

Responses to the City of Coral Gables Comments - Planing-Zoning Review

Kohan Private Residence

Project Address: 3150 Columbus Boulevard, Coral Gables, FL. 33134

AB-21-03-7828

Folio Number: # 03-4118-003-1590 - May 21th, 2021

No.	Comment	Referenced Sheet #	Reviewer	Responses
			Steven Rodriguez	
1	PAGE A-100, PROVIDE THE 35 FEET FRONT SETBACK ON THE ANASTASIA AVE PROPERTY LINE AS PER APPENDIX-A, SECTION A-30, COUNTRY CLUB SECTION PART 1, B., #2.			NOTED
2	PAGE A-100, PROVIDE THE WIDTH OF ALL THE PAVER WALKWAYS (MAX WIDTH 5 FT. WHERE APPLICABLE). ARTICLE 5, SECTION 5-311.	A-100 / A-101		PROVIDED. REFER TO PAVER WALKWAYS DIMENSIONS ON SITE PLAN AND GROUND FLOOR PLAN
3	PAGE A-100, LABEL THE FENCE TYPE TO BE USED ON THE WEST SIDE LINE; ALSO, INCLUDE THE HEIGHT OF THE FENCE. ARTICLE 5, SECTION 5-403.	A-100 / A-101 / A-201		PROVIDED. WALL PROPOSED TO BE WOOD, 5 FEET HEIGHT. REFER TO WEST SIDE PROPERTY LINE FENCE/WALL LABEL ON SITE PLAN, GROUND FLOOR PLAN AND ELEVATIONS.
4	PAGE A-101, PROVIDE A 10 FEET SEPARATION FROM THE LAUNDRY ROOM DOORWAY TO THE GENERATOR. ARTICLE 5, SECTION 3-317, A.	A-101		PROVIDED. LAUNDRY ROOM DOORWAY IS LOCATED 14'-0" FROM GENERATOR. REFER TO UPDATED GROUND FLOOR PLAN FOR DIMENSION
5	PAGE A-100, THE 4 FEET HIGH GLASS POOL ENCLOSURE IS NOT ALLOWED DUE TO MATERIAL; REPLACE WITH A METAL OR ALUMINUM PICKET STYLE FENCE. ARTICLE 5, SECTION 5-401.	A-100 / A-101 / A-200- A-201		NOTED. POOL WALL ENCLOSURE HAS BEEN UPDATED TO 4'-0" HEIGHT ALUMINUM VERTICAL FENCE. TO MATCH COLOR AND HEIGHT OF VERTICAL FENCE AT PROPERTY LINE. REFER TO SITE PLAN, ELEVATIONS AND 3D PERSPECTIVES
6	PAGE A-100, PROVIDE A CONTINUES 4 FEET HIGH WALL TO SCREEN THE POOL FROM THE STREET VIEW (COLUMBUS). ARTICLE 3, SECTION 3-308, E.			NOTED. 4'-0" ALUMINUM FENCE/MASONRY WALL AND DENSE LANDSCAPE WILL PROVIDE FULL SCREEN OF POOL FROM THE STREET
7	PAGE A-100, PROVIDE COLUMNS ON THE PERIMETER FENCE AS PER ARTICLE 5, SECTION 5-401, C.	A-001 / A-003 / A-200 / A-201		NOTED. TO EMPHASIZE THE MAIN ENTRANCE AT PROPERTY WALL A 3'-0" EXTRA SETBACK AND 6'-0" HEIGHT MASONRY WALL HAS BEEN PROVIDED. REFER TO UPDATED ELEVATIONS AND RENDERS
8	PAGE A-100, PROVIDE THAT THE WALL SECTIONS WITHIN THE TRIANGLE OF VISIBILITY DO NOT EXCEED A HEIGHT OF 2.5 FEET. ILLUSTRATE, DIMENSION, AND LABEL ACCORDINGLY. ARTICLE 10, SECTION 10-106, A., #1.	A-001 / A-003 / A-200 / A-201		PROVIDED. REFER TO UPDATED SITE PLAN, GROUND FLOOR PLAN AND ELEVATIONS FOR DIMENSIONS REQUESTED. PERSPECTIVES, RENDERS AND ELEVATIONS ILLUSTRATES THE SEE THROUGH CONDITION OF FENCE ALONG VISIBILITY TRIANGLES
9	PAGES A-100 AND A-101, THE HAVANA PORCH IS NOT ALLOWED CLOSER TO THE STREET THEN THE MAIN RESIDENCE. ARTICLE 3, SECTION 3-301, C.	A-101		NOTED. HAVANA PORCH HAS BEEN RENAMED TO ENTRY PORCH. THIS AREA IS ATTACHED TO THE BUILDING. REFER TO GROUND FLOOR PLAN FOR UPDATED LABEL
10	PAGE A-101, THE MINIMUM LENGTH OF THE GARAGE SHALL BE 22 FEET; THE PROPOSED IS AT 20.75 FEET, ADJUST GARAGE ACCORDINGLY. ARTICLE 10, SECTION 10-102, A., #4, a.	A-101		PROVIDED. GARAGE LENGTH HAS BEEN ADJUSTED TO 22'-0". REFER TO GROUND FLOOR PLAN FOR DIMENSION
11	PAGE A-101, PROVIDE A NOTE ON THE PLANS STATING THAT, "THE WATER FEATURE WILL NOT EXCEED A DEPTH OF 18 INCHES. ARTICLE 5, SECTION 5-312.	A-101		PROVIDED. WATER FEATURE HAS A MAXIMUM DEPTH OF 18". REFER TO GROUND FLOOR PLAN FOR NOTE
12	PAGE A-014, PROVIDE THE FRONT YARD OPEN LANDSCAPE CALCULATION AS PER ARTICLE 6, SECTION 6-105, A., #1.	A-014		PROVIDED. REFER TO UPDATED LANDSCAPE OPEN AREA DIAGRAM #4 (SHEET A-014) FOR CALCULATIONS
13	PAGES A-014 AND A-101, THE FLOOR AREA CALCULATION IS OVER THE ZONING DATA SECTION DID NOT ACCOUNT FOR THE 1ST FLOOR COVERED TERRACES AND THE 1ST FLOOR COVERED ENTRY (ANASTASIA); HOWEVER, PROVIDE THE TERRACE ENCLOSURE COVENANT FOR A SQUARE FEET DEDUCTION AS PER ARTICLE 2, SECTION 2-101, D., #6, c., (a.).			NOTED
14	WITH THE FINAL PLAN SUBMITTAL, FILE A TERRACE ENCLOSURE GENERAL COVENANT WITH THE C.G. CITY ATTORNEYS OFFICE 305-460-5338, CONCURRENT WITH THE FINAL PERMIT APPLICATION PLAN SUBMITTAL (AS PER THE C.G. ZONING CODE ARTICLE 2, SECTION 2-101, D., #6, c., [a.]). COVENANT APPLICATION WEB LINK: https://www.coralgables.com/media/City%20Attorney/Forms/General%20Restrictive%20Covenant.pdf			NOTED
15	PAGE A-014, ZONING DATA SECTION: LOT COVERAGE LEGEND AND DIAGRAM, PROVIDE A GROUND AREA COVERAGE BREAK-DOWN OF THE FOLLOWING BUILDING AREAS (INCLUDE THE EXTERIOR WALLS): 1ST FLOOR LIVING AREA (INCLUDING THE STAIRWAY & ELEVATOR). GARAGE, SIDE COVERED ENTRY, HAVANA COVERED PORCH, POOL SIDE COVERED TERRACE/BREEZEWAY, AND SWIMMING POOL COMPLETE BODY OF WATER (NOTE, PAGE A-101, DOES NOT INCLUDE THE EXTERIOR WALLS).	A-014		PROVIDED. REFER TO UPDATED LOT COVERAGE DIAGRAM #3 (SHEET A-014) FOR GROUND AREA COVERAGE BREAK DOWN AREAS
16	PAGE A-101, FLOOR PLAN, PROVIDE COMPLETE EXTERIOR DIMENSIONS TO BE ABLE TO CALCULATE THE GROUND AREA COVERAGE. NOTE: THE GROUND AREA COVERAGE COULD NOT BE VERIFIED; SEE COMMENT #15 AND THE OFFICE PLAN SET PAGE A-014.	A-014		PROVIDED. REFER TO UPDATED LOT COVERAGE DIAGRAM #3 (SHEET A-014) FOR OVERALL EXTERIOR DIMENSIONS
17	WITH THE FINAL PLAN SUBMITTAL, PROVIDE A COPY OF THE RECORDED UNITY OF TITLE COVENANT FOR THIS PROPERTY. IF, YOU NEED TO APPLY SEE THIS WEB LINK FOR INSTRUCTIONS AND THE COVENANT APPLICATION: https://www.coralgables.com/departments/CityAttorney/documents-and-legal-forms STEVEN RODRIGUEZ ZONING DIVISION EMAIL: SRODRIGUEZ@CORALGABLES.COM			NOTED