

**City of Coral Gables City Commission Meeting**  
**Agenda Items E-4 and E-5 are related**  
**January 22, 2013**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Jim Cason**

**Vice Mayor William H. Kerdyk, Jr.**

**Commissioner Maria Anderson**

**Commissioner Rafael “Ralph” Cabrera, Jr.**

**Commissioner Frank Quesada**

**City Staff**

**City Manager, Patrick Salerno**

**City Attorney, Craig E. Leen**

**City Clerk, Walter J. Foeman**

**Deputy City Clerk, Billy Urquia**

**Public Speaker(s)**

**Laura Russo, Representing Snapper Creek Lakes Club**

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E-4 and E-5 are related [Start: 10:15:04 a.m.]

E-4: Conditional Use with Site Plan. An Ordinance of the City Commission of Coral Gables, Florida on property legally described as Tract “A”, Snapper Creek Lakes Subdivision (11190 Snapper Creek Road), Coral Gables, Florida, requesting the following:

- a) Site plan review of a proposed two (2) story community center to replace the existing one (1) story facility for exclusive use by Snapper Creek Lakes residents and marina members of a previously annexed subdivision, known as Snapper Creek Lakes Subdivision pursuant to the City of Coral Gables Resolution No. 28947 (Annexation), Ordinance No. 3207 (Land Use and Zoning Designation) and Ordinance No. 3249 (Site Specific Regulations;
  
- b) Encroachment of landscaping and other associated improvements into the Old Cutler Road public right-of-way; and including required conditions; providing for

severability, repealer, codification, and an effective date. (Legal descriptions on file at the City).

E-5: Zoning Code amendment. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Appendix A, "Site Specific Zoning Regulations", by creating a new section, "Section A-94 – Snapper Creek Lakes – Tract "A", providing provisions governing the use of the existing marina facility and community center, on property legally described as Tract "A", Snapper Creek Lakes Subdivision (11190 Snapper Creek Road), Coral Gables, Florida; providing for severability, repealer, codification, and an effective date. (Legal descriptions on file at the City)

Mayor Cason: Ordinance on First Reading, Mr. City Manager please read Items E-4 and E-5, which are both related into the public record, these are ordinances on First Reading.

City Manager Salerno: Thank you Mayor E-4 is An Ordinance of the City Commission of Coral Gables, Florida on property legally described as Tract "A", Snapper Creek Lakes Subdivision (11190 Snapper Creek Road), Coral Gables, Florida, requesting the following:

- a) Site plan review of a proposed two (2) story community center to replace the existing one (1) story facility for exclusive use by Snapper Creek Lakes residents and marina members of a previously annexed subdivision, known as Snapper Creek Lakes Subdivision pursuant to the City of Coral Gables Resolution No. 28947 (Annexation), Ordinance No. 3207 (Land Use and Zoning Designation) and Ordinance No. 3249 (Site Specific Regulations;
- b) Encroachment of landscaping and other associated improvements into the Old Cutler Road public right-of-way; and including required conditions; providing for severability, repealer, codification, and an effective date. I might add that legal descriptions are on file at the City.

Item E-5 is a Zoning Code amendment. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Appendix A, "Site Specific Zoning Regulations", by creating a new section, "Section A-94 – Snapper Creek Lakes – Tract "A", providing provisions governing the use of the existing marina facility and community center, on property legally described as Tract "A", Snapper Creek Lakes

Subdivision (11190 Snapper Creek Road), Coral Gables, Florida; providing for severability, repealer, codification, and an effective date. (Legal descriptions on file at the City).

Ms. Russo: Good morning Mr. Mayor, members of the Commission, for the record my name is Laura Russo with offices at 2655 LeJeune Road. I am here this morning representing Snapper Creek Lakes Club who is the owner of the subject property located at 11190 Snapper Creek Road. Here with me this morning I'd like to take a moment and just introduce to you Mr. Lou Risi, who is the President of Snapper Creek Lakes Club, Mr. Bill Tillett who is the Treasurer and Commodore, Mr. Ed Williamson who is Past President and Ms. Heather Quinlan who is the Club Administrator and the Dock Master. Also here with me this morning is Mr. Luis Juaregui of Eastshore International, the architect. The reason we are here is because there is an existing building on the subject property that was erected in the late 1950's, it's lived out its useful life. The Club decided that they needed to basically start from scratch and put in a new building, so what they did is they hired Luis to come up with a building that would meet the neighborhood standards, accomplish the same uses that are currently being accomplished with the old existing building and add a second story in order to accommodate the Snapper Creek Lakes Homeowners Board meetings and storage of architectural plans that are kept by the neighborhood; and working with staff it was discovered that at the time the property was annexed, that the entire subdivision was annexed, this use was ongoing but had never been addressed in the Zoning Code. So we took this opportunity to codify the existing operations, which were sort of....

Commissioner Anderson: Hanging out there.

Ms. Russo:...hanging out there and what we did was we took the building and we put it almost in its identical, I think, we are talking about maybe a foot or so off from its existing location, so we honored the same footprint, the increase in size is the addition of the second floor and Mr. Juaregui in his design tried to incorporate elements, as you know this is in the south end of the Gables and there is sort of an architectural mixture out there, and he tried and looking at other boat facility structures that are historic in South Florida he came up with this design. The Homeowners Association has been aware of this project for the past year and-a-half, two years, and the most impacted homeowners the ones that live in front and on either side have signed off saying they have absolutely no objection, it should be part of your record as well as homeowners which were advertised and sent notice a thousand linear feet from the exterior of Snapper Creek Lakes. So we had three responses all in favor, I believe from the four...neighborhoods, which is sort of to the southwest, I believe; and so with that I'd like to request your approval both for the site plan and for the text amendments which we worked very closely with Planning, with Zoning, with the architectural, with Public Works, Fire, we worked with all the departments very closely to make sure that everybody's concerns and issues with the existing operations were properly codified; and in fact some of the restrictions that you'll find here are more restrictive than if

someone were to come in and try to put in a brand new dock basin facility. So I respectfully request your approval of our two items before you....

Commissioner Anderson: Ms. Russo, nice to see you. I was going to say stop, stop. I'm going to make the motion.

Vice Mayor Kerdyk: And I'll second it.

Mayor Cason: Do we have any other public input? If not, I'll close the public input side.

Commissioner Anderson: I'll make the motion.

Vice Mayor Kerdyk: I'll second it.

Mayor Cason: Commissioner Anderson makes the motion, Vice Mayor seconds.

Commissioner Quesada: Before we vote....

City Attorney Leen: The motion would be first on E-4, if that's OK?

Commissioner Anderson: Absolutely.

City Attorney Leen: And then E-5 separately.

Commissioner Anderson: Right.

Commissioner Quesada: Before we vote a quick comment. I see this as a community center, but I think most of us will tell you that – most of us up here are against any kind of development in residential areas, was there any objection at all from the neighborhood?

Ms. Russo: There was absolutely no objection, and again in the abundance of caution notice was not just sent out within a thousand linear feet of the subject property, notice was sent out a thousand linear feet outside of Snapper Creek of the entire 120-plus homes in the neighborhood - it went out from there, and we had no objection. The Planning and Zoning Board, the only people who came were in the neighborhood in Snapper Creek Lakes who were there to see and we got letters from the Four Phillies subdivision to the southwest and once again, if anyone watched the Planning and Zoning Board what we made perfectly clear is we were making absolutely no change in the operation of the property. This is strictly replacing a building with another building, it is increasing a little bit more in order to have the homeowners meetings and

we are also, if you look at the staff conditions, we are putting landscaping so there will be landscaping along Old Cutler, so there will be a buffer, and we are adding six parking spaces, which were requested by staff, but if you look at that, everything is exactly the way it's always been since about 1958 when the facility was first opened.

Commissioner Quesada: Thank you.

Mayor Cason: Any other discussion?

Commissioner Cabrera: It looks a lot like a trolley stop to me (laughter). I'm joking, I'm joking, it doesn't.

Mayor Cason: City Clerk. We are on E-4, City Clerk.

Commissioner Cabrera: Yes

Vice Mayor Kerdyk: Yes

Commissioner Quesada: Yes

Commissioner Anderson: Yes

Mayor Cason: Yes

(Vote: 5-0)

Mayor Cason: On E-5.

Commissioner Anderson: I'll make that motion.

Mayor Cason: Commissioner Anderson makes the motion seconded by Commissioner Cabrera.

City Clerk

Vice Mayor Kerdyk: Yes

Commissioner Quesada: Yes

Commissioner Anderson: Yes

Commissioner Cabrera: Yes

Mayor Cason: Yes

(Vote: 5-0)

Ms. Russo: Thank you very much.

Commissioner Anderson: Don't stay away so long, it's nice to see you.

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City Commission Meeting

January 22, 2013

Agenda Items E-4 and E-5 are related – Ordinances on First Reading

Snapper Creek Lakes Subdivision

[End: 10:23:30 a.m.]