



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 06/29/21
PROPERTY: 8525 OLD CUTLER ROAD
FOLIO: 03-4132-019-0040
ZONING DISTRICT: S.F.R.
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 06/23/21
PERMIT NO.: AB-21-06-8294
SCOPE OF WORK: NEW RESIDENCE

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

- 1. DRIVEWAY WIDTH TO BE APPROVED BY BOARD OF ARCHITECTS. AS PER SECTION 2-101, #10, 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.**
- 2. PROPOSED CAPTAINS QUARTERS IS NOT AN APPROVED ACCESSORY STRUCTURE. THE BOARD OF ARCHITECTS CAN RECOMMEND APPROVAL TO THE DEVELOPMENT REVIEW OFFICIAL FOR ACCESSORY STRUCTURE. ZONING CODE HAS AN ALLOWANCE FOR A BOAT HOUSE, HOWEVER, AS PER DEFINITIONS THIS IS AN ACCESSORY STRUCTURE WHICH IS ENCLOSED OR PARTIALLY ENCLOSED AND IS PRIMARILY DESIGNED FOR THE USE AND STORAGE OF PRIVATE WATERCRAFT AND MARINE-RELATED EQUIPMENT.**
- 3. PROPOSED CABANA STRUCTURE DOES NOT COMPLY WITH THE ZONING CODE ALLOWANCE FOR A DETACHED STRUCTURE. THE BOARD OF ARCHITECTS CAN RECOMMEND APPROVAL TO THE DEVELOPMENT REVIEW OFFICIAL FOR ACCESSORY STRUCTURE. PROPOSED CABANA TERRACE EXCEED THE OPEN-AIR GAZEBO ALLOWANCE OF THREE HUNDRED (300) SQUARE FEET. CABANA STORAGE ROOM WILL NOT BE ALLOWED TO EXCEED fifty (50) SQUARE FEET OF FLOOR AREA, COMPUTED FROM THE INSIDE WALL-TO-WALL DIMENSIONS (SECTION 3-310, A).**

GENERAL OBSERVATIONS

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4. TENNIS COURT WILL NOT BE ALLOWED IN PROPOSED LOCATION. AS PER GABLES ESTATES SITE SPECIFICS TENNIS COURTS WILL BE PROHIBITED IN THE FRONT YARD. AS PER DEFINITIONS THE FRONT YARD MEANS THE UNOCCUPIED AREA BETWEEN THE FRONT PROPERTY LINE AND THE MAIN BUILDING AND EXTENDING ACROSS THE FULL WIDTH OF THE LOT.
5. AS PER ZONING CODE SECTION 3-311, B, THE TENNIS COURT SHALL NOT BE LOCATED BETWEEN THE MAIN BUILDING AND THE STREET OR CLOSER TO THE STREET THAN THE MAIN BUILDING.
6. PROPOSED DRIVEWAYS THAT DO NOT PROVIDING ACCESS TO A GARAGE, CARPORT OR PORTE-COCHERE WILL NOT BE ALLOWED. AS PER ZONING CODE SECTION 2-101, #10, DRIVEWAYS AND ASSOCIATED CURB-CUTS SHALL ONLY BE PERMITTED WHEN PROVIDING ACCESS TO A GARAGE, CARPORT OR PORTE-COCHERE.
7. PROPOSED DETACHED TENNIS PAVILION WILL NOT BE ALLOWED. AS PER ZONING CODE SECTION 3-301, B, NO ACCESSORY BUILDING OR STRUCTURE MAY BE LOCATED IN THE AREA BETWEEN THE STREET AND THE MAIN RESIDENTIAL BUILDING OR ANY PART THEREOF.
8. AS PER ZONING CODE SECTION 3-301, C, IN NO CASE SHALL AN ACCESSORY BUILDING OR STRUCTURE BE LOCATED CLOSER TO THE FRONT OR SIDE STREET OF A LOT OR BUILDING SITE THAN THE MAIN OR PRINCIPAL BUILDING.
9. NEED TO IDENTIFY WALL PORTION ABOVE THE TIE BEAM ON PROPOSED POOL PAVILION. ALL VERTICLE WALL SURFACE MUST COMPLY WIITH SECTION 5-301. GABLE END WILL NOT BE ALLOWED, WALL MUST BE CONSTRUCTED OF CONCRETE, GLASS BLOCK, POURED CONCRETE, STONE, HOLLOW TILE, CORAL ROCK OR CLAY BRICK.
10. LANDSCAPE PLANS SHOW A POOL. PLANS THAT SHOW A POOL MUST SHOW A ZONING CODE APPROVED POOL ENCLOSURE WITH ALL GATES SELF-CLOSING AND SELF-LATCHING.
11. NEED TO IDENTIFY DRIVEWAY MATERIAL AT THE ENTRANCE. SHEET A-100.1 INDICATES "GRAVEL", AS PER SECTION 10-104, #6, LOOSE GRAVEL WILL BE PERMITTED AS A DRIVEWAY MATERIAL PROVIDED THAT AREAS OF LOOSE GRAVEL ARE SET BACK FIVE (5) FEET FROM ALL PROPERTY LINES AND BORDERED BY ANOTHER PERMITTED DRIVEWAY MATERIAL.
12. PLANS SHOW PROPOSED WOOD DECK. NEED TO PROVIDE DETAILS OF WOOD DECK. SEE SECTION 5-310 FOR A LIST OF REQUIREMENTS.
13. NEED TO INDICATE ROOF MATERIAL (ROOF TILE?).

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

REVIEWED BY: ERICK R TEJERA
EMAIL: ETEJERA@CORALGABLES.COM
CITY OF CORAL GABLES- ZONING DIVISION

GABLES ESTATES NO 2 PB 60-37 LOT 4 BLK A

Section A-48-1 Gables Estates.

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The following site specific regulations shall apply to the Gables Estates neighborhood.

- A. Height of residences in flood hazard district. That portion of a single-family residence located above the garage in the coastal flood hazard district may in no case be more than one (1) story in height, and may be one (1) story in height, subject to the following conditions and restrictions:
 - 1. That the residence shall not exceed two and one-half (2½) stories in height.
 - 2. That the residence shall not exceed a height of forty-two (42) feet above established grade including ridgeline, domes, steeples, towers, cupolas, chimneys, decorative features, and other similar structures.
 - 3. That the additional building height from thirty-nine (39) feet to forty-two (42) feet shall be limited to properties with a minimum required side setback of thirty (30) feet or greater.
 - 4. That Lots 17 and 22 through 26, Block A and Lots 7, 16, 24 and 54, Block B shall be exempt from the thirty (30) foot side setback limitation required in item 3 of this subsection.
- B. Determination of maximum square foot floor area. In addition to the general requirements for the determination of the maximum square foot floor area found in Section [2-101.6\(c\).](#), the following shall not be computed in the determination of the maximum square foot floor area:
 - 1. Floor space in carports and porte-cocheres.
- C. Garage, private or garage apartment. A private garage, or garage apartment providing living quarters for the use only of members of the family living in the main residence building or servants employed on the premises, will be permitted as an auxiliary-use. Occupancy of garage apartments shall be limited to members of the family living in the main residence or to servants employed on the premises. Only one (1) private garage or garage apartment attached to the main residence and one (1) detached private garage or garage apartment shall be permitted upon the building site occupied or used by the main residence. No kitchen or cooking facilities shall be permitted in private garage or garage apartment. Garage doors shall not be permitted on the front elevation of a residence.
- D. Davits – Number. Two (2) sets of davits shall be permitted, subject to complying with all other requirements of Section [3-705](#) “Davits, Watercraft Lifts and Floating Watercraft Lifts.” The second set of davits shall only be permitted on properties with water frontage of one hundred (100) feet or more.
- E. Cabana – Size. A Cabana may have a maximum area of three-hundred (300) square feet, subject to complying with all other requirements of Section [3-304](#) “Cabana.”

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- F. Tennis Courts – Setbacks. Subject to complying with all other requirements of Section [3-311](#) “Tennis Courts” the setbacks for illuminated tennis courts and non-illuminated tennis courts shall be as follows.
1. **Illuminated tennis courts are restricted from front and side street yards**, and shall be required to comply with the minimum setback requirements required for the principal building.
 2. **Non-illuminated tennis courts are restricted from front and side street yards**. Non-illuminated tennis courts shall have a minimum side setback of ten (10) feet for each interior side, and shall comply with the rear setback requirements for the principal building. In those cases where the back nets of the tennis courts are retractable, a minimum setback of ten (10) feet, from the rear and waterway will be permitted. All retractable back nets shall be retracted when the tennis court is not in use.
- G. Entry gates and columns – height. Entry gates and columns shall not exceed a height of eight (8) feet.
- H. Mooring piles – height. Mooring piles shall not exceed a height of fourteen (14) feet over the mean water line, or as required by the Federal Emergency Management Agency (FEMA).

Section A-49 - Gables Estates No. 2.

A. Setbacks-Minimum **front**.

1. Lots 17 and 22 through 26, inclusive, Block A, and Lots 7, 16, 23, 24 and 54, Block B-Thirty-five (35) feet.
2. **Lots 1 through 16**, inclusive; Lots 18 through 21, inclusive; and Lots 27 through 38, inclusive, all in Block A and Lots 1 through 6, inclusive; Lots 8 through 15, inclusive; Lots 17 through 22, inclusive; Lots 25 through 53, inclusive; and Lot 56, all in Block B and Lots 1 and 2, Block C-**Fifty (50) feet**.

B. Setbacks-Minimum **side**.

1. Lot 1, Block A-Fifty (50) feet from Arvida Parkway (side street)-30 feet from inside property line.
2. Lot 5, Block A-Fifty (50) feet from Casuarina Concourse (side street)-30 feet from inside property line.
3. Lots 2, 3, **4** and 6 through 16, inclusive; Lots 18 through 21, inclusive; Lots 27 through 38, inclusive, all in Block A, Lots 1 through 6, inclusive; Lots 8 through 15, inclusive; Lots 17 through 22, inclusive; Lots 25 through 53, inclusive; and Lot 56, all in Block B, and Lot 1, Block C-**Thirty (30) feet**.

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4. Lot 2, Block C-Fifty (50) feet from Leucadendra Drive (side street)-Thirty (30) feet from inside property line.

C. Setbacks-Minimum rear.

1. Lot 5, Block A-Thirty (30) feet from east property line.
2. Lot 56, Block B-Thirty (30) feet.

D. Setback from canal, waterway, lake or bay.

1. The minimum setback from a waterway line, canal line or bay shore line, as platted, for Lots 1 through 16, inclusive; Lots 18 through 21, inclusive; and Lots 27 through 38, inclusive, all in Block A and Lots 1 through 6, inclusive; Lots 8 through 15, inclusive; Lots 17 through 22, inclusive; and Lots 25 through 53, inclusive, all in Block B, and Lots 1 and 2 in Block C shall be fifty (50) feet.

E. Required conditions. Lots 14 and 15, Block B, located at 325 Leucadendra Drive be considered two (2) building sites, subject to certain conditions: (3269)

1. That owner shall be required to remove the existing encroachments unto Lot 15 of the subject property, including patio, gate, wrought-iron fence, parking court, and boat davits.
2. That the driveway and the concrete seawall along the entire perimeter of the property be retained, if possible.
3. That all setback requirements shall be required to be met.
4. That a restrictive covenant shall be executed by the owner in a manner acceptable to the City Attorney and duly recorded, in exchange for the existing restrictive covenant.