



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 08/16/2021
PROPERTY: 1203 ASTURIA AVE
FOLIO: 03-4107-016-0720
ZONING DISTRICT: S.F.R.
DRC: NO
HISTORICAL/ COTTAGE: YES
ORIGINAL SUBMITTAL DATE: 07/14-2021
PERMIT NO.: AB-21-07-7742
SCOPE OF WORK: ADDITION

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

1. DRIVEWAY WIDTH MUST BE APPROVED BY BOARD OF ARCHITECTS. PLANS MUST INDICATE WIDTH OF DRIVEWAY AND APPROACH. AS PER ZONING CODE SECTION 2-101, #10, C, TO ACCOMMODATE STREET TREES AND MINIMAL SIDEWALK DISRUPTION, DRIVEWAYS AND CURB-CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY. AN EXISTING CONDITION MAY REQUIRE THE NEED TO ALLOW DRIVEWAYS AND CURB-CUTS WITHIN THE PUBLIC RIGHT-OF-WAY TO EXCEED ELEVEN (11) FEET IN WIDTH AS DETERMINED BY THE BOARD OF ARCHITECTS BUT IN NO CASE SHALL IT EXCEED EIGHTEEN (18) FEET IN WIDTH.

GENERAL OBSERVATIONS

2. SURVEY MUST BE SIGNED. PLANS MUST HAVE A CURRENT SIGNED AND SEALED SURVEY.
3. PROPOSED COVERED TERRACE IN THE REAR SETBACK. AS PER ZONING CODE SECTION 2-101, #4, C, THE REAR SETBACK SHALL BE TEN (10) FEET. IF COMPATIBLE WITH THE NEIGHBORHOOD CHARACTER, THE BOARD OF ADJUSTMENT OR THE HISTORIC PRESERVATION BOARD, AS APPLICABLE, MAY ALLOW A REAR SETBACK OF FIVE (5) FEET FOR ONE-STORY STRUCTURES.
4. NEED TO FILL OUT LANDSCAPE LEGEND (SEE BROWN FOLDER).
5. 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. SEE DETAILS

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AVAILABLE FOR DOWNLOAD ON THE CITY WEBSITE AT

<https://www.coralgables.com/media/PublicWorks/Landscape/2020-LANDSCAPE%20DETAILS.pdf>

6. NOTE THAT THE EXISTING LANDSCAPE WILL BE INSPECTED AND WILL BE REQUIRED TO MEET THE MINIMUM REQUIREMENTS OF THE ZONING CODE ARTICLE 6 AT TIME OF FINAL INSPECTION. THE OWNER AT THE TIME OF FINAL INSPECTION MAY BE REQUIRED TO ADD TREES, SHRUBS OR SOD TO THE SITE IN ORDER TO MEET THIS REQUIREMENT, SINCE A LANDSCAPE PLAN IS NOT PROVIDED IN THIS SUBMITTAL.
7. NOTE THAT THE SWALE IS THE RESPONSIBILITY OF THE 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 OWNER LESS THAN 24" HEIGHT AT THE END OF CONSTRUCTION. REFER TO THE SWALE PLANTING GUIDELINES ALSO ON THE CITY WEBSITE
<https://www.coralgables.com/media/PublicWorks/Landscape/2020-LANDSCAPE%20DETAILS.pdf>

THIS IS A PRELIMINARY REVIEW FOR THE BOARD OF ARCHITECT. PLEASE CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE FINAL "BL" PERMIT SET. NO NEED TO RESUBMIT TO THE ZONING DIVISION TILL THEN.

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CITY OF CORAL GABLES- ZONING DIVISION