



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 6/14/21
PROPERTY ADDRESS: 641 LEUCADENDRA DR.
FOLIO: 03-4132-019-0400
ZONING DISTRICT: SFR.
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 3/23/21
PERMIT NO.: **AB-21-05-8020**
SCOPE OF WORK: 2 STORY SFR AND ACCESSORIES.

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

1. BOA RECOMMENDATION REQUEST TO THE D.R.O., PAGE A1.1, ON DETACH BUILDING COVERED CONNECTION TO MAIN RESIDENCE. ARTICLE 16, DEFINITIONS, TERM: SINGLE-FAMILY RESIDENCE.

Z-CODE SECTION:

Single-family residence means a building used or designated to be used as a home or residence in which all living 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, and to be occupied by one family plus servants, who are living and cooking as a single household.

2. BOA REVIEW REQUEST, PAGE A1.0, DRIVEWAY LAYOUT. ARTICLE 2 SECTION 2-101, D., #10, c.

Z-CODE SECTION:

Driveways. Driveways and associated curb-cuts shall only be permitted when providing access to a garage, carport or porte-cochere. Building sites less than one-hundred (100) feet of street frontage shall be limited to one (1) curb-cut. To accommodate street trees and minimal sidewalk disruption, driveways and curb-cuts shall not exceed eleven (11) feet in width within the public right-of-way. An existing condition may require the need to allow driveways and curb-cuts within the public right-of-way to exceed eleven (11) feet in width as determined by the Board of Architects but in no case shall it exceed eighteen (18) feet in width. Where an alley or side street is present, curb-cuts or driveways with access provided from the front property line shall be reviewed by the Board of Architects.

GENERAL OBSERVATIONS

1. PAGE A1.0, PROPOSED SITE PLAN, PROVIDE THE DISTANCE FROM THE FRONT PROPERTY LINE TO THE CLOSEST EDGE OF THE DRIVEWAY PARKING AREA (MIN. DISTANCE REQUIRED IS 5 FT.).
ARTICLE 10, SECTION 10-103, B., #4, b.

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2. PAGE A1.0, PROPOSED SITE PLAN, PROVIDE THE DISTANCE FROM THE SIDE PROPERTY LINES TO THE CLOSEST EDGE OF THE DRIVEWAY (MIN. DISTANCE REQUIRED IS 5 FEET). ARTICLE 10, SECTION 10-103, B., #4, b.
3. PAGE A1.0, PROPOSED SITE PLAN, LABEL ALL FENCES AND WALLS ON THE SAID PROPERTY, INCLUDE, THE TYPE, MATERIAL, AND HEIGHT. ALSO, PROVIDE A FENCE AND WALL ELEVATION DETAIL. ARTICLE 5, SECTION 5-300.
4. PAGE A1.0, PROPOSED SITE PLAN, PROVIDE THE WIDTH OF THE NORTH SIDE WALKWAY (MAX. WIDTH ALLOWED IS 5 FEET). ARTICLE 5, SECTION 5-311. c.
5. PAGE A1.0, PROPOSED SITE PLAN, PROVIDE THE WIDTH OF THE WALKWAY AROUND THE POOL.
6. PAGES A2.0 AND A2.3, LABEL ALL ROOMS (LIVING ROOM, BEDROOM, LIVING ROOM, ETC.).
7. PAGE A2.1, PROVIDE THE WIDTH AND THE LENGTH OF THE GARAGE FLOOR AREA. ARTICLE 10-102, A., #4, b.
8. PAGE A1.1, FLOOR AREA CALCULATION, THE COVERED TERRACES ARE NOT INCLUDED IN THE FLOOR AREA COMPUTATION; THUS, PROVIDE THE REQUIRED TERRACE ENCLOSURE COVENANT AS PER ARTICLE 2, SECTION 2-201, D., #6, c.
9. WITH THE FINAL PERMIT APPLICATION PLAN SUBMITTAL, FILE A TERRACE ENCLOSURE GENERAL COVENANT WITH THE C.G. CITY ATTORNEY'S 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>
10. PAGE A1.1, FLOOR AREA CALCULATION, THE LOT AREA USED FOR THE CALCULATION IS INCORRECT, RE-EXAMINE AND PROVIDE A NEW COMPUTATION.
- 11. PAGE A-2.0, THE DETACH GYM BUILDING IS NOT ALLOWED WITHOUT AN INTERIOR CONNECTION FROM THE MAIN RESIDENCE. ARTICLE 16, DEFINITIONS, TERM: SINGLE-FAMILY RESIDENCE. HOWEVER, ACCESSORY USES, BUILDINGS, OR STRUCTURES CUSTOMARILY ASSOCIATED WITH PERMITTED USES WITHIN THIS ZONING DISTRICT MAY BE PERMITTED SUBJECT TO DEVELOPMENT REVIEW OFFICIAL REVIEW AND APPROVAL. ARTICLE 2, SECTION 2-101, B., #2.**
12. PAGE A2.3, PROVIDE A DETAIL OF THE LATTICE ROOF OVERHANG ON THE FRONT DOORS AREA.
13. WITH THE FINAL PLAN SUBMITTAL PROVIDE A HALF-SIZE PLAN SET.
14. PAGE A1.0, PROPOSED SITE PLAN, PROVIDE A NOTE ON THE PLANS STATING THAT THE GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL AREA ARE SELF-CLOSING AND SELF-LATCHING.

NOTE TO APPLICANT: CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE TIME THE FINAL SUBMITTAL IS PROVIDED.

REVIEWED BY: STEVEN RODRIGUEZ
CITY OF CORAL GABLES- ZONING DIVISION
EMAIL: SRODRIGUEZ@CORALGABLES.COM