



**City of Coral Gables
Preliminary Zoning Observation Report**

DATE OF REVIEW: 01/27/2021
PROPERTY: 2855 LE JEUNE RD
FOLIO: 03-4117-005-4650
ZONING DISTRICT: COMMERCIAL
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 01/25/2021
PERMIT NO.: **AB-21-01-6323**
SCOPE OF WORK: EXTERIOR FAÇADE RENOVATION

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

1. NONE AT THIS TIME

GENERAL OBSERVATIONS

1. THE PROPOSED ALUMINUM LOUVERED AWNINGS AND CANOPIES ARE NOT PERMITTED. AS PER ARTICLE 5, SECTION 5-302, B-1 IN ALL CASES SUCH AWNINGS, SHELTER CANOPIES, ENTRANCE CANOPIES OR CARPORT CANOPIES SHALL GENERALLY SIMULATE THE APPEARANCE OF CANVAS AWNINGS, AND MUST NOT BE CORRUGATED OR SLATTED OR WITH HOLES OR OTHER VISIBLE SPACES OR GAPS. (ARTICLE 5, SECTION 5-302, B-1)
2. PROVIDE A COPY OF THE EXECUTED RESTRICTIVE COVENANT FOR THE CANOPIES ENCROACHING OVER THE RIGHT-OF-WAY AS PER ARTICLE 5, SECTION 5-301, E-1.
3. ALL SIGNAGE AND ARTWORK TO BE SUBMITTED UNDER SEPARATE PERMIT.

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

REVIEWED BY: C. ANDERSON
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CITY OF CORAL GABLES- ZONING DIVISION