



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 8/10/2021

PROPERTY ADDRESS: 4951 UNIVERSITY DR.

FOLIO: 03-4119-0060220

ZONING DISTRICT: MF1 (DUPLEX RESIDENCE)

DRC: NO

HISTORICAL/ COTTAGE: NO

ORIGINAL SUBMITTAL DATE: 7/15/21

PERMIT NO.: AB-21-07-7773

SCOPE OF WORK: NEW DUPLEX AND SWIMMING POOLS.

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

\*\*\*BOA NOTIFICATION, PLEASE SEE THE BELOW ZONING COMMENTS IN **RED** THESE ARE ITEMS THAT  
THE ZONING DIVISION REJECTED\*\*\*

**- BOA NOTIFICATION, THE GROUND AREA COVERAGE IS OVER (MAX. ALLOWED = 3,678 SQ. FT. / PROPOSED = 3,760 SQ. FT.)**

**- BOA NOTIFICATION, THE 2<sup>ND</sup> FLOOR PROJECTIONS ON TO THE FRONT SETBACK AND REAR SETBACK.**

1. BOA DESIGN REVIEW, BUILDING FRONT 2<sup>ND</sup> FLOOR, PROJECTS OVER THE FRONT 25 FT. SETBACK.  
AND

2. BOA DESIGN REVIEW, BUILDING REAR 2<sup>ND</sup> FLOOR, PROJECTION OVER THE REAR 35 FT. SETBACK.

ART. 2, SECT. 2-102, D., #4, d.

Z-CODE SECTION:

d. No building or structure, or any part thereof, including porches, **projections** or terraces, but not including uncovered steps, shall be erected at a lesser distance from the front, side or rear line of any building site than the front, side or rear setback and step back distance, respectively, prescribed and established herein for such building site. Nothing herein shall prohibit a building or structure from having more than the minimum required setbacks and step back.

3. BOA DESIGN REVIEW, FLAT ROOF ON THE FRONT FACADE NOT ALLOWED. ART. 5, SECT. 5-502, A.

Z-CODE SECTION:

A. Above porch or room additions within the L, T or U of a residential building having all tile roofs provided:

**1. A tile roof is not practical, as shall be determined by the Board of Architects.**

**2. The flat roof portion shall not exceed fifteen (15%) percent of the ground area of the building.**

**3. The flat roof portion is not visible from the front elevation of the building on an inside lot or is not visible from the front or side street elevations on a corner lot.**

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4. BOA DESIGN REVIEW, THE GARAGE FACADE EXCEEDS 1/3 RULE (MAX. ALLOWED PER GARAGE FACADE = 9.276 LINEAR FEET / EACH PROPOSED GARAGE FACADE = 14.833 LINEAR FEET). ART. 2, SECT. 2-102, D., #10, a. Z-CODE SECTION:

a. Garages and carports. The full width of a garage façade shall not exceed one-third (1/3) of the width of the duplex façade. On corner lots, garages and carports shall face and be accessed from the side street, when appropriate for neighborhood compatibility. Each single garage door shall be separated by at least a sixteen (16) inch column. The garage may be set forward of the rest of the front façade provided the vehicular entry faces to the side, and the garage portion of the façade facing the street contains windows, pedestrian entrances or other features that mimic the habitable portion of the structure.

5. BOA DESIGN REVIEW, THIS LOT (75.083 FT.) ONLY ALLOWS FOR ONE APPROACH. ART. 2, SECT. 2-102, D., #10, b.

Z-CODE SECTION:

b. Driveways. 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. PRIOR TO OR WITH THE FINAL PLAN SUBMITTAL, FILE A TOTAL DEMOLITION PERMIT APPLICATION WITH THE C.G. BUILDING DEPT. WEB LINK:

<https://www.coralgables.com/departments/DevelopmentServices/building-division>

2. PAGES A-100, A-101, AND A-102, THE SECOND FLOOR CANNOT PROJECT ON TO THE 25 FEET FRONT SETBACK. ARTICLE 2, SECTION 2-102, D., #4, d.

3. PAGES A-100, A-101, AND A-102, THE 2ND FLOOR CANNOT PROJECT ON TO THE 35 FEET REAR SETBACK. ARTICLE 2, SECTION 2-102, D., #4, d.

4. PAGE A-300, PROVIDE THE TOTAL HEIGHT OF THE BUILDING FROM THE ESTABLISHED GRADE TO THE TOP OF THE A/C ROOF ENCLOSURE (MAX. HEIGHT ALLOWED IS 26.5 FT.). IF THE ROOF HEIGHT IS EXCEED BY THE A/C EQUIPMENT AND ENCLOSURE, THEN, THE EQUIPMENT SHALL BE RELOCATED. ARTICLE 2, SECTION 2-102, d. #8.

5. PAGES A-100 AND A-101, THE PROPOSED GARAGE FACADE EXCEED THE ALLOWED LINEAR FOOTAGE (1/3 RULE = 9.276 FT. PER GARAGE FACADE / PROPOSED = 14.833 FEET PER GARAGE FACADE), SEE THE PRELIMINARY PLAN PAGE A-101, FOR COMPLETE COMPUTATION. ARTICLE 2, SECTION 2-102, D. #10, a.

6. PAGES A-100 AND A-101, PROVIDE ONE APPROACH FOR THIS SITE. ARTICLE 2, SECTION 2-102, D., #10, b.

7. PAGE A-100, PROVIDE THAT THE APPROACH AND THE DRIVEWAY HAVE THE SAME WIDTH AT THE POINT WHERE THEY MEET.

8. PAGE A-100, PROVIDE THAT ALL WALKWAYS WITHIN THE REQUIRED SETBACKS DO NOT EXCEED A WIDTH OF 5 FEET. ARTICLE 5, SECTION 5-311.

9. PAGE A-100 AND A-103, THE FLAT ROOF WITHOUT A PARAPET DOES NOT COMPLY WITH ARTICLE 5, SECTION 5-502, WITHIN THE FRONT FACADE OF THE BUILDING.

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10. PAGE A-103, PROVIDE THE PITCH OF THE FLAT ROOF. NOTE, FLAT ROOF MEANS A ROOF HAVING A PITCH OF NOT MORE THAN ONE AND ONE-HALF (1½) INCHES IN TWELVE (12) INCHES. ARTICLE 16, DEFINITIONS, TERM: FLAT ROOF.
11. PAGES A-103 AND A-200, THE PROPOSED PARAPET ROOF SHALL COMPLY WITH ARTICLE 5, SECTION 5-503. NOTE, THE PARAPET TOTAL HEIGHT CANNOT EXCEED 26.5 FEET FROM THE ESTABLISHED GRADE TO THE PARAPET TOP EDGE; PROPOSED PARAPET HEIGHT IS AT 27 FEET NOT INCLUDING THE ROOFTOP A/C EQUIPMENT AND ENCLOSURE. ALSO, THE PARAPET ROOF DECK CANNOT EXCEED A TOTAL HEIGHT OF 24 FEET AND THE PROPOSED ROOF DECK IS AT 25 FEET, HEIGHT REDUCTION REQUIRED.
12. PAGE A-100, THE WOOD FENCE IS NOT ALLOWED IN THIS ZONING DISTRICT – RIVIERA SECTION PART 4, REPLACE WITH AN ALLOWED METAL FENCE AND/OR MASONRY WALL. ARTICLE 5, SECTION 5-400.
13. PAGE A-100, RELABEL “EXISTING DOCK” TO “NEW WOOD DECK” AND THE SAID STRUCTURE SHALL COMPLY WITH ARTICLE 5, SECTION 5-310.
14. PAGE A-100, PROVIDE A COMPLETE POOL ENCLOSURE, ILLUSTRATE AND LABEL ACCORDINGLY. ARTICLE 3, SECTION 3-308.
15. PAGE A-100, PROVIDE LANDSCAPE SCREENING FOR THE GENERATORS. ARTICLE 3, SECTION 3-317, A., #13.
16. PAGE A-101, THE 1ST FLOOR REAR OUTDOOR SEATING PATIO CANNOT ENCROACH ON THE REQUIRED 35 FEET REAR SETBACK. NOTE, A WOOD DECK WOULD BE ALLOW TO ENCROACH ON THE REAR WATERWAY SETBACK SEE ARTICLE 5, SECTION 5-310.
17. PAGE A-102, THE REAR 2ND FLOOR OUTDOOR SEATING BALCONY CANNOT PROJECT ON TO THE REQUIRED 35 FEET REAR WATERWAY SETBACK. ARTICLE 2, SECTION 2-102, D., #4 AND #5.
18. PAGE A-300, THE REAR 2ND FLOOR OUTDOOR SEATING BALCONY PROJECTION (10 FT.) SHALL BE INCLUDED IN THE 35% AND 45% GROUND AREA COVERAGE CALCULATION. ARTICLE 2, SECTION 2-102, D., #6, a.
19. PAGE A-015, GROUND FLOOR PLAN AREA DIAGRAM, THE 35% GROUND AREA COVERAGE IS OVER (1ST FLR. 2,740 SQ. FT., GARAGES 546 SQ. FT., 2ND FLR. REAR BALCONY PROJECTION 347 SQ. FT., AND FRONT COVERED ENTRIES 127 SQ. FT., GRAND TOTAL IS 3,760 SQ. FT. / 35% MAX. ALLOWED IS 3,678 SQ. FT.).
20. NOTE, THE 2ND FLOOR REAR BALCONY PROJECTION THAT IS 10 FT. BY 34.666 FT. COUNTS ON THE 35% AND 45% GROUND AREA COVERAGE. ARTICLE 2, SECTION 2-102, #6, a.
21. NOTE, TREE ROOT PROTECTION FENCING MUST BE INSTALLED AROUND TREES IN THE CITY SWALE AND INSIDE THE PRIVATE PROPERTY TO PROTECT THEIR ROOT SYSTEMS AND TRUNKS PRIOR TO CONSTRUCTION AND LEFT IN PLACE THROUGH FINAL INSPECTION OF WORK, REFER TO THE CITY LANDSCAPE CONSTRUCTION DETAILS, WEB LINK (PAGES 3-9 AND 3-10):  
<https://www.coralgables.com/media/PublicWorks/Landscape/2020-LANDSCAPE%20DETAILS.pdf>
22. NOTE, THE EXISTING LANDSCAPE WILL BE INSPECTED AND WILL BE REQUIRED TO MEET THE MINIMUM REQUIREMENTS OF THE ZONING CODE ARTICLE 6, SECTION 6-100, LANDSCAPE REGULATIONS, AT TIME OF FINAL INSPECTION. THE PROPERTY OWNER AT THE TIME OF FINAL INSPECTION MAY BE REQUIRED TO ADD TREES, SHRUBS, OR SOD TO THE SITE IN ORDER TO MEET THIS REQUIREMENTS. SEE THE C.G. ZONING CODE AT THIS WEB LINK:  
<https://www.coralgables.com/departments/DevelopmentServices/zoningcode>
23. WHEN APPLICABLE, NOTE THAT THE SWALE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO EXCAVATE, DE-COMPACT, REGRADE TO A CONCAVE PROFILE TO RETAIN WATER RUNOFF, THEN REPLANT WITH SOD OR OTHER NON-WOODY GROUNDCOVERS THAT WILL BE MAINTAINED BY THE PROPERTY OWNER LESS THAN 24" IN HEIGHT AT THE END OF CONSTRUCTION. REFER TO THE

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CITY SWALE PLANTING GUIDELINES, WEB LINK:

[https://www.coralgables.com/media/PublicWorks/Navigation\\_PDF/SwalePackage.pdf](https://www.coralgables.com/media/PublicWorks/Navigation_PDF/SwalePackage.pdf)

24. A TREE REMOVAL PERMIT APPLICATION WILL BE REQUIRED BY THE PUBLIC WORKS DEPARTMENT FOR MORE INFORMATION SEE THIS WEB LINK:

<https://www.coralgables.com/landscape-services>

25. WITH THE FINAL PLAN SUBMITTAL, PROVIDE THE LANDSCAPE MITIGATION WORKSHEET ENCLOSED WITH THE PRELIMINARY PLAN FOLDER.

\*\*\* THIS IS A PRELIMINARY REVIEW FOR THE BOARD OF ARCHITECT. PLEASE CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE FINAL "BL" PERMIT SET. NO NEED TO RESUBMIT TO THE ZONING DIVISION TILL THEN. \*\*\*

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