



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 07/29/21
PROPERTY: 8860 HAMMOCK LAKE COURT
FOLIO: 03-5106-002-0080
ZONING DISTRICT: S.F.R.
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 06/21/21
PERMIT NO.: AB-21-06-8197
SCOPE OF WORK: ADDITION

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

GENERAL OBSERVATIONS

1. PROPOSED GUESTHOUSE WILL NOT BE ALLOWED. AS PER SECTION 3-305 A GUESTHOUSE WILL ONLY BE ALLOWED IN A RESIDENTIAL ESTATE (SEE DEFINITION BELOW).
 - **RESIDENTIAL ESTATE** MEANS A SINGLE-FAMILY RESIDENTIAL SITE COMPRISING AN AREA OF NOT LESS THAN ONE AND ONE HALF (1½) ACRES AND HAVING A MINIMUM LOT WIDTH OF TWO HUNDRED (200) FEET AND A MINIMUM LOT DEPTH OF TWO-HUNDRED-FIFTY (250) FEET. NO SINGLE-FAMILY RESIDENCE HAVING A MINIMUM SQUARE FOOT FLOOR AREA OF LESS THAN FOUR THOUSAND TWO HUNDRED AND SEVENTY-THREE (4,273) SQUARE FEET SHALL BE DESIGNATED AS A RESIDENTIAL ESTATE. EXCEPT AS PROVIDED FOR IN THESE REGULATIONS A RESIDENTIAL ESTATE SHALL ABIDE BY ALL RULES AND REGULATIONS APPLICABLE TO THE SFR DISTRICT.
2. PROJECT EXCEEDS ALLOWED SITE-SPECIFIC ACCESSORY ALLOWANCE. AS PER SITE SPECIFICS THE FIVE (5%) PERCENT ACCESSORY STRUCTURE ALLOWANCE WILL BE OF THE REAR YARD AREA VS. THE TOTAL LOT SIZE. PLANS MUST SHOW THE REAR YARD AREA AND CALCULATE FIVE (5%) PERCENT OF THAT AMOUNT. POOL WILL BE INCLUDED IN THE ACCESSORY ALLOWANCE.
 - AS PER DEFINITIONS REAR YARD MEANS THE UNOCCUPIED AREA EXTENDING ACROSS THE FULL WIDTH OF THE LOT BETWEEN THE MAIN BUILDING AND THE REAR LINE OF THE LOT, EXCEPT IN THE CASE OF A SIDE STREET.

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3. PLANS SHOW A TRELLIS/CARPORT IN THE FIFTY (50) FOOT REQUIRED FRONT SETBACK. NEED TO PROVIDE PERMIT NUMBER FOR TRELLIS/CARPORT IN THE REQUIRED SETBACK, IF NO PERMIT IS FOUND THEN STRUCTURE WILL NOT BE ALLOWED.
4. NEED TO PROVIDE DETAILS OF PROPOSED TRELLIS FOR SERVICE ROOM ADDITION. SEE SECTION 5-309 FOR REQUIREMENTS.
5. NEED TO FILL OUT LANDSCAPE LEGEND (SEE BROWN FOLDER).
6. 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. SEE DETAILS AVAILABLE FOR DOWNLOAD ON THE CITY WEBSITE AT
[https://www.coralgables.com/media/PublicWorks/Landscape/2020-LANDSCAPE%20DETAILS.p](https://www.coralgables.com/media/PublicWorks/Landscape/2020-LANDSCAPE%20DETAILS.pdf)
7. NOTE THAT THE EXISTING LANDSCAPE WILL BE INSPECTED AND WILL BE REQUIRED TO MEET THE MINIMUM REQUIREMENTS OF THE ZONING CODE ARTICLE 6 AT TIME OF FINAL INSPECTION. THE OWNER AT THE TIME OF FINAL INSPECTION MAY BE REQUIRED TO ADD TREES, SHRUBS OR SOD TO THE SITE IN ORDER TO MEET THIS REQUIREMENT, SINCE A LANDSCAPE PLAN IS NOT PROVIDED IN THIS SUBMITTAL.
8. NOTE THAT THE SWALE IS THE RESPONSIBILITY OF THE 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 OWNER LESS THAN 24" HEIGHT AT THE END OF CONSTRUCTION. REFER TO THE SWALE PLANTING GUIDELINES ALSO ON THE CITY WEBSITE
<https://www.coralgables.com/media/PublicWorks/Landscape/2020-LANDSCAPE%20DETAILS.pdf>

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

Section A-56-3 - Hammock Park.

Refer to section A-56 Hammock Lakes for applicable site specific requirements in addition to general code requirements.

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

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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.

- B. Awnings & canopies. Carport canopies and shelter canopies shall be permitted to be free standing.
- C. Building sites. No new building site shall contain less than one (1) fully platted lot and have an area of less than one (1) acre. The minimum lot width of any new building site shall be one-hundred and twenty-five (125) feet. All existing building sites shall be as existing at the time Hammock Lakes was annexed into the City on July 31, 1996 and shall be deemed in conformity with this Ordinance.
- D. Ground coverage. No single-family residence shall occupy more than twenty-five (25%) percent of the ground area of the building site upon which the residence is erected. In addition, up to five (5%) percent of the rear yard may be used for accessory uses and structures.
- E. Height of walls and fences. Walls and fences may have a maximum height of six (6) feet; provided that in no case shall a wall or fence violate the triangle of visibility requirements of this code.
- F. Roof-Materials. Roofs 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.
- G. Setbacks-Principal building.
 - 1. All lots shall provide a minimum front setback of fifty (50) feet.
 - 2. All lots shall provide a minimum side setback of fifteen (15) feet.
 - 3. All lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet.
 - 4. All lots shall provide a minimum rear setback of twenty-five (25) feet.
 - 5. All lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of thirty-five (35) feet.
 - 6. All lots located on Hammock Lake No. 2 shall provide a minimum waterfront setback which coincides with the building line as shown on the plat.
- H. Setbacks-Accessory buildings general.
 - 1. All accessory buildings shall provide a minimum front setback of seventy-five (75) feet.
 - 2. All accessory buildings shall provide a minimum side setback of twenty feet (20) feet.

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3. All accessory buildings located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
4. All accessory buildings shall provide a minimum rear setback of seven (7) feet and six (6) inches.
5. All accessory buildings on lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of seven (7) feet and six (6) inches. No accessory building shall be built closer to the water in Hammock Lake No. 2 than the building line as shown on the plat.

I. Setbacks-Swimming pools.

1. Swimming pools shall provide a minimum front setback of seventy-five (75) feet.
2. Swimming pools shall provide a minimum side setback of twenty (20) feet.
3. Swimming pools located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
4. Swimming pools not located on a water body shall provide a minimum rear setback of seven (7) feet and six (6) inches.
5. Swimming pools on lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of seven (7) feet and six (6) inches.
6. Decks on lots located on Hammock Lake No. 2 shall provide a minimum rear setback of forty (40) feet and swimming pools a minimum rear setback of forty-five (45) feet.

J. Setbacks-Tennis courts.

1. Tennis courts shall provide a minimum front setback of seventy-five (75) feet.
2. Tennis courts shall provide a minimum side setback of twenty (20) feet.
3. Tennis courts located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
4. Tennis courts shall provide a minimum rear setback of seven (7) feet and six (6) inches.
5. Tennis courts on lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of seven (7) feet and six (6) inches.
6. Tennis courts on lots located on Hammock Lake No. 2 shall provide a minimum waterfront setback which coincides with the building line as shown on the plat.

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K. Setbacks-Screened enclosures.

1. Screened enclosures shall provide a minimum front setback of seventy-five (75) feet.
2. Screened enclosures shall provide a minimum side setback of fifteen (15) feet.
3. Screened enclosures located on lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet.
4. Screened enclosures shall provide a minimum rear setback of six (6) feet.
5. Screened enclosures on lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of seven (7) feet and six (6) inches.
6. No screened enclosure shall be built closer to the water on Hammock Lake No. 2 than the building line as shown on the plat.

L. As according to the Florida Building Code, where repairs and alterations amounting to more than the prescribed percentage of the replacement value of the existing building are made during any twelve (12) month period, the building or structure shall be made to conform to all Zoning Code requirements for a new building or structure.

M. No boathouse or other structure shall be erected on the shore of lakes or extended into the waters thereof unless the same shall be approved by a majority of the owners of other property fronting on said lake.

N. No encroachments of imported earth, sand, gravel or fill of any kind and no petroleum based fuel motors of any kind shall be allowed on Hammock Lake No. 2.

O. No grading or filling shall be allowed closer to the water on Hammock Lake No. 2 than the minimum rear setback of forty (40) feet provided for decks on lots on Hammock Lake No. 2.