



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: 07/06/21  
PROPERTY: 11100 SNAPPER CREEK RO  
FOLIO: 03-5107-004-0260  
ZONING DISTRICT: S.F.R.  
DRC: NO  
HISTORICAL/ COTTAGE: NO  
ORIGINAL SUBMITTAL DATE: 06/22/21  
PERMIT NO.: AB-21-06-8243  
SCOPE OF WORK: ADDITION

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

**GENERAL OBSERVATIONS**

1. SITE SPECIFIC SECTION A-94 (SNAPPER CREEK LAKES) WILL ALLOW A MAXIMUM FIVE (5%) PERCENT OF THE REAR YARD MAY BE USED FOR ACCESSORY USES AND STRUCTURES, THIS WILL INCLUDE THE POOL. NEED TO SHOW CALCULATIONS INCLUDING THE POOL AREA.
2. WOOD FACING WILL NOT BE ALLOWED IN THIS AREA. AS PER SECTION 5-302, WOOD FACINGS SHALL ONLY BE PERMITTED ON THE EXTERIOR WALLS OF SINGLE-FAMILY RESIDENCES IN THAT AREA OF CORAL GABLES LYING SOUTH OF THE CORAL GABLES DEEP WATERWAY AND EAST OF OLD CUTLER ROAD
3. PLANS MUST INCLUDE A ZONING CODE APPROVED POOL ENCLOSURE. SEE SECTION 3-308, E & F. CODE WILL REQUIRE A PERMANENT FOUR (4) FOOT HIGH WALL OR FENCE WITH ALL GATES SELF-CLOSING AND SELF-LATCHING.

PLEASE CORRECT ANY ISSUES RAISED IN THIS MEMORANDUM BY THE TIME THE FINAL SUBMITTAL IS PROVIDED.

REVIEWED BY: ERICK R TEJERA  
EMAIL: ETEJERA@CORALGABLES.COM

## Section A-94 - Snapper Creek Lakes.

The Snapper Creek Section known as Snapper Creek Lakes Subdivision was approved by the City of Coral Gables City Commission for the following: 1) Annexation via Resolution No. 28947 on November 14, 1995 (ratified by Miami-Dade County via Ordinance No. 96-58 on June 26, 1996); 2) Land Use and Zoning Designation via Ordinance No. 3207 on December 7, 1996; and establishment of Site Specific Regulations via Ordinance No. 3249 on May 13, 1997. The following provisions shall apply exclusively to the Snapper Creek Lakes Subdivision single family residences:

- A. Awnings & canopies. Carport canopies and shelter canopies shall be permitted to be free standing.
- B. Building sites. No new building site shall contain less than one (1) fully platted lot and have an area of less than one (1) acre. The minimum lot width of any new building site shall be one hundred twenty-five (125) feet. All existing building sites shall be as existing at the time Snapper Creek was annexed into the City on June 26, 1996 and shall be deemed in conformity with this Ordinance.
- C. Ground coverage. No single-family residence shall occupy more than fifteen (15%) percent of the ground area of the building site upon which the residence is erected. In addition, up to five (5%) percent of the rear yard may be used for accessory uses and structures.
- D. Height of buildings. No single-family residence shall exceed a height of two and one-half (2½) stories. In all instances, a single-family residence shall not exceed thirty-five (35) feet above established grade including ridgeline, dome, steeples, towers, and such other similar structures. No subordinate or accessory building permitted by this code as an Auxiliary-Use shall exceed in height the maximum height of the principal building on the building site.
- E. Height of walls and fences. Walls and fences may have a maximum height of six (6) feet; provided that in no case shall a wall or fence violate the triangle of visibility requirements of this code.
- F. Roof-Materials. Roofs of new and existing structures shall use materials which are consistent with the roof materials which have been used for the existing buildings in the Snapper Creek area.
- G. Setbacks-Principal building.
  - 1. All lots shall provide a minimum front setback of fifty (50) feet.
  - 2. All lots shall provide a minimum side setback of fifteen (15) feet.

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3. All lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet.
4. All lots shall provide a minimum rear setback of twenty-five (25) feet.
5. All lots located on a lake or waterway shall provide a minimum waterfront setback of thirty-five (35) feet.

### H. Setbacks-Accessory Buildings general.

1. All accessory buildings shall provide a minimum front setback of seventy-five (75) feet.
2. All accessory buildings shall provide a minimum side setback of twenty (20) feet.
3. All accessory buildings located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
4. All accessory buildings shall provide a minimum rear setback of seven (7) feet and six (6) inches.
5. All accessory buildings on lots located on a lake or waterway shall provide a minimum waterfront setback of seven (7) feet and six (6) inches.

### I. Setbacks-Swimming pools.

1. Swimming pools shall provide a minimum front setback of seventy-five (75) feet.
2. Swimming pools shall provide a minimum side setback of twenty (20) feet.
3. Swimming pools located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
4. Swimming pools shall provide a minimum rear setback of seven (7) feet and six (6) inches.
5. Swimming pools on lots located on a lake or waterway shall provide a minimum waterfront setback of seven (7) feet and six (6) inches.

### J. Setbacks-Tennis courts.

1. Tennis courts shall provide a minimum front setback of seventy-five (75) feet.
2. Tennis courts shall provide a minimum side setback of twenty (20) feet.
3. Tennis courts located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
4. Tennis courts shall provide a minimum rear setback of seven (7) feet and six (6) inches.

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5. Tennis courts on lots located on a lake or waterway shall provide a minimum waterfront setback of seven (7) feet and six (6) inches.

### K. Setbacks-Screened enclosures.

1. Screened enclosures shall provide a minimum front setback of seventy-five (75) feet.
2. Screened enclosures shall provide a minimum side setback of fifteen (15) feet.
3. Screened enclosures located on lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet.
4. Screened enclosures shall provide a minimum rear setback of six (6) feet.
5. Screened enclosures on lots located on a lake or waterway shall provide a minimum waterfront setback of seven (7) feet and six (6) inches.

- L. As according to the Florida Building Code, where repairs and alterations amounting to more than the prescribed percentage of the replacement value of the existing building are made during any twelve (12) month period, the building or structure shall be made to conform to all Zoning Code requirements for a new building or structure.