

Gables Estates Club Inc.

7550 SW 57th Avenue Suite 204, South Miami, FL 33143

Office: 305-667-9031

Fax: 305-667-9032



By-Law's

Article XII Special Permits

Section 1. Prior to securing a special permit from the City of Coral Gables to allow construction on weekends, holidays and/or extended hours, owner shall obtain written consent from neighbors on all sides of, and across the street and/or the waterway, if applicable of the property under construction and present written request with neighbors consents to the Board of Governors.

Then the Board of Governors will issue a written determination of non-objection or objection to the request. This written determination shall not be required if owner requests an emergency one day special permit, unless the day in question is a legal holiday, in which case the Board of Governors' determination will be required. The Board of Governor's determination shall be delivered to the City along with the request for special permit with a copy to the Secretary of the Board of Governors.

Article XIII, Section 3: Building / Construction:

- a) No construction, alteration or general repair on any building, structure or other item for which a permit to construct is required by any ordinance of the City of Coral Gables, nor any dredging or land filling operation, nor site preparation, assembly, erection, substantial repair, alteration, delivery of materials, demolition or similar action, which disturbs the peace and quiet of the neighborhood, shall be done in Gables Estates before 7:30 a.m. or after 6:00 p.m. on any Monday, Tuesday, Wednesday, Thursday or Friday; nor shall any such activity take place on any Saturday before 9:00 a.m. or after 5:00 p.m. nor on Sunday or any Holiday as established by Section 1-2 of the Coral Gables City Code of Ordinances.
- b) Any person desiring a special permit for the purpose of doing construction, alterations or repair from the City of Coral Gables must first seek and receive the written approval of the Board of Governors of the Gables Estates Club, Inc. for such special permits. Thereafter, the requirements of the Coral Gables City of Ordinances shall be followed for the procurement of any special permits.
- c) All properties locate within the Gables Estates shall comply with the above referenced requirements in this Article XIII and any other Rules or regulations that may be adopted by the Board of Governors of the Club regarding the maintenance of property in Gables Estates, regardless of the status of any building or construction that may be occurring on the property, to the extent possible, such properties shall be kept clean, debris free, free of weeds, and overgrown of grass and other construction debris. Any such refuse must be removed daily and in accordance with this Article and / or Coral Gables City Code of Ordinances whichever is stricter.
- d) All construction sites, whether they be new construction, repairs, additions or otherwise shall be property fence in and screened to avoid improper entry onto the construction site and to minimize the likelihood of construction debris and dust from exiting the construction site and damaging personal property or structures located outside the construction site.
- e) All work performed and services provided within the Gables Estates must conform with the requirements of Coral Gables City Code. All required licenses, permits, or other City requirements must be property obtain and displayed on the property prior to commencing any work. All required inspections must be timely sought and completed to the City's satisfaction.

Section 4: Owners Must Ensure Compliance

It is responsibility of each owner and member to ensure that all contractors, service providers and workers who perform work or provide services to the owner or member's property or home comply with the requirements and restrictions listed in this Article and any other rules that may be enacted by Board of Governors. each owner and member is required to certify to the Club that ; (1) he or she provided a copy of this Article and any other Rules governing such work or service to any and all contractors, service providers, and workers who will perform work or provide service to the owner or member's property or home and (2) the contractors, service providers and workers will abide by the stated restrictions.

Owners must also provide the Club with the Name, Address and License Number for each contractor, service provider and worker who will be providing services to his or her home, as well as estimated dates of service and work.

Gables Estates Architectural Review Board Landscape Submittal Requirements

Landscape documents submitted to the Gables Estates Architectural Review Board for approval consideration must include the documents that are listed below. These documents must be executed or executed under the direct supervision of the pertinent professional licensed in the State of Florida. The review application must also be signed by the project architect or landscape architect.

Topographic surveys must be signed, dated, and sealed by a professional land surveyor and mapper. Grading documents must be signed, dated, and sealed by an architect, professional engineer, or landscape architect. Protection, relocation, removal, irrigation, and planting documents must be signed, dated, and sealed by a landscape architect. All documents must be submitted at the same scale and at a scale no smaller than one inch equals twenty feet.

Drawings and specifications submitted to the Gables Estates Architectural Review Board for preliminary and final approvals must also comply with applicable requirements of the State of Florida, South Florida Water Management District, Miami-Dade County, and City of Coral Gables, including the Florida Building Code (Plumbing, Appendix F), and the Municipal Code of the City of Coral Gables (Chapter 82, Vegetation).

Boat docks and davits must have previous approval of the Miami-Dade Department of Permitting, Environment and Regulatory Affairs.

Landscape designs that the Board finds to be controversial may also require approval by the Gables Estates Club Board of Governors.

Documents required for preliminary approval

1. Protection, relocation, and removal plan and schedule that indicate proposed location and disposition of all existing native palms and trees that are one-and-half inch or more in caliper and of all other existing palm and trees that are two inches or more in caliper.
2. Removal plan and schedule that indicate the removal of all non-native invasive species as determined by the Florida Exotic Pest Plant Council for Category I and Category II.
3. Planting plan and schedule that indicate location, botanical and common names, and size and growing medium requirements of all proposed vegetation, including proposed vegetation within the right-of-way.
4. Site features and structures plans and elevations that indicate dimensions, materials, and finishes of all components.
5. Photographs of existing site conditions, including existing vegetation within the right-of-way of the adjacent properties.

Gables Estates Architectural Review Board Landscape Submittal Requirements

Documents required for final approval

1. Topographic survey that indicates location, botanical and common names, as well as height, canopy cover, and caliper of all existing native palms and trees that are one-and-half inch or more in caliper, and of all other existing palm and trees that are two inches or more in caliper.
2. Protection, relocation, and removal plan, schedule, details, and specifications that indicate proposed location and disposition of all existing native palms and trees that are one-and-half inch or more in caliper, and of all other existing palm and trees that are two inches or more in caliper.
3. Grading plan and specifications that indicate existing and proposed site contours and spot elevations, product information, and installation requirements for all earthwork and natural drainage.
4. Irrigation plan, schedule, details, and specifications that indicate location, water source, watering patterns, operating pressure and flow rate, product information, and installation requirements for all proposed irrigation system components.
5. Planting plan, schedule, details, and specifications that indicate location, botanical and common names, quantities, spacing, size and growing medium requirements, product information, and installation requirements for all proposed vegetation.
6. Site features and structures plans, elevations, sections, and details that indicate dimensions, materials, and finishes of all components.
7. Samples or photographs of colors and finishes for all proposed pavements, decks, and site features and structures.

Gables Estates Architectural Review Board Landscape Design Review Criteria

Based on the following set of criteria, the Gables Estates Architectural Review Board will review only submittals that comply with its Landscape Submittal Requirements.

1. Coherence of the site landscape and house architecture. Sensual enhancement of the site and architecture. Compatibility with adjacent site landscape and architecture. Appropriate use of street palms and trees to provide visual order and road hierarchy.
2. Appropriateness of decking and paving materials, and of site features and structures, including driveways (maximum twelve feet in width), decks (no pressure treated wood permitted), ponds, fountains, pools, sculptures, fences (no chain link fencing permitted), fence walls, arbors, trellises, pergolas, gazebos, retaining walls, seawalls, boat docks (no pressure treated wood permitted), boat davits (maximum eight feet in height above top of seawall) and lighting fixtures (no flood lights attached to roofs or vertical surfaces of site features or structures permitted).
3. Effective preservation of existing native vegetation, specimen palms and trees eighteen inches or more in caliper, and natural communities, including forest canopy, understory, and ground cover.
4. Enhancement of the aesthetic regional quality of the community with vegetation native to South Florida. Integration of native plant diversity and adaptability. Appropriateness of vegetation located near or adjacent to natural communities.
5. Adequacy of siting and grouping of vegetation according to water needs, resource inputs, and growth rates and sizes. Use of hydrozones for vegetation with similar water needs and of rain switches or soil moisture sensors for irrigation control. Adequacy of rooting and branching space for vegetation. Retention of storm water within site.
6. Conservation and enhancement of desirable views and vistas, including visibility clearance within triangles, thirty feet on their sides, at lot corners along waterfronts. Reduction and mitigation of incompatible uses.
7. Effectual shading of houses, as well as reduction of environmental noise, and sun glare and heat gain from pavements.
8. Preservation of safe and unobstructed views at intersections of roadways, driveways, sidewalks, and recreational paths.

9. Visual screening of unsightly views from street and adjacent sites, including views of irrigation equipment, pool equipment, condensing units, electric power generators, electrical meters, and power disconnect switches and distribution panels (grade to top of equipment), and views of garage doors (five feet above garage finish floor), with site structures or vegetation with the required height at time of planting.

Deletions

A grading, irrigation, and planting construction cost estimate that indicates unit and total costs, including landscape contractor's overhead and profit must accompany documents submitted for final approval.

THE REVIEW PROCESS:

The Architectural Review Board (ARB) in their review of homes that are presented for review. A professional (e.g. Architect, Landscape Architect, Interior Designer, Contractor, etc.) must attend the meeting with the ARB. For preliminary review, two sets of drawings are required and for final review, three sets of drawings are required. These two points of view are:

The more technical review overlaps to some degree the aesthetics review and consists basically of the following points:

1. Site:

A. Setbacks-

1. As set forth on site specific requirements for Coral Gables.

B. Docks-

1. Setbacks from side property line (same as site specific requirements for City of Coral Gables).
2. Mooring piles (location and height).
3. Davits.
4. Width of dock (same as site specific requirements for City of Coral Gables).
5. Design details for dock (no exposed metal clips provide fascia board a dock perimeter).
6. RER Approval (required for preliminary presentation).

C. Pool and Pool Terraces-

1. Location and overall design (pool setbacks as specified by the City of Coral Gables).
2. Screened Protection as specified by City of Coral Gables.
3. Lighting.
4. Pool equipment can be below flood level except pool heaters.
5. Indicate finishes.

D. Tennis Courts-

1. Location and overall site design as specified by City of Coral Gables.
2. Screen Fences as specified by City of Coral Gables.
3. Lighting as specified by City of Coral Gables.

E. Fountains and Sculptures-

1. Location as specified by City of Coral Gables.
2. Height as specified by City of Coral Gables.
3. Design and design compatibility.

F. Site Planning-

1. Paving Materials (provide samples).
2. Storm Water to be contained within the site.
3. Entrance and drive (12' maximum at property line).
4. Fence and gates (4' high perimeter picket fence- no new or replacement chain-link or wood fence is not allowed on any side).
5. Satellite dish (screening from front street).

G. Landscaping- please refer to landscape guidelines.

H. Main Building-

1. Entrances.
2. Overall height as specified by City of Coral Gables.
3. Flood criteria.
4. Useable underground area.
 - I. No basement allowed- only garage is permitted below flood.
5. Porte- cochere.
6. Garage (location and size).
 - I. No front opening garage.
 - II. Planting hedge at property line has to be of height to screen garage doors opening at time of planting. Height of hedge should be same height as garage doors at the time of planting.
7. Massing relationships.
8. Roofs.
 - I. No flat roofs are allowed- minimum pitch is 3 in 12.
 - II. If flat roof is presented, variance process will be required.
 - III. Exterior flashing, vents, etc. shall be of copper on all roofs. No plumbing vents, exhaust, fans, etc. are to protrude through the front side of the roof. Every effort shall be made to ensure that they are not visible from the street or adjacent neighbors. Solar collectors and other equipment shall also not be visible from the street or adjacent neighbors.
 - IV. All dwellings shall have exterior fascia boards of a minimum of 2 inches thick.
 - V. The flat roof percentage is allowed with required parapet as per City of Coral Gables requirements.
9. Chimneys and roof element as per requirements by City of Coral Gables.
10. Proportion and details.
11. Materials
12. Color pallet (samples must be submitted with pictures for approval)
13. Exterior equipment (location and screening- should be screened from view)

- I. Air conditioning compressors and generators to be above flood level and at same setback as residence.
14. Electrical service entry location
15. Exterior building lighting (Flood lights not to affect adjacent neighbors).
16. Balconies and railings (details).
17. Columns (details).
18. Doors and trims.
19. Cornices and freezes.
20. Special elements (towers, etc.)
21. Gazebos and cabanas setbacks as specified by the City of Coral Gables.
 - I. Attached or detached.
 - II. Location.
 - III. Relationship to house and pool.
 - IV. Size.
22. ARB must review and approve design aesthetic, materials and colors.

2. Renovations and Rehabs:

- A. All of the above for site and main building, plus the following:
 1. Check to see that new work matches, is compatible and/or complements the existing building. **Photos MUST be submitted to ARB for review.**
 - I. Windows.
 - II. Doors.
 - III. Roof.
 - IV. Materials.
 - V. Details.
 - VI. Colors.