



City of Coral Gables
Preliminary Zoning Observation Report

DATE OF REVIEW: 6/25/21
PROPERTY ADDRESS: 10945 LAKESIDE DR.
FOLIO: 03-5107-004-0480
ZONING DISTRICT: SFR
DRC: NO
HISTORICAL/ COTTAGE: NO
ORIGINAL SUBMITTAL DATE: 4/28/21
PERMIT NO.: **AB-21-04-7983**
SCOPE OF WORK: NEW 2 STORY SFR, DETACHED STORAGE, DETACHED SHELTER, DETACHED PLAYHOUSE, AND ACCESSORIES.

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

*****BOA NOTIFICATION, PLEASE SEE THE BELOW ZONING COMMENTS IN RED, THESE ARE ITEMS
THAT THE ZONING DIVISION REJECTED AND SHOULD BE ADDRESS PRIOR TO THE FINAL PLAN
SUBMITTAL*****

- 1. PAGE A-100a, THE PLAYHOUSE DETACHED BUILDING DOES NOT COMPLY WITH THE C.G. ZONING
CODE FOR PLAY STRUCTURE AND RECREATIONAL EQUIPMENT (PLAYHOUSE), ARTICLE 3, SECTION 3-
307.**
2. BOA REVIEW REQUEST, PAGE A-100a, AESTHETICS: FRONT WALL THICKNESS OF 8.333 FT. WIDE.
3. BOA CLARIFICATION REQUEST, PAGE A-100, APPLICANT TO CLARIFY HOW THE LAWN ON TOP OF THE 6 FEET
HIGH WALL WILL BE MAINTENANCE.
4. BOA CLARIFICATION REQUEST, PAGE L-202, APPLICANT TO CLARIFY HOW THE RAISED GARDEN WILL BACK-UP
TO THE ALUMINUM PICKET FENCE.
5. BOA FYI, DETACHED BUILDING ACCESSORY OPTIONS FOR APPLICANT: CABANA AND/OR GAZEBO.

GENERAL OBSERVATIONS

1. PAGE A-100a, THE WALKWAY WITHIN THE FRONT SETBACK CANNOT EXCEED A WIDTH OF 5 FEET;
PROPOSED IS AT 6.166 FEET. ARTICLE 5, SECTION 5-311.
2. PAGE A-100a, GARDEN ELEVATION DETAIL, PROVIDE A CROSS-SECTION OF THE RAISED GARDEN
STAIRWAY SECTION, DIMENSION AND LABEL ACCORDINGLY. ALSO, PROVIDE A DETAIL HOW THE RAISED
GARDEN WILL BACK-UP TO THE ALUMINUM PICKET FENCE.

Preliminary Zoning Observation Report

3. PAGE A-100a, THE PLAYHOUSE IS NOT ALLOWED AS PROPOSED, DUE TO, THE DESIGN OF THE DETACHED BUILDING DOES NOT COMPLY WITH THE C.G. ZONING CODE FOR PLAY STRUCTURE AND RECREATIONAL EQUIPMENT (PLAYHOUSE), ARTICLE 3, SECTION 3-307.
4. PROVIDE AN ELEVATION DETAIL OF THE NEW POOL ENCLOSURE FENCE, DIMENSION AND LABEL ACCORDINGLY. ARTICLE 3, SECTION 3-308, F.
5. PAGE A-002, FLOOR AREA CALCULATION DIAGRAM, THE COMPUTATION COULD NOT BE VERIFIED DUE TO THE DETACH BUILDING WILL NEED TO BE RECONFIGURE TO COMPLY WITH A ZONING CODE ACCESSORY USES, ARTICLE 3, SECTION 3-300 (SEE ACCESSORY OPTIONS: CABANA SECTION 3-304 AND/OR GAZEBO ARTICLE 16, DEFINITIONS).
6. PAGE A-002, 15% GROUND FLOOR AREA DIAGRAM, THE COMPUTATION COULD NOT BE VERIFIED DUE TO THE SQUARE FOOTAGE REMOVAL OF A 5 FEET WIDE PATHWAY INSIDE THE COVERED TERRACE-POOL SIDE.
7. PAGE A-100, THE FRONT WALL CANOPY STRUCTURE IS NOT ALLOWED TO BE CLOSER TO THE STREET THAN THE MAIN RESIDENCE. ARTICLE 3, SECTION 3-301, C.

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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