



City of Coral Gables  
Preliminary Zoning Observation Report (Revised 2/12/2021)

DATE OF REVIEW: 2/2/2021  
PROPERTY ADDRESS: 437 FLUVIA AVE.  
FOLIO: 03-4117-004-2580  
ZONING DISTRICT: SFR  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 12/29/20  
PERMIT NO.: **AB-20-02-4774**  
SCOPE OF WORK: BED & BATH ADDITION, COV. TERRACE, CABANA, & POOL.

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

1. BOA REVIEW REQUEST, DRIVEWAY WIDTH, PAGE A-1, ARTICLE 4, SECTION 4-101, D., #13 AND ORDINANCE 2020-32.

**CODE SECTION:**

Driveways. 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.

2. BOA CLARIFICATION REQUEST, APPLICANT TO CLARIFY IF THE DRIVEWAY PAVER SEAMS ARE SOD OR ARTIFICIAL GRASS.

**GENERAL OBSERVATIONS**

1. PAGE A-1 ON THE FINAL PLAN SET, THE NEW DRIVEWAY WIDTH SHALL REQUIRE THE BOARD OF ARCHITECTS APPROVAL. CITY ORDINANCE 2020-32 AND ARTICLE 4, SECTION 4-101, D., #13.

2. PAGE A-1 ON THE FINAL PLAN SET, LABEL THE DRIVEWAY PAVER SEAMS (SOD OR ARTIFICIAL GRASS).

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

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