



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 02-17-2021
PROPERTY: 5577 ARBOR LN
FOLIO: 03-5106-012-0050
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 02-17-2021
PERMIT NO.: **AB-21-01-5670**
SCOPE OF WORK: ADDITION AND REMODELING.

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

NOT OK FOR BOA AS PER COMMENT 4 AND 5 UNDER GENERAL OBSERVATIONS.

1. BOA REVIEW REQUEST WORK PROPOSES TO CHANGE ELEVATION STYLE FROM CLASICAL TO TROPICAL MODERN.
AS PER ZONING CODE, SITE SPECIFICS FOR SNAPPER CREEK LAKES SUB SECTION A-94-2- SNAPPER CREEK LAKES SUB WHICH REFERS TO SECTION A-56 HAMMOCK LAKES.
The Hammock Lakes area is that neighborhood which is commonly known as Hammock Lakes and which was annexed into the City on July 31, 1996. (3247, 3495)
A. Architectural type. The primary architectural feature of Hammock Lakes is the landscape, which includes irregular topography, two lakes, stands of gumbo limbos, oaks, and other native vegetation. A predominant part of the landscape is the use of native coral rock in slabs as fence material or as individual landscape boulder type decoration. Homes are built in the classical contemporary style; however, there are homes built in other classical styles. It shall be the duty of the Board of Architects to insure that any addition to an existing structure in the Hammock Lakes area be consistent with the existing architecture of the structure and any new buildings must be compatible with the landscape environs and the architecture of neighboring structures.
2. BOA REVIEW REQUEST. DRIVEWAY WIDTH EXCEEDING 11 FEET.
AS PER SECTION 4-101, #13, DRIVEWAYS AND ASSOCIATED CURB-CUTS SHALL ONLY BE PERMITTED WHEN PROVIDING ACCESS TO A GARAGE, CARPORT OR PORTE COCHERE. DRIVEWAYS AND CURBCUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. A MAXIMUM INCREASE SIZE OF EIGHTEEN (18) FEET WILL BE ALLOWED WITH BOARD OF ARCHITECTS APPROVAL.
A. PROPOSED DRIVEWAY AND CURBCUT PROVIDING ACCESS FROM THE FRONT STREET IS NOT LEADING TO A GARAGE.
B. WIDTH OF PROPOSED DRIVEWAYS AND CURB-CUTS.
3. BOA REVIEW REQUEST. REVIEW OF FINISHES AND PRODUCTS.

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PER ZONING CODE, ARTICLE 5, SECTION 5-602 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.

GENERAL OBSERVATIONS

1. PROVIDE A SURVEY AFFIDAVIT. IF SURVEY IS OLDER THAN 5 YEARS OLD BUT REFLECT THE EXISTING CONDITIONS OF THE PARCEL, THEN AN AFFIDAVIT COULD BE SUBMITTED TO USE THAT SURVEY. AFFIDAVIT CAN BE FOUND AT: <https://evogov.s3.amazonaws.com/media/91/media/128398.pdf>
2. ON THE FLOOR PLAN PROVIDE EXISTING AND PROPOSED ELEVATION. PROVIDE A CURRENT SURVEY SHOWING ELEVATIONS.
3. AS PER SITE SPECIFICS UP TO FIVE A (5%) PERCENT GROUND AREA COVERAGE OF THE REAR YARD MAY BE USED FOR ACCESSORY USES AND STRUCTURES. INDICATE COMPLIANCE WITH THIS SECTION.
4. AS PER DEFINITIONS SINGLE FAMILY RESIDENCE CONSTITUTE A HOME IN WHICH ALL LEAVING ROOMS ARE ACCESSIBLE TO EACH OTHER FROM WITHIN THE BUILDING, AND IN WHICH THE USE AND MANAGEMENT OF ALL SLEEPING QUARTERS, ALL APPLIANCES FOR COOKING, VENTILATING, HEATING OR LIGHTING ARE UNDER ONE CONTROL. PROPOSED MODIFICATION OF REAR STRUCTURE MUST COMPLY WITH DEFINITIONS.
5. GUEST HOUSE ARE ONLY ALLOWED ON RESIDENTIAL ESTATE. SEE SECTION 5-105 GUESTHOUSE, SEE ARTICLE 8 DEFINITIONS, RESIDENTIAL ESTATE AND SEE SECTION 6-202 EXTENSION OR EXPANSION OF NONCORMING USE.
6. AS PER PERMIT NUMBER 97110463 A TRELLIS WAS PERMITTED BETWEEN THE MAIN BUILDING AND THE EXISTING GUEST HOUSE VERSUS PLANS INDICATING COVERED TERRACE.
7. INDICATE REQUIRED FAR CALCULATIONS.
8. ALL EXTERIOR WALLS OF ALL BUILDINGS SHALL BE CONSTRUCTED OF CONCRETE, GLASS BLOCK, POURED CONCRETE, STONE, HOLLOW TILE, CORAL ROCK OR CLAY BRICK. SEE ZONING CODE, ARTICLE 5, SECTION 5-606 EXTERIOR WALLS- MATERIAL AND COLOR. SHEET A 3.1 SHOWS METAL CLADDING WYTH GLASS WALL.
9. PROVIDE AREA AND DEPTH OF PROPOSED WATER FEATURES. IF PROPOSED WATER FEATURES AREA IS MORE THAN TWO HUNDRED FIFTY (250) SQUARE FEET AND A DEPTH OF MORE THAN 18 INCHES IT HAS TO COMPLY WITH POOL ENCLOSURE REQUIREMENTS. SEE ZONING CODE, DEFINITIONS FOR SWIMMING POOL AND SECTION 5-108 SWIMMING POOL.
10. NEW CONCRETE TILE ROOF HAS BEEN PROPOSED. AS PER SITE SPECIFICS, ROOF MATERIALS OF NEW AND EXISTING STRUCTURES SHALL USE MATERIALS WHICH ARE CONSISTENT WITH THE ROOF MATERIALS WHICH HAVE BEEN USED FOR THE EXISTING BUILDINGS IN THE HAMMOCK LAKES AREA. INDICATE PROPOSED ROOF MATERIAL.
11. ALL PLANS THAT SHOW A POOL MUST COMPLY WITH POOL ENCLOSURE REQUIREMENTS PER ZONING CODE, SECTION 5-108 SWIMMING POOL AND DIVISION 24 FOR WALL AND FENCES REGULATIONS. POOL MUST BE SURROUNDED BY A PROTECTIVE WALL OR FENCE FOUR (4) FEET IN HEIGHT. GATES IN THE PROTECTIVE FENCE AND/OR WALL SHALL BE THE SPRING LOCK TYPE, SO THAT THEY SHALL AUTOMATICALLY BE IN A CLOSED AND FASTENED POSITION AT ALL TIMES.

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

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CITY OF CORAL GABLES- ZONING DIVISION

97110463 A TRELLIS