



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 7/29/2021
PROPERTY ADDRESS: 838 MILAN AVE.
FOLIO: 03-4107-018-1390
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 7/23/21
PERMIT NO.: AB -21-07-8084
SCOPE OF WORK: 1 STORY ADDITIONS.

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

1. BOA REVIEW REQUEST, PAGE A002, DRIVEWAY LAYOUT ON PIZARRO ST. ARTICLE 2, SECTION 2-101, D., #10, b.
Z-CODE SECT.:
b. Garage doors and carports. To be compatible with neighborhood character, the Board of Architects shall approve the location of garage doors and carports...

GENERAL 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. PROVIDE A SIGNED AND SEALED SURVEY.
3. PAGE A002, PROPOSED SITE PLAN, PROVIDE THE LINEAR FEET OF EACH PROPERTY LINE.
4. PAGE A002, PROPOSED SITE PLAN, PROVIDE THE DISTANCE FROM THE FRONT PROPERTY LINE TO THE CLOSEST EDGE OF THE CLOSET #3 ADDITION (25 FEET MINIMUM REQUIRED).
5. PAGE A002, PROPOSED SITE PLAN, PROVIDE THE APPROACHES FOR THE DRIVEWAY ON MILAN AVE.
6. PROVIDE ELEVATION DETAILS FOR THE NEW FENCE, WALL, AND GATES DIMENSION AND LABEL ACCORDINGLY.
7. PAGE A002, PROPOSED SITE PLAN, LABEL THE NEW PATIO AND POOL DECK.

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8. PAGE A002, PROPOSED SITE PLAN, PROVIDE THE DISTANCE FROM THE EAST PROPERTY LINE TO THE CLOSEST EDGE OF THE NEW PATIO NEXT TO THE POOL DECK (5 FEET MINIMUM REQUIRED).
9. PAGE A002, PROPOSED SITE PLAN, PROVIDE THE DISTANCE FROM THE SOUTH PROPERTY LINE TO THE NEW PATIO, NEW POOL DECK, AND CABANA ADDITION.
10. PAGE A002, PROVIDE A COMPLETE SWIMMING POOL ENCLOSURE WITHIN THE SAID PROPERTY. ARTICLE 3, SECTION 3-308.
11. PAGE A002, PROVIDE THE WIDTH OF EACH DRIVEWAY FOR THE DETACH GARAGE; ALSO, PROVIDE THE WIDTH OF THE APPROACH. ARTICLE 2, SECTION 2-101, D., #10, c.
12. ALL BUILDING ELEVATION DETAILS, PROVIDE THE ELEVATION OF THE FINISHED FLOOR, DIMENSION AND LABEL ACCORDINGLY.
13. PAGE A201, PROVIDE THE TOTAL HEIGHT OF THE RESIDENCE.
14. PAGE A102, PROPOSED FLOOR PLAN, CLARIFY THAT THE NEW ENTRANCE COURTYARD AREA ON THE RIGHT SIDE IS AN OPEN AREA, LABEL ACCORDINGLY.
15. ON THE FINAL PLAN SUBMITTAL, PROVIDE LANDSCAPE PLAN SHEET(S), INCLUDE, AN EXISTING LANDSCAPE SITE PLAN, TREE PROTECTION DETAILS, TREE REMOVAL PLAN (IF APPLICABLE), NEW LANDSCAPE SITE PLAN (IF APPLICABLE), AND A PLANT AND TREE SCHEDULE. ARTICLE 6, SECTION 6-105, A., #2.
16. 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>
17. NOTE, 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>
18. 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
19. PAGE A101, IF APPLICABLE, PROVIDE THE SQUARE FOOTAGE OF THE EXISTING A/C SPACE THAT WILL BE DEMOLISHED FOR THE NEW PROPOSED ADDITION(S).

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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