



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 04-21-2021
PROPERTY: 5190 HAMMOCK PARK
FOLIO: 03-5106-014-0050
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 04-07-2021
PERMIT NO.: **AB-21-04-7027**
SCOPE OF WORK: NEW RESIDENCE

OBSERVATIONS: PROPOSED HEIGHT EXCEEDS ALLOWANCE, ONLY TWO STORIES ARE ALLOWED PER CODE, PROPOSED DETACHED STRUCTURE AT REAR IS NOT ALLOWED.

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

1. AS PER SITE SPECIFICS, SECTION A-56- HAMMOCK LAKES, NEW BUILDINGS MUST BE COMPATIBLE WITH THE LANDSCAPE AND THE ARCHITECTURE OF NEIGHBORING STRUCTURES.
"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 ensure that any addition to an existing structure in the Hammock Lake 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, ARTICLE 4, SECTION 4-101, D., #7. HEIGHT OF RESIDENCES VULNERABLE TO RISING WATER.
"Two (2) stories or twenty-five (25) feet, measured from the required base floor elevation, plus freeboard, to the tie-beam on the top floor, and shall be reviewed by the Board of Architects. Residence must meet the Federal Emergency Management Agency (FEMA) requirements. That portion of a single-family residence located above the garage in the coastal flood hazard district

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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:

A. That the elevation of the garage floor shall not be more than six (6) inches above grade.

1. PROVIDE PROPOSED ELEVATION OF GARAGE FLOOR.

B. That the area of the garage shall not exceed a gross floor area of greater than six-hundred sixty (660) square feet or one-third (1/3) of the ground area of the main building on the premises, whichever is greater, including any service or storage, or access area located within the garage.”

AS PER FLOOD ZONES, FLOOD ELEVATION IS SEVEN. PROPOSED HEIGHT WILL BE TAKEN FROM BASE FLOOR ELEVATION.

3. AS PER SECTION 4-101, #13, DRIVEWAYS AND ASSOCIATED CURB-CUTS 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. INDICATE DRIVEWAY WIDTH.

“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. 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.”

A. INDICATE DRIVEWAY WIDTH.

B. GARAGE IS NOT LEADING ONLY TO PROPOSED GARAGE LOCATION.

4. REVIEW OF FINISHES AND PRODUCTS.

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.

A. GLASS RAILINGS.

B. WOOD LOUVERS SHUTTERS

C. ROOF MATERIALS. AS PER SITE SPECIFICS, SECTION A-56 HAMMOCK LAKES, ROOFS OF NEW AND EXISTING STRUCTURES SHALL USE MATERIALS THAT ARE CONSISTENT WITH THE ROOF MATERIALS WHICH ARE CONSISTENT WITH THE ROOF MATERIALS WHICH HAVE BEEN USED FOR THE EXISTING BUILDINGS IN THE HAMMOCK LAKES AREA.

GENERAL OBSERVATIONS

1. PROVIDE A HISTORIC SIGNIFICANCE LETTER FROM HISTORIC DEPARTMENT. PLEASE CONTACT HISTORIC DEPARTMENT AT 2327 SALZEDO STREET.
2. AS PER SITE SPECIFICS, SECTION A-56-HAMMOCK LAKES, UP TO FIVE 5% PERCENT OF THE REAR YARD MAY BE USED FOR ACCESSORY USES AND STRUCTURES. PROVIDE SWIMMING POOL AREA, INDICATE COMPLIANCE WITH THE CODE. ANY DETACHED STRUCTURE HAS TO BE INCLUDED IN THIS CALCULATIONS. PLEASE REFER TO COMMENT NUMBER 7 FOR PROPOSED DETACHED

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- STRUCTURE. ALSO, AS PER SITE SPECIFICS MAXIMUM GROUND AREA COVERAGE ALLOWED IS TWENTY FIVE PERCENT OF THE GROUND AREA OF THE BUILDING SITE.
3. AS PER SECTION CITED, 4-101, D., #7. ONLY TWO (2) STORIES OR (25) TWENTY-FIVE FEET ARE ALLOWED, MEASURED FROM THE REQUIRED BASE FLOOR ELEVATION TO THE TIE BEAM. PROPOSED HEIGHT EXCEEDS ALLOWANCE.
- A. PROPOSED ELEVATOR ON THE GROUND FLOOR DOES NOT COMPLY WITH THIS SECTION OF THE CODE. THE ELEVATOR, THE LOBBY TOGETHER WITH CORRIDOR ACCESS ON THE CRAWL SPACE IS CONSIDERED ONE STORY.
- B. PROPOSED PENTHOUSE DOES NOT COMPLY WITH THIS SECTION OF THE CODE. PROPOSED PENTHOUSE CREATES ANOTHER STORY.
4. PLANS MUST INCLUDE A ZONING DATA WORKSHEET. PLEASE SEE THE FOLLOWING SITE FOR AN EXAMPLE. INDICATE COMPLIANCE AS PER SITE SPECIFICS OF TWENTY-FIVE (25%) PERCENT OF THE GROUND AREA OF THE BUILDING SITE AND UP TO FIVE (5%) PERCENT OF THE REAR YARD FOR ACCESSORY USES AND STRUCTURES.
<https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>. COPY AND PASTE THE LINK IN YOUR BROWSER.
5. PROVIDE A BREAK DOWN OF FAR CALCULATIONS. PLEASE SEE SECTION 4-101 SINGLE FAMILY RESIDENTIAL, NUMBER 9 AND 10. ANY AREA NOT EXCLUDED BY THIS SECTION NEEDS TO BE COMPUTED ON FAR CALCULATIONS.
6. PER SECTION 5-1603 FLAT ROOFS WITH A PARAPET SHALL BE PERMITTED AS LONG AS THE RESIDENCE HAS A FLAT ROOF WITH A PARAPET AND WITH A PITCHED ROOF AREA THAT IS LESSER IN SIZE AND PROPORTION TO THE FLAT ROOF AREA. ROOF MUST BE IN COMBINATION OF FLAT AND SLOPED ROOF. SEE ARTICLE 8, DEFINITIONS, FLAT ROOFS.
7. A MINIMUM INTERIOR DIMENSION OF 10 FEET BY 22 FEET IS REQUIRED FOR ONE CAR GARAGE. AN ADDITIONAL 10 FEET IN WIDTH SHALL BE REQUIRED FOR EACH ADDITIONAL CAR BEING STORED. SEE ARTICLE 5-1402. GEOMETRIC STANDARDS FOR PARKING AND VEHICULAR USE AREAS. A MAXIMUM OF 660 S.Q FT IS ALLOWED AS PER CODE. INDICATE PROPOSED GARAGE AREA. SEE SECTION 4-101 SINGLE FAMILY RESIDENTIAL, NUMBER 7.
8. PROPOSED DETACHED STRUCTURE AT REAR DOES NOT COMPLY WITH ALLOWED STRUCTURES AS PER CODE. PLEASE SEE TABLE NO. 2 ZONING DISTRICT ACCESSORY USES, FOR A LIST OF ALLOWED DETACHED STRUCTURES. PER SINGLE FAMILY RESIDENTIAL DEFINITION, ALL ROOMS MUST BE CONNECTED FROM WITHIN.
9. PLANS THAT SHOW A POOL MUST SHOW A ZONING CODE APPROVED POOL ENCLOSURE WITH FOUR (4') FEET HIGH FENCES AND ALL GATES TO BE MECHANICALLY SELF-CLOSING AND SELF-LOCKING AS PART OF PERMIT. SEE ZONING CODE, SECTION 5-108 SWIMMING POOL AND DIVISION 24 FOR WALL AND FENCES REGULATIONS.
10. PROVIDE AREA FOR PROPOSED WATER FEATURE AND DEPTH. IF PROPOSED 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 SITE SPECIFIC SECTION FOR ALLOWED WALL AND FENCES IN THIS AREA.
11. ON THE SITE PLAN PROVIDE ALL PROPOSED MECHANICAL EQUIPMENT. MECHANICAL EQUIPMENT SHALL COMPLY WITH THE REQUIRED SETBACKS FOR THE BUILDING SITE. SEE SECTION -1804 MECHANICAL EQUIPMENT AND SEE ZONING CODE, SECTION 4-101. SINGLE FAMILY RESIDENTIAL, SETBACK REQUIREMENTS. PROVIDE POOL EQUIPMENT LOCATION AND PROPOSED SETBACKS. ALL ROOFTOP EQUIPMENT MUST BE SCREENED FROM VIEW TO THE DISCRETION AND APPROVAL FROM THE BOARD OF ARCHITECTS AS PER SECTION 5-1802. SCREENING OF ROOFTOP EQUIPMENT.
12. PROVIDE LANDSCAPE PLAN SHOWING ALL REQUIRED TREES AND SCRUBS. SEE ZONING CODE, ARTICLE 5, DIVISION 11 LANDSCAPE. PROVIDE OPEN LANDSCAPE SPACE CALCULATION OF NOT LESS THAN FORTY (40%) PERCENT OF NOT LESS THAN FORTY (40%) PERCENT OF THE AREA OF THE BUILDING SITE. AT LEAST TWENTY (20%) PERCENT OF THE REQUIRED FORTY (40%) PERCENT OF LANDSCAPE OPEN SPACE SHALL BE LOCATED IN THE FRONT YARD. SEE DIVISION 11 LANDSCAPING.
13. PROVIDE THE TRIANGLE OF VISIBILITY. IF THERE IS NO SIDEWALK LOCATED BETWEEN THE PROPERTY LINE AND THE STREET, THEN THE LEGS OF THE TRIANGLE OF VISIBILITY SHALL: BE TEN

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- (10) FEET LONG; AND MEET AT THE POINT OF INTERSECTION OF A LINE THAT EXTENDS FROM THE EDGE OF THE DRIVEWAY AND A LINE THAT EXTENDS FROM THE EDGE OF PAVEMENT OF THE ABUTTING STREET (FLARE OUTS ARE INCLUDED WITHIN THE TRIANGLE OF VISIBILITY). SEE ZONING CODE, ARTICLE 5, SECTION 5-1406 VISIBILITY TRIANGLES.
14. PROVIDE A NOTE INDICATING "THAT THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2 1/2) FEET TO EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE".

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