO SEE SECTION 5-607 EXTERIOR WALLS-FACING MATERIALS.
 - B. PROPOSED WOOD FACING. PER ZONING CODE, SECTION 5-302 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.
 - C. AS PER SECTION 5-103. ARCHITECTURAL STYLE, NUMBER 8.
"EXPOSED CONCRETE OR MASONRY BLOCK SHALL NOT BE PERMITTED. WITH THE EXCEPTION OF SLUMP, RED OR OTHER BRICK, CRAB ORCHARD OR OTHER STONE AND ARCHITECTURALLY FORMED AND DETAILED CONCRETE, ALL MASONRY SURFACES SHALL BE STUCCOED." SEE PAGE A 200, ITEM NUMBER 01 ARCHITECTURAL CONCRETE.
3. OBTAIN APPROVAL FROM THE BOARD OF ARCHITECTS FOR THE LOCATION OF DETACHED GARAGE IN ORDER TO EXCLUDE PROPOSED DETACHED GARAGE FROM FAR CALCULATIONS. SEE SECTION 2-101 SINGLE FAMILY RESIDENTIAL, NUMBER 6. EXCLUSION OF DETACHED GARAGE OF FAR CALCULATIONS AND LOCATION. DETACHED ONE- AND TWO-STORY STRUCTURES LESS THAN OR EQUAL TO FOUR HUNDRED (400) SQUARE FEET WHERE THE GROUND LEVEL IS A CARPORT OR GARAGE. THE BOARD OF ARCHITECTS WILL APPROVE THE

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LOCATION AND REVIEW COMPATIBILITY WITH THE SURROUND AREA. ANY ADDITIONAL AREA WILL NOT BE EXCLUDED.

4. MECHANICAL EQUIPMENT LOCATION SHALL BE APPROVED BY THE CITY ARCHITECT OR BOARD OF ARCHITECTS. SEE SECTION 5-606 MECHANICAL EQUIPMENT LOCATION AND AESTHETICS STANDARDS.

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. AS PER SITE SPECIFICS, SECTION A-34 COUNTRY CLUB SECTION PART 5, A MINIMUM OF 30 FEET FRONT SETBACK IS REQUIRED. MINIMUM REAR SETBACK FOR SWIMMING POOLS IS FIVE FEET.
4. 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. INDICATE ALL AREAS COUNTED ON THIS CALCULATIONS AND A BREAK DOWN OF CALCULATIONS. PROVIDE DIMENSIONS. 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.
5. CLARIFY SIZE OF DETACHED GARAGE. GARAGE NEEDS TO BE COUNTED 100% ON FAR UNLESS SPECIFICALLY APPROVED BY BOARD OF ARCHITECTS. IT ALSO SHALL BE INCLUDED IN 35% GROUND AREA COVERAGE CALCULATIONS AND ON 45 % TOTAL GROUND AREA COVERAGE CALCULATIONS. SEE SECTION 2-101 SINGLE FAMILY RESIDENTIAL, NUMBER 6.
6. DETACHED ONE- AND TWO-STORY STRUCTURES LESS THAN OR EQUAL TO FOUR HUNDRED (400) SQUARE FEET WHERE THE GROUND LEVEL IS A CARPORT OR GARAGE. THE BOARD OF ARCHITECTS WILL APPROVE THE LOCATION AND REVIEW COMPATIBILITY WITH THE SURROUND AREA. ANY ADDITIONAL AREA WILL NOT BE EXCLUDED. SEE SECTION 2-101 SINGLE FAMILY RESIDENTIAL, NUMBER 6.
7. PROVIDE (45%) TOTAL GROUND AREA COVERAGE CALCULATIONS OCCUPY BY THE MAIN BUILDING AND ACCESSORY STRUCTURES. SEE SECTION 2-101 SINGLE FAMILY RESIDENTIAL, NUMBER 6. PROVIDE AREAS OF SWIMMING POOL, GAZEBO, AND DETACHED GARAGE.
8. 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. PROVIDE AREA OF PROPOSED COVERED TERRACES.
9. PER SECTION 5-503 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

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	AND SLOPED ROOF. INDICATE HEIGHT OF PARAPET. ALSO SEE ZONING CODE, ARTICLE 5, SECTION 5-502 FLAT ROOFS WITHOUT A PARAPET.
10.	ROOFS ON ACCESSORY OR AUXILIARY BUILDINGS SHALL CONFORM TO THE ROOF REQUIREMENTS FOR THE PRINCIPAL BUILDING. PER SECTION 5-505 PITCHED ROOFS.
11.	PER ZONING CODE, SECTION 5-301 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.
12.	PER ZONING CODE, SECTION 5-302 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 IN THE AREA.
13.	INDICATE DISTANCE FROM PROPERTY LINE TO PROPOSED DRIVEWAY. A MINIMUM OF 18 INCHES FROM PROPERTY LINE IS REQUIRED. SEE ARTICLE 10 PARKING AND ACCESS.
14.	LABEL STRUCTURE ENCROACHING ON THE LEFT SIDE SETBACK.
15.	NEW RESIDENCES MUST PROVIDE LANDSCAPE PLAN SHOWING ALL REQUIRED TREES AND SCRUBS. SEE ZONING CODE, ARTICLE 6, LANDSCAPING.
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 3-308 SWIMMING POOL AND WALLS AND FENCES 5-400.

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