



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