



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 7/14/21
PROPERTY ADDRESS: 1119 PALERMO AVE.
FOLIO: 03-4118-003-2050
ZONING DISTRICT: SFR.
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 6/21/21
PERMIT NO.: AB-21-06-8204
SCOPE OF WORK: ADDITIONS, POOL, DRIVEWAY, HARDSCAPE, & ACCESSORIES.

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

1. BOA REVIEW REQUEST, PAGE A1.2, PARAPET WITH ALUMINUM RAILING SECTIONS. AESTHETIC DESIGN REVIEW.
2. BOA CLARIFICATION REQUEST, APPLICANT TO CLARIFY IF THE DETACH STRUCTURE IS A CABANA (PAGE A0.4) OR A TRELIS (PAGE A2.2).

GENERAL OBSERVATIONS

1. PAGE A0.7, DEMOLITION PLAN, PROVIDE THE SQUARE FOOTAGE OF THE INTERIOR A/C AREAS TO BE DEMOLISHED.
2. PAGE A0.7, DEMOLITION PLAN, LABEL ALL ROOMS ON THE FLOOR PLAN.
3. PAGE A1.1, FLOOR PLAN-GARAGE #15, THE LEFT GARAGE FLOOR LENGTH SHALL BE A MINIMUM OF 22 FEET; PROPOSED IS AT 20 FEET, ADJUST AND DIMENSION ACCORDINGLY. ARTICLE 10, SECTION 10-102, A., #4.
4. PAGE A0.4, PROPOSED SITE PLAN, THE MAXIMUM AREA OF THE CABANA CANNOT EXCEED 100 SQUARE FEET; PROPOSED CABANA IS A 144 SQUARE FEET, REDUCTION REQUIRED. ARTICLE 3, SECTION 3-304,C.
5. PAGE A1.1, FLOOR PLAN, PROVIDE THE FLOOR PLAN FOR THE CABANA, DIMENSION AND LABEL ACCORDINGLY.
6. PAGE A1.2, ROOF PLAN, PROVIDE THE LENGTH OF THE ROOF OVERHANG. ARTICLE 5, SECTION 5-509.
7. PAGE A2.1, BUILDING ELEVATIONS, PROVIDE THE TOTAL HEIGHT OF THE RESIDENCE FROM THE ESTABLISHED GRADE TO THE TOP EDGE OF THE ROOF DECK PARAPET.
8. PROVIDE AN ELEVATION DETAIL OF THE NEW POOL ENCLOSURE FENCE AND GATES, DIMENSION AND LABEL ACCORDINGLY.

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9. PAGE A0.4, PROPOSED SITE PLAN, PROVIDE THE DISTANCE FROM THE RIGHT PROPERTY LINE TO THE CLOSEST EDGE OF THE NEW POOL DECK, ARTICLE 2, SECTION 2-101, D., #4 AND #5.
10. PAGE A0.5, FLOOR AREA CALCULATION AND DIAGRAM, PROVIDE THE SQUARE FOOTAGE OF THE CABANA BUILDING.
11. PAGE L0.1, LANDSCAPE PLAN, PROVIDE THE PUBLIC SIDEWALK, DRIVEWAY APPROACH, PARKWAY, STREET, AND ANY VEGETATION ON THE PUBLIC RIGHT OF WAY.
12. PROVIDE AN EXISTING LANDSCAPE PLAN, ON THIS PLAN INDICATE TREE REMOVAL(S) AND/OR RELOCATION(S).
13. PAGE L0.1, LANDSCAPE PLAN, INCLUDE, TREE PROTECTION DETAILS AND A PLANT AND TREE SCHEDULE. ARTICLE 6, SECTION 6-105, A., #2.
14. ON THE FINAL PLAN SUBMITTAL, PROVIDE A LANDSCAPE PLAN SHEET DETAILING THE REQUIRED TREE PROTECTION FENCING. ARTICLE 6, SECTION 6-105, A., #2. 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>
15. NOTE THAT 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>
16. 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 CITY SWALE PLANTING GUIDELINES, WEB LINK: https://www.coralgables.com/media/PublicWorks/Navigation_PDF/SwalePackage.pdf
17. PAGE A2.1, PROVIDE THE HEIGHT OF THE PARAPET. ARTICLE 5, SECTION 5-503.

NOTE TO APPLICANT: CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE TIME THE FINAL SUBMITTAL IS PROVIDED.

REVIEWED BY: STEVEN RODRIGUEZ
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