



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 07-21-2021
PROPERTY: 4120 UNIVERSITY DRIVE
FOLIO: 03-4119-001-4470
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 10-12-2021
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

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

1. 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.
2. MECHANICAL EQUIPMENT LOCATION SHALL BE APPROVED BY THE CITY ARCHITECT OR BOARD OF ARCHITECTS. SEE SECTION 5-606 MECHANICAL EQUIPMENT LOCATION AND AESTHETICS STANDARDS.
3. THE BOARD OF ARCHITECTS NEEDS TO INDICATE THAT THEY ARE APPROVING THE DETACHED GARAGE LOCATIONS IN ORDER FOR IT TO BE EXEMPT FROM FAR CALCULATIONS. SEE SECTION 2-101 SINGLE FAMILY RESIDENTIAL, NUMBER 6, LETTER C.

GENERAL OBSERVATIONS

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4. PLANS NEED TO BE SIGNED BY THE ARCHITECT OF RECORD.
5. PROVIDE DEMOLITION PERMIT.
6. THE UNITY OF TITLE NEED TO BE FILED WITH THE CITY AND SIGNED BY THE CIT ATTORNEYS' OFFICE. IF 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.
7. NEED TO RE-EVALUATE FAR CALCULATIONS PROVIDED. AREA OF CABANA BATH AND STORAGE AREA HAS TO BE INCLUDED ON FAR CALCULATIONS. RE-EVALUATE SECOND FLOOR SQUARE FOOTAGE PROVIDED, COMPARE SQUARE FOOTAGE PROVIDED ON THR FLOOR AREA BREAK DOWN WITH DIMENSIONS PROVIDED ON PAGE A 102 FOR THE SECOND FLOOR.
8. FLOOR SPACE IN 1 STORY ROOFED TERRACES AND ONE- OR TWO-STORY PORCHES 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. ON THE REQUIRED COVENANT LIST ALL PROPOSED AREAS.
9. PROVIDE A TREE SURVEY.
10. NEW RESIDENCES MUST PROVIDE LANDSCAPE PLAN SHOWING ALL REQUIRED TREES AND SCRUBS. SEE ZONING CODE, ARTICLE 6, LANDSCAPING.
11. PROVIDE A COMPLETE POOL ENCLOSURE. INDICATE HEIGHT MATERIAL AND STYLE OF FENCES AND GATE FOR POOL ENCLOSURE. FENCES NEED TO ENCLOSE THE ENTIRE AREA OF THE POOL. SEE PREVIOUS COMMENT GIVEN FOR POOL ENCLOSURE. SECTION 3-308 SWIMMING POOL AND WALLS AND FENCES 5-400.
12. ON THE SITE PLAN INDICATE ROOF PROJECTIONS ON THE REQUIRED SETBACKS. PER SECTION 5-509 ROOF PROJECTIONS, ON SETBACKS FROM FIVE (5) FEET TO TEN (10) FEET, ROOFS MAY PROJECT NOT MORE THAN TWO-AND-ONE-HALF (2½) FEET INTO THE REQUIRED MINIMUM SETBACK AREA.
13. INDICATE WIDTH OF PROPOSED LANDING ON THE LEFT SIDE AND STEPS ON THE REQUIRED SIDE SETBACK.

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

REVIEWED BY: ELISA DARNA
EMAIL: EDARNA@CORALGABLES.COM
CITY OF CORAL GABLES- ZONING DIVISION