



City of Coral Gables  
Preliminary Zoning Observation Report #2

DATE OF REVIEW: 7/6/21  
PROPERTY ADDRESS: 840 CORAL WAY  
FOLIO: 03-4118-001-0010  
ZONING DISTRICT: SFR  
DRC: NO  
**HISTORICAL/ COTTAGE: YES**  
ORIGINAL SUBMITTAL DATE: 4/22/21  
PERMIT NO.: **AB-21-04-7700**  
SCOPE OF WORK: 2 STORY ADDITION AND ACCESSORIES.

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

1. BOA REVIEW REQUEST, PAGE A501, ARCHITECTURAL FEATURES, SEE DECORATIVE CORNER ENTRY WITH PLANTER, COLUMNS, GATES, AND LANTERNS.

Z-CODE SECT.: ART. 16, DEFINITIONS.

**Architectural relief elements** mean ornamentation, decorative features installed, attached to, protruding from, the exterior of a building or structure for the purpose of ornamentation or expression.

2. BOA FYI, PAGE G-001, THE JOGGING TRACK (ACCESSORY – CORAL WAY) IS NOT ALLOWED DUE TO LOCATION; IN NO CASE SHALL AN ACCESSORY STRUCTURE BE BETWEEN THE STREET AND THE MAIN RESIDENCE. ARTICLE 3, SECTION 3-301, B

**ZONING OBSERVATIONS**

1. WITH THE FINAL PERMIT APPLICATION PLAN SUBMITTAL, PROVIDE A COPY OF THE RECORDED UNITY OF TITLE COVENANT FOR THIS PROPERTY. IF, YOU NEED TO APPLY SEE THIS WEB LINK FOR INSTRUCTIONS AND THE COVENANT APPLICATION:

<https://www.coralgables.com/departments/CityAttorney/documents-and-legal-forms>

2. PAGE G-001, THE JOGGING TRACK-CRUSH SHELL PATH (ACCESSORY-CORAL WAY) IS NOT ALLOWED DUE TO LOCATION; IN NO CASE SHALL AN ACCESSORY STRUCTURE BE BETWEEN THE STREET AND THE MAIN RESIDENCE. ARTICLE 3, SECTION 3-301, B. ALSO, THE NEW CRUSH SHELL PATH SHALL PROVIDE A BORDER TO CONTAIN THE SHELLS FROM SPILLING ON TO NEIGHBORING PROPERTIES AND THE PUBLIC RIGHT-OF-WAY, LABEL ACCORDINGLY.

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3. PAGE G-001, PROVIDE THE WIDTH OF ALL WALKWAYS (MAX. WIDTH ALLOWED IS 5 FT.). ARTICLE 5, SECTION 5-311.
4. PAGE G-001, PROVIDE A REQUIRED 5 FEET SIDE SETBACK FROM THE EAST PROPERTY LINE TO THE EDGE OF THE NEW TRELLIS GARDEN TERRACE PATIO EDGE. ARTICLE 2, SECTION 2-101, D., #4, b.
5. PAGE G-001, THE NEW FOYER WALKWAY CANNOT EXCEED A WIDTH OF 5 FEET, ADJUST, DIMENSION, AND LABEL ACCORDINGLY. ARTICLE 5, SECTION 5-311.
6. PAGE A-101, PROVIDE A CLEARANCE OF 9 FEET BY 18.5 FEET INSIDE THE GARAGE TO PARK A VEHICLE, DIMENSION AND LABEL ACCORDINGLY. ARTICLE 10, SECTION 10-102, A., #4., b.
7. PAGE G-001, THE EAST SIDE WING WALL CANNOT EXCEED A HEIGHT OF 4 FEET; PROPOSED WALL IS AT 7 FEET, REDUCTION REQUIRED. ARTICLE 5, SECTION 5-403.
8. ON THE FINAL PLAN SUBMITTAL, PROVIDE A LANDSCAPE PLAN SHEET, INCLUDE, AN EXISTING LANDSCAPE SITE PLAN, TREE PROTECTION DETAILS (AS SHOWN ON PAGE G-001), NEW LANDSCAPE SITE PLAN (IF APPLICABLE), AND A PLANT AND TREE SCHEDULE. ARTICLE 6, SECTION 6-105, A., #2.
9. 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>
10. 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>
11. 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](https://www.coralgables.com/media/PublicWorks/Navigation_PDF/SwalePackage.pdf)

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

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