	<p align="center">City of Coral Gables, Florida Planning and Zoning Staff Recommendation</p>
<p>Applicant:</p>	<p>Snapper Creek Lakes Club, Inc.</p>
<p>Applications:</p>	<p>Site Plan Review and Zoning Code Text Amendments</p>
<p>Property:</p>	<p>11190 Snapper Creek Road (Tract A - Snapper Creek Lakes Community Center and Marina)</p>
<p>Public Hearing - Date/Time/ Location:</p>	<p>Planning and Zoning Board, January 9, 2013, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</p>

Request.

Snapper Creek Lakes Club, Inc. (hereinafter referred to as "Applicant") submitted two (2) applications (hereinafter referred to as the "Application" or "Applications") for Tract A of the Snapper Creek Lakes Subdivision. The first Application is for site plan review for the demolition of the existing one-story 2,000 sq. ft. harbor master and boat storage building (hereinafter referenced as "Community Center") and construction of a new two-story, 4,000 sq. ft. building. The new building will have the same uses as the current building with the only addition being a community center meeting room on the second floor. The proposed two-story building will be handicap accessible and have approximately the same building footprint and location. There are no other changes proposed to the existing marina or parking lot with this Application. The site plan review does include consideration for encroachment of landscaping into the adjacent Old Cutler Road right-of-way.

The second Application is to create new Zoning Code text provisions (Site Specific Standards) governing the use of the existing marina facility and proposed new community center located on Tract A. Currently the Zoning Code Appendix A, Site Specific Zoning Regulations, includes provisions referenced as "Section A-94 – Snapper Creek" which only govern single-family properties within the subdivision. In 1996, when Snapper Creek Lakes subdivision was annexed into the City, Zoning Code provisions were not created governing the use of the existing community center building or marina, both of which have been in existence since the late 1950's. Therefore, the Applicant in consultation with City Staff has prepared and proffered new Zoning Code text amendments creating new Site Specific Standards specifically for Tract A.

More specifically, the Applications under consideration include the following (see Attachment A for a copy of the DRAFT Ordinances):

1. *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)*
2. *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)*

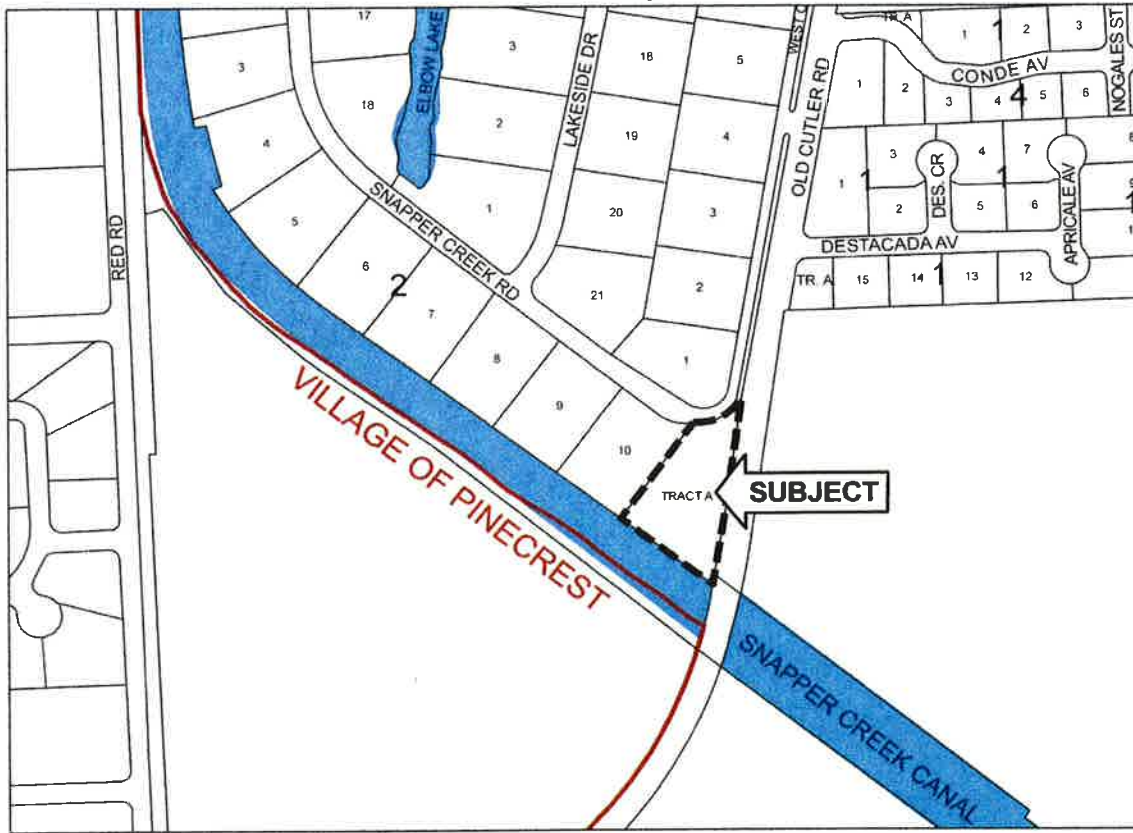
Site Plan review and Zoning Code text amendment applications require review and recommendation by the Planning and Zoning Board at one (1) advertised public hearing, and consideration by the City Commission at two (2) advertised public hearings (Ordinance format).

Summary of the Applications.

The subject property is located on the west side of Old Cutler Road at the Snapper Creek Canal and is legally described as Tract A, Snapper Creek Lakes Subdivision (11190 Snapper Creek Road), Coral Gables, Florida, as shown in the following location map and aerial:

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Location Map



Aerial



Site Data and Surrounding Uses

The following tables provide the subject property's designations and surrounding land uses:

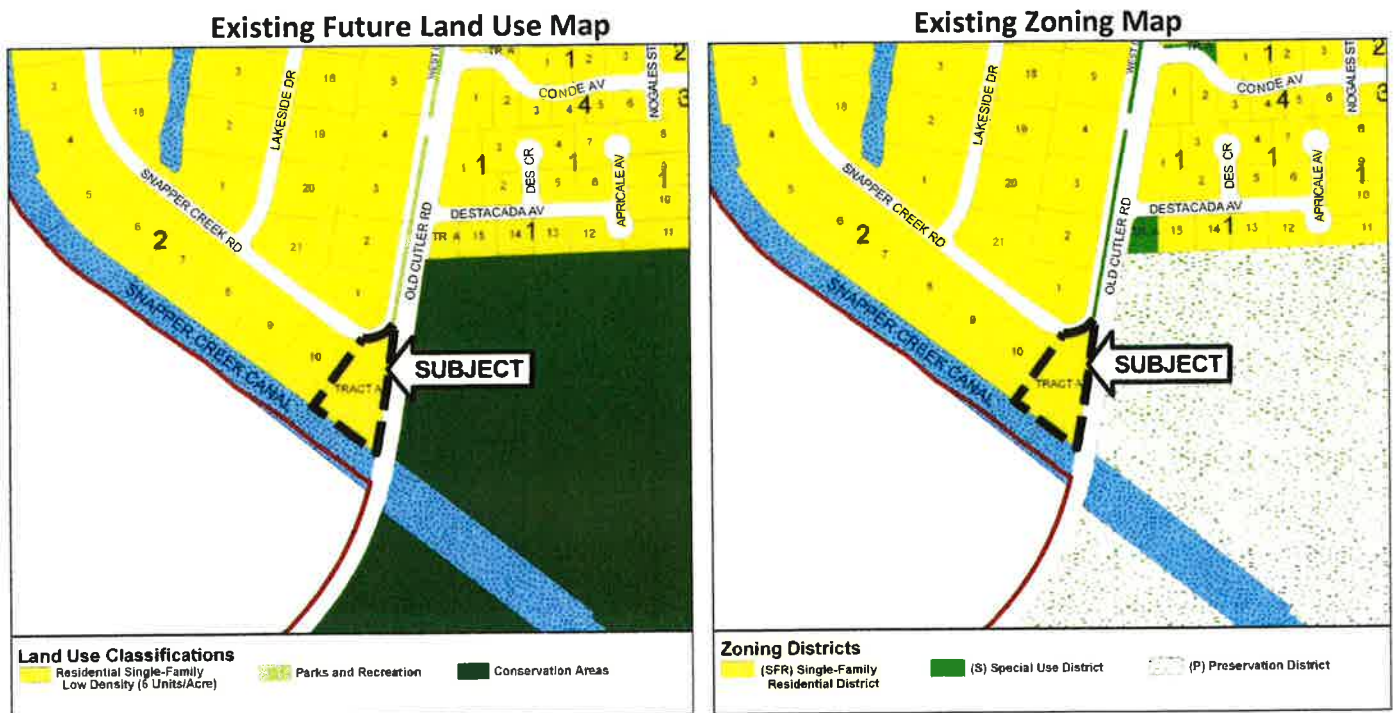
Existing Property Designations

Comprehensive Plan Map designation	Residential Single-Family Low Density
Zoning Map designation	Single-Family Residential (SFR)

Surrounding Land Uses

Location	Existing Land Uses	Comprehensive Plan Designations	Zoning Designations
North	Single-family residences	Residential Single-Family Low Density	Single-Family Residential (SFR)
South	Snapper Creek Conservation Area and Village of Pinecrest	Conservation Area	Preservation District (P)
East	Snapper Creek Conservation Area	Conservation Area	Preservation District (P)
West	Single-family residences	Residential Single-Family Low Density	Single-Family Residential (SFR)

The Applicant proposes no changes to the property's existing land use and zoning designations, as illustrated in the following maps:



City Review Timeline

The submitted Applications have undergone the following City reviews:

Types of Review	Dates
Development Review Committee	05.25.11
Board of Architects	11.01.12 and 12.13.12
Planning and Zoning Board	01.09.13
City Commission, 1 st reading	01.22.13
City Commission, 2 nd reading	02.05.13

City Legislative History

The Snapper Creek Section was annexed into the City on 06.26.96. The following is a chronology of previous approvals/legislation affecting the subject property:

1. Resolution No. 28947 (adopted 11.14.95) - Annexation of the Snapper Creek Lakes Subdivision in the City of Coral Gables.
2. Miami-Dade County Ordinance No. 96-58 (adopted 06.26.96) – Ratification by Miami-Dade County of City of Coral Gables Annexation.
3. Ordinance No. 3207 (adopted 12.17.96) – Amended boundaries of City’s Future Land Use Map and assigned “Residential Use, Single-Family Low Density” land use designation.
4. Ordinance No. 3249 (adopted 05.13.97) – Assigned Single-Family Residential zoning designation and amended Zoning Code by adding Site Specific Regulations.

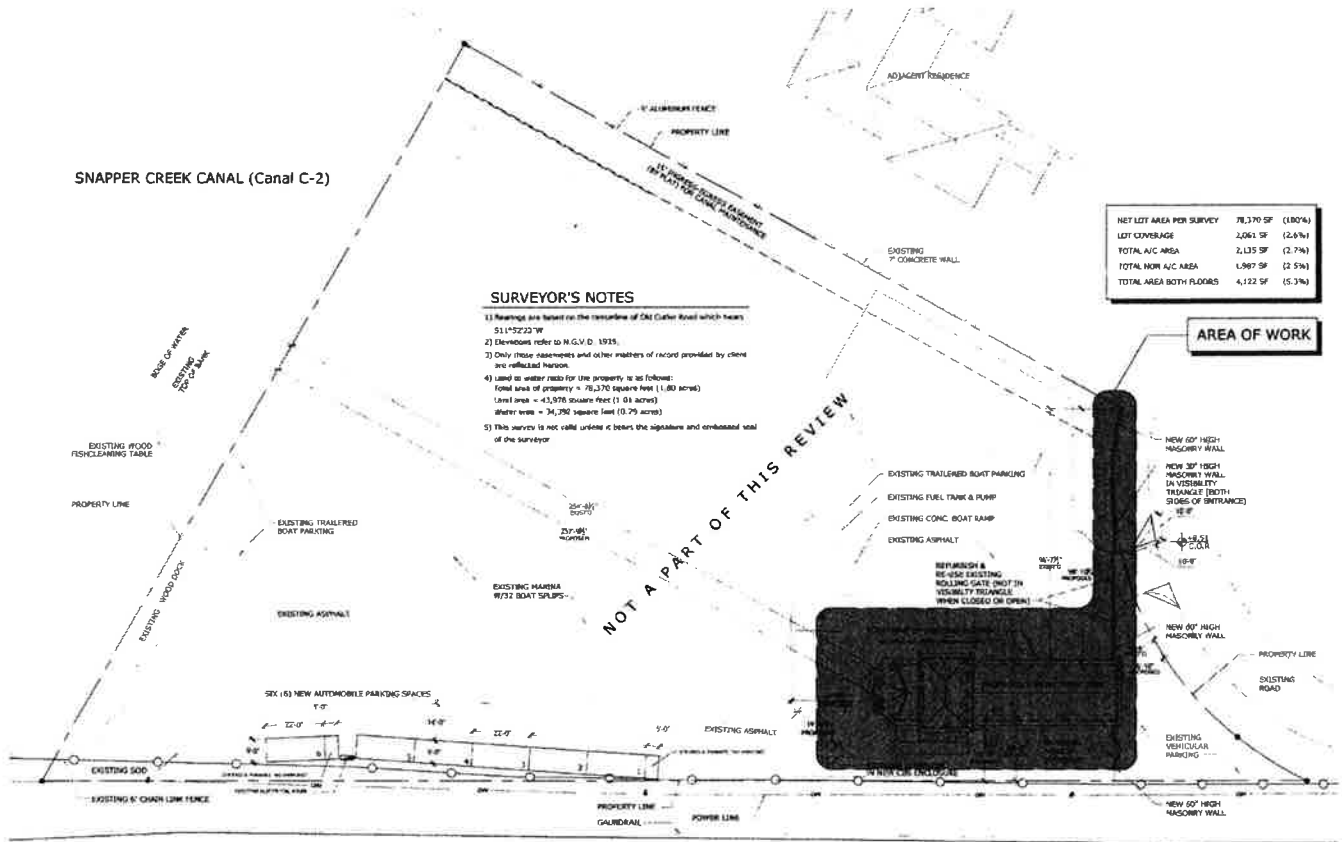
Proposed Site Plan Review and Zoning Code Text Amendments.

Proposal – Site Plan Review and Zoning Code Text Amendments

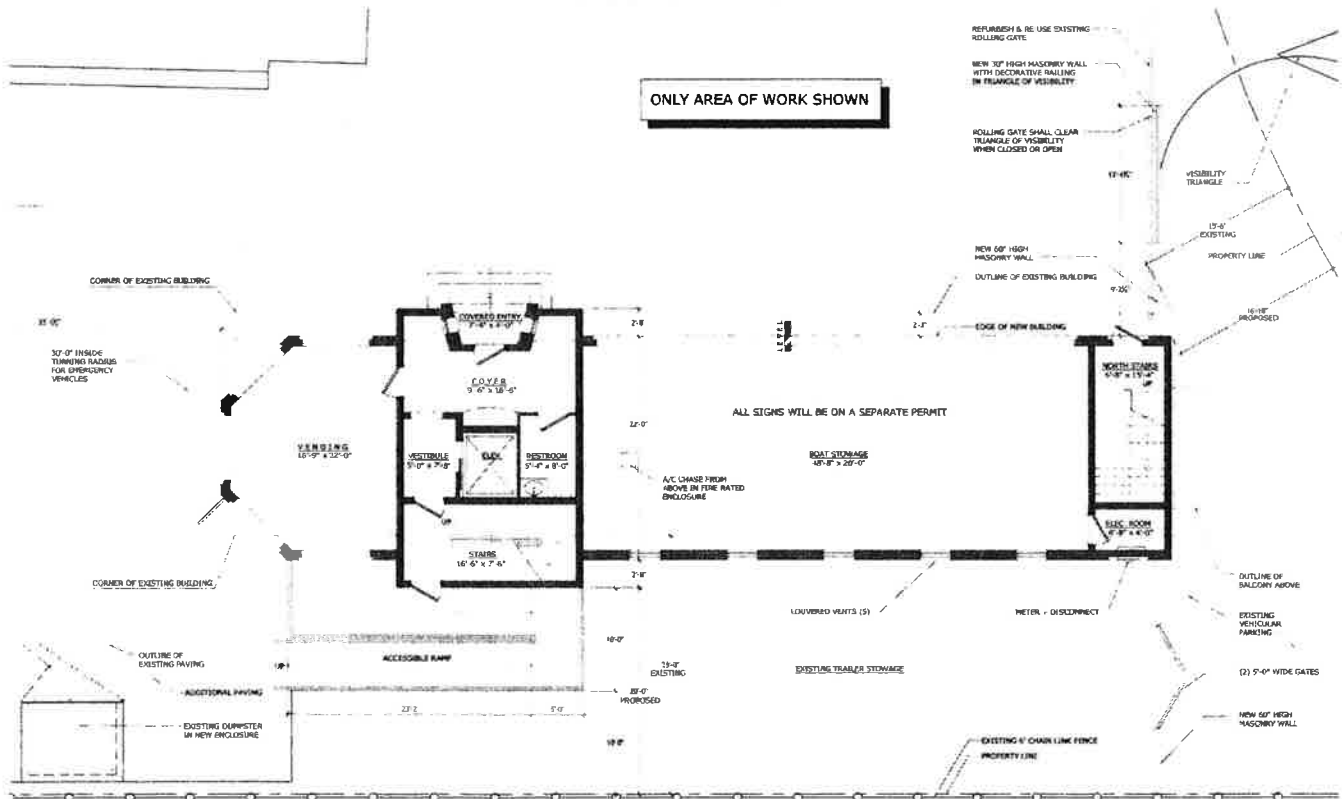
The Applicant’s proposed Site Plan, Ground Floor Plan and Second Floor Plan, Building Elevations and Landscape Plans are provided on the following pages. Please refer to Attachment B, the Application submittal for additional information and all other applicable plans and support materials.

The Applicant has submitted proposed Zoning Code text amendments to Appendix A, “Site Specific Zoning Regulations” creating Section A-94 – Snapper Creek – Tract A that would govern the existing marina facility and the proposed community center. These provisions are provided in Attachment C in ~~strike through~~/underline format.

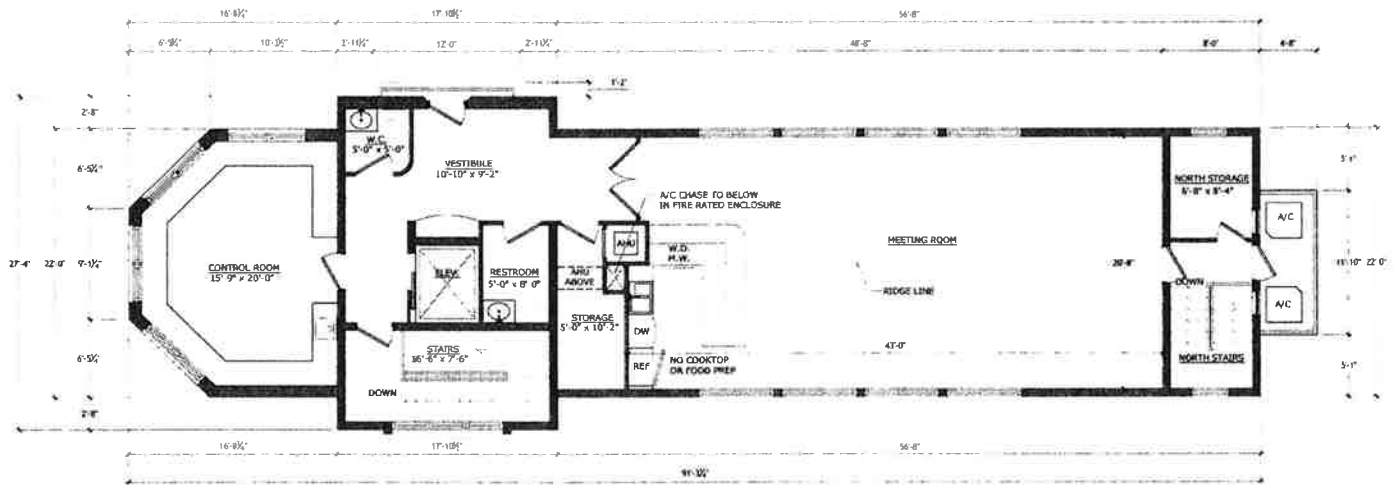
Site Plan



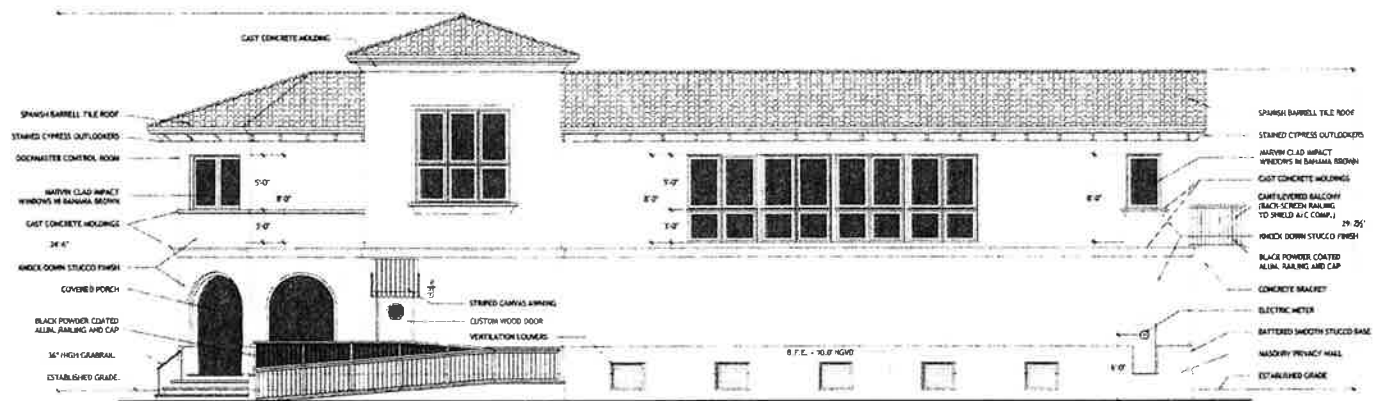
First Floor Plan



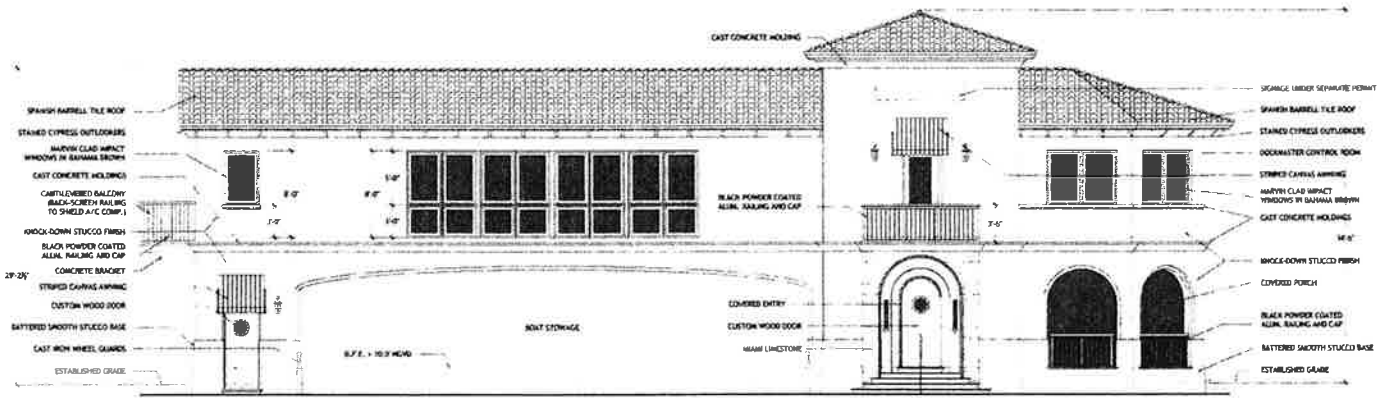
Second Floor Plan



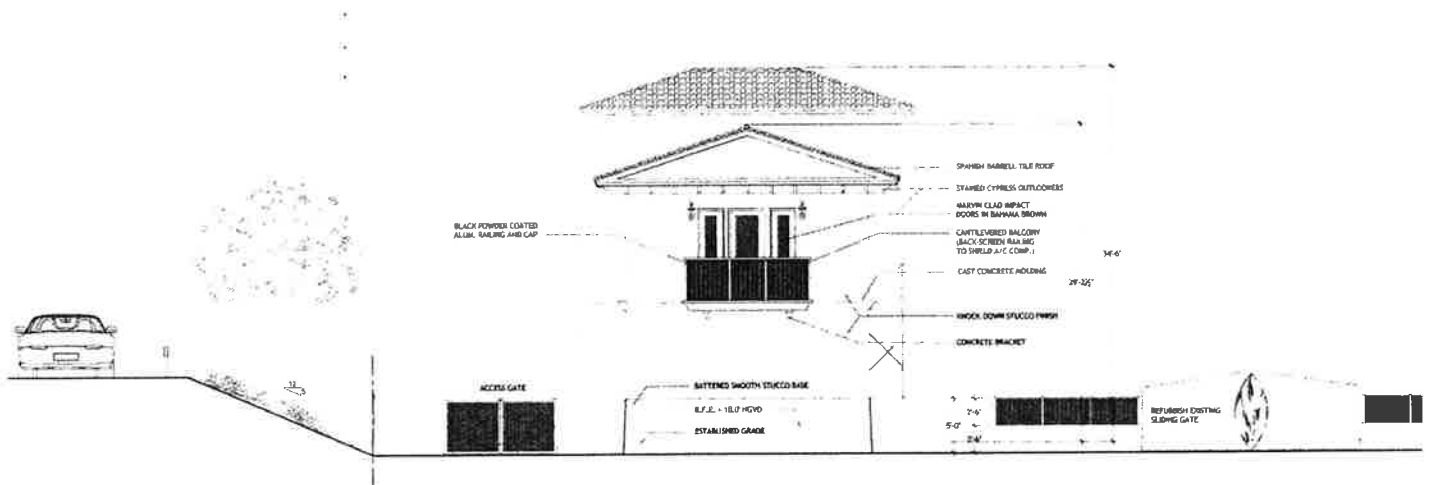
East Building Elevation



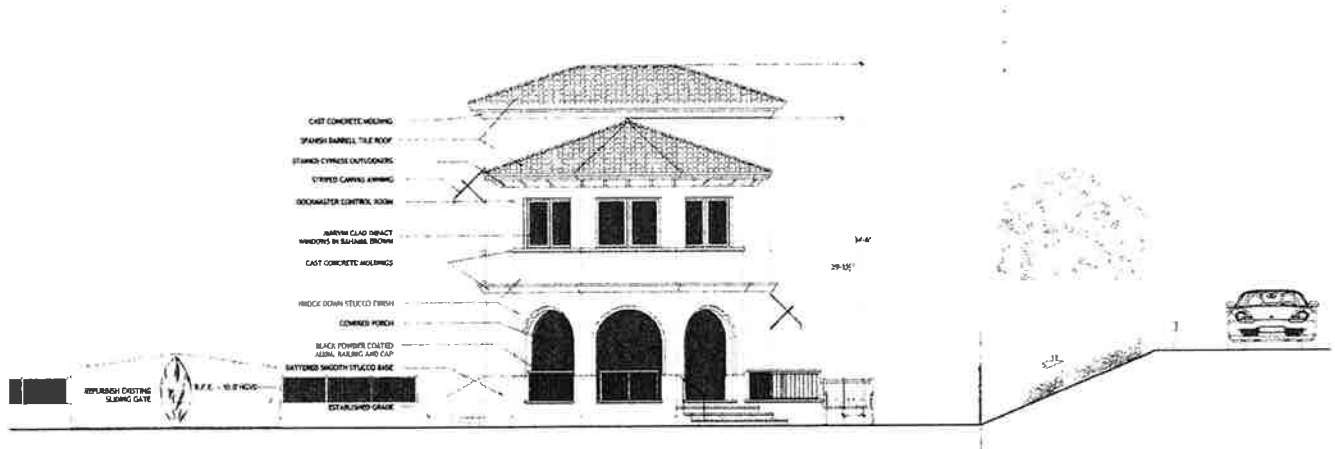
West Building Elevation



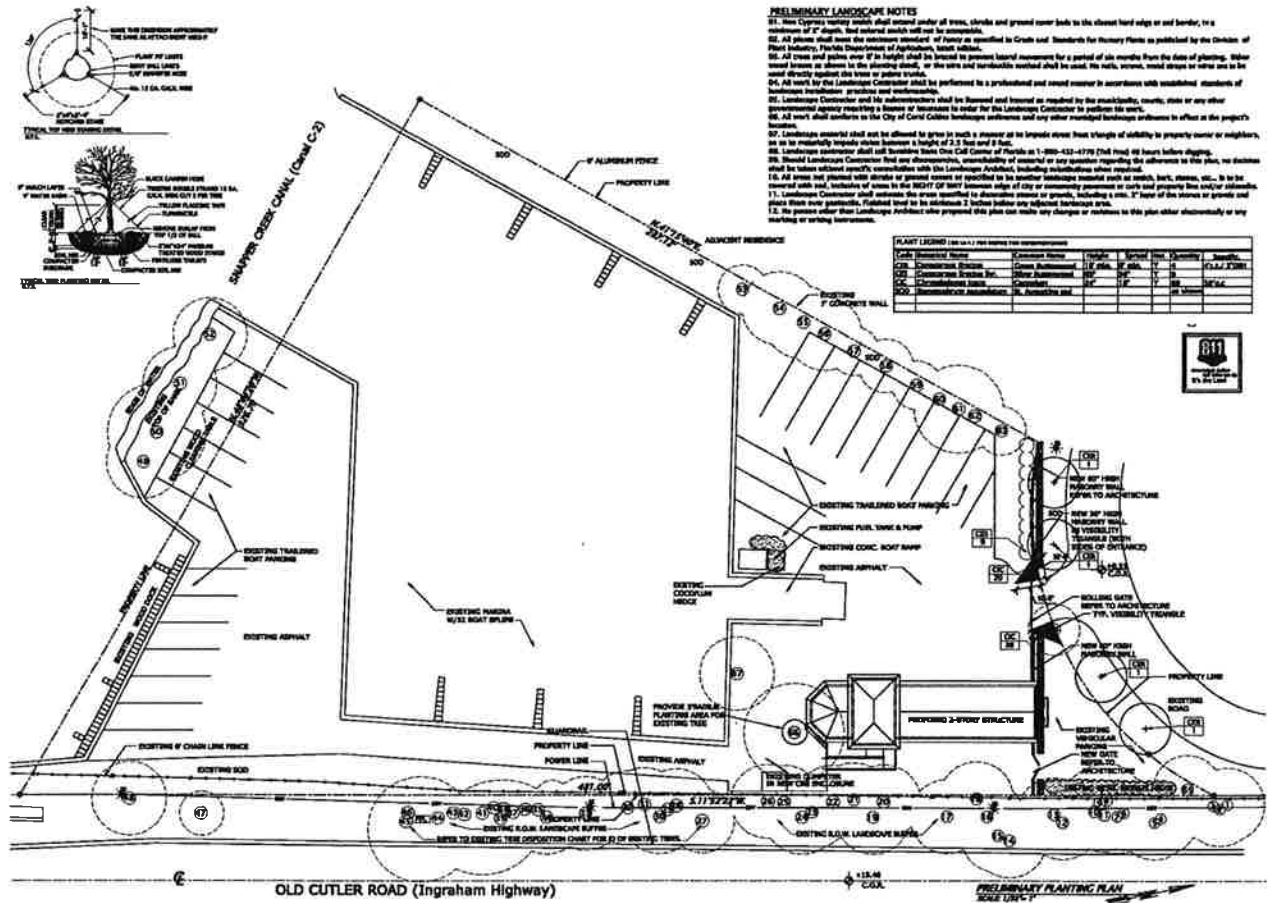
North Building Elevation



South Building Elevation



Landscape Plans



Board of Architects Review/Approval

The proposed plans for Snapper Creek Lakes Tract A were reviewed by the Board of Architects and received Preliminary Approval on 12.13.12.

City Staff Comments

This proposal has been reviewed as a part of the Development Review Committee process as well as the public hearing review process. City reviews were conducted by the following Divisions/Departments: Zoning, Historical Resources, Public Works, Police, Fire and Public Service. All City Division/Department comments that were provided have been addressed by the Applicant.

Findings of Fact.

This section of the report presents City Staff's evaluation of the Applications and Findings of Facts. The City's responsibility is to review the Applications for consistency with the City's Comprehensive Plan (CP) Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

Findings of Fact

The Planning and Zoning Division has prepared a Preliminary Zoning Analysis of the site plan request in conjunction with the proposed new Zoning Code text amendments creating Site Specific Regulations for Tract A. Presently no provisions exist governing improvements on Tract A. The current Snapper Creek Lakes Zoning Code provisions only govern construction of single family residences. The Applicant drafted the new provisions in consultation with City Staff and proffered more stringent regulations, or "Site Specific Regulations," for the expansion of the community center and the continued operations of the existing marina.

The Applicant's proffered provisions are modeled after and are more restrictive than the City's current Zoning Code provisions governing yacht facilities. See Attachment C for the specific provisions in Attachment B in ~~strike through~~/underline format.

In summary, the new provisions provides for the following:

1. Continued operation of the private community center use and private marina per the approvals granted by the City of Coral Gables City Commission via the following:
 - a. Annexation via Resolution No. 28947 on 11.14.95 (ratified by Miami-Dade County via Ordinance No. 96-58 on 06.26.96);
 - b. Land Use and Zoning Designation via Ordinance No. 3207 on 12.07.96;
 - c. Establishment of Site Specific Regulations via Ordinance No. 3249 on 05.13.97.
2. Continuance of current marina operations including the following:
 - a. Wet and ground level dry boat storage.
 - b. Boat ramp and launching.
 - c. Dispensing of fuel.
 - d. Associated accessory uses and operations such as:

- i. Bait and tackle sales.
 - ii. Vending machine facilities for the dispensing of food and nonalcoholic beverages located within a building.
 - iii. Exterior storage of kayaks, canoes, boat trailers, and non-motorized small boat(s) less than a total of fourteen (14) feet in length.
 - iv. Minor customary vessel maintenance and repair.
3. Expansion of the private community center with limitations of total square footage, maximum height, maximum number of stories, setbacks and ground coverage.
4. Installation of landscaping. Currently the eastern property line (Old Cutler Road property line) contains a dense vegetative hedge that includes numerous exotic or prohibited plant materials. At the request of City Staff, new landscaping shall be installed along the entire property line both within the right-of-way and on Tract A. Installation of landscaping within the right-of-way requires encroachment approval which has been included as a part of the site plan consideration.
5. Prohibited uses and operations that include the following:
 - a. Community center third party rental. No portion of the community center may be rented to third parties. The center shall remain as a private facility for use by the members of Snapper Creek.
 - b. Dry storage stacking of boats.
 - c. Food preparation for distribution to the public.
 - d. Mooring or operation of commercial vessels, charter boats or other similar commercial operations.
 - e. Overnight stays. No overnight accommodations shall be permitted on any portion of the property.
 - f. Rental or leasing of vessels.
 - g. Retail sales, professional office and boat repair facilities.
6. Maximum number of boats currently stored at the facility shall be limited to thirty-five (35) wet slips and thirty-two (32) ground level dry storage spaces.
7. Provisions for the addition of six (6) vehicle parking spaces. The facility is a private facility for Snapper Creek Lakes therefore, parking was not previously required. However, vehicle parking spaces have been added.
8. Maximum height for fences and walls subject to triangle of visibility requirements.
9. Roof materials shall match material approved for single family residences within the subdivision.
10. Fifty (50) square foot non-illuminated sign limitation for the building.

Therefore, with the creation of the new provisions proffered by the Applicant that specifically govern the current operations of the property; the Zoning Division has determined the proposed project meets the requirements of the Zoning Code. The Preliminary Zoning Analysis and the findings are provided as Attachment D.

Zoning Code Section 3-1405, "Standards for review of text amendments to these regulations and for City-initiated district boundary changes" requires that the Planning and Zoning Board shall not adopt

Zoning Code text amendments shall satisfy the below standards. Staff evaluation of each standard is provided below.

A. *"Promotes the public health, safety, and welfare."*

Staff comments: The Applicant has proffered newly drafted Site Specific Standards that are more restrictive than current Zoning Code provisions governing boating facilities. The community center and marina have been in operation at the site since the late 1950's. The Applicant has previously sought numerous improvements to the facility while within the Miami-Dade County jurisdiction as well as the City's jurisdiction. The City has issued and approved numerous Building and Public Work permits for various improvements to the facility in recent years. The Applicant has also secured the required annual, local, county and state reviews for the operation of the marina (i.e., Miami-Dade County Department of Environmental Resource Management Marina Facilities Annual Operating Permit [MOP]), etc. Based upon the above, Staff finds the Application continues to "Promote the public health, safety, and welfare."

B. *"Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment."*

Staff comments: The use of the property as a private community center and private marina for Snapper Creek Lakes was approved by the City of Coral Gables City Commission. Specifically the following approvals were granted: 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 3) establishment of Site Specific Regulations via Ordinance No. 3249 on May 13, 1997. Further evaluation of the proposed uses finds the uses consistent with the City Zoning Code and Comprehensive Plan.

C. *"Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property."*

Staff comments: The proposed changes include an addition of a second floor to an existing community center. No changes are proposed to the marina. The increase in building square footage is minimal and the continued operation of the facility will now be managed (enforceable) via more restrictive Zoning Code provisions that currently are not in place. The Applicant's proffered restrictions shall provide the City significantly more opportunities to enforce daily operation of the facility. The Applicant has also proffered to mitigate any potential impacts related to the height of the building via the replacement of the current exotic vegetative hedge along the east property line (Old Cutler Road right-of-way) with new landscaping.

D. *"Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than minimum requirements of the Comprehensive Plan."*

Staff comments: The Application shall have no substantial impact on public infrastructure.

E. *“Does not directly conflict with an objective or policy of the Comprehensive Plan.”*

Staff comments: Based upon the Applicant’s proffered limitations for the operation of the community center and marina, Staff finds the Application does not conflict with the Comprehensive Plan which is provided below.

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

Ref. No.	CP Goal, Objective and Policy	Staff Review
1.	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	Policy FLU-1.1.1. The City’s Future Land Use Classifications and Map shall describe, assign, and depict the future land uses found to be in the public interest and to be the basis for regulations, programs, actions and rules of the City and other affected agencies.	Complies
4.	Policy FLU-1.3.2. All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.	Complies
5.	Policy FLU-1.3.3. Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.	Complies
6.	Objective FLU-1.11. Maintain a pattern of overall low density residential use with	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	
7.	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
8.	Policy FLU-1.12.1. Maintain and enforce effective development and maintenance regulations.	Complies
9.	Objective FLU-1.13. The City shall enforce the recently adopted Zoning Code which creates, preserves and maintains scenic vistas in keeping with the classic traditions as embodied in the original city plan.	Complies
10.	Objective FLU-1.14. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
11.	Policy FLU-1.14.1. The City shall enforce Zoning Code provisions which continue to address the location and extent of residential and non-residential land uses consistent with the Future Land Use Map in order to preserve the character of existing neighborhoods.	Complies
12.	Goal FLU-3. The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
13.	Objective FLU-3.1. The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.	Complies
14.	Policy FLU-3.1.1. The Planning Department shall, when necessary, assist in the dissemination of information of applications to surrounding properties with the intent of supporting all the goals, objective and policies of the Comprehensive Plan. Specifically as it relates to ensuring residential areas are protected from potential impacts which may include noise, light, traffic, and vehicular access.	Complies
15.	Policy FLU-3.2.2. The Planning Department, when receiving a development proposal for property that adjoins a single-family residential district, shall facilitate the contact and discussion between applicants and known organized neighborhood groups and neighborhood associations to provide the opportunity to resolve potential neighborhood issues prior to City review at public hearings. The necessity to complete further collaboration and consensus decision making to mitigate or resolve identified issues may be conducted by the City's Planning Department or outside mediation services such as the South Florida Regional Planning Council, Institute for Community Collaboration.	Complies
16.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
17.	Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.	Complies
18.	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	
19.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
20.	Policy MOB-1.1.8. Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas.	Complies
21.	Policy MOB-2.7.1. The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design.	Complies
22.	Policy MOB-2.8.1. The City shall continue implementation and further strengthen the City's existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following: <ul style="list-style-type: none"> •Promote expansion of the City's existing tree canopy. •Provide screening of potentially objectionable uses. •Serve as visual and sound buffers. •Provide a comfortable environment for pedestrian walking (walkability) and other activities. •Improve the visual attractiveness of the urban and residential areas (neighborhoods). 	Complies
23.	Goal NAT-1. The City is an environmentally sustainable entity containing a healthy ecosystem in which natural resources are conserved, protected, maintained, enhanced, and restored.	Complies
24.	Objective NAT-1.4. The City shall conserve and protect the remaining natural systems of the City in recognition of the inherent values of these areas left in their natural state, through appropriate land use designations and implementation of protective development regulations.	Complies
25.	Policy NAT-1.6.2. Require site-plan review and approval of all proposed development and redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites.	Complies
26.	Policy NAT-1.6.3. Continue to enforce landscaping standards that require the preservation of existing natural growth where practical, and the removal of invasive, exotic plant species.	Complies
27.	Policy NAT-1.7.1. Ensure the preservation of trees during development or redevelopment wherever possible, and consistent with the tree preservation ordinance and landscape ordinance. Where trees approved for removal as a last resort, require that they be replaced with quality trees of equal or greater canopy.	Complies
28.	Goal NAT-2. The City shall conserve, manage, use and protect natural and	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	environmental resources and maintain and enhance the natural balance of ecological functions in the coastal area.	

Conclusions - Findings of Fact

Staff’s Findings of Facts has determined that the Application is “consistent” with the Zoning Code via the establishment of new Site Specific Standards that shall be codified into the Zoning Code. The provisions exceed comparable regulations in the Zoning Code that govern the use of similar boating facilities. Staff has also determined the Application is consistent with the Comprehensive Plan, more specifically, the Goals, Objectives and Policies identified above. The Application submittal is consistent with the existing use of the property as a community center and marina since its construction in the late 1950’s. The Applicant’s proffered limitations for the operation of the marina exceeds the current Zoning Code requirements, therefore, Staff recommends approval of the Applications subject to Conditions of Approval.

Public Notification and Comments.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the subject property. The Applicant has exceeded this requirement by providing courtesy notification to all property owners within the Snapper Creek Lakes Subdivision and as well as within 1,000 feet of the perimeter boundary of Subdivision. Notice of the Public Hearing was also provided to the Village of Pinecrest Administrative Staff. The notice lists the type of applications filed, proposed public hearing dates/time, location where the application files can be reviewed and the opportunity to submit comments. A total of 288 notices were mailed.

At the request of Staff, the Applicant contacted the two (2) neighbors that are contiguous to the Tract A to advise of the pending Application and provide an opportunity for comment. No opposition has been received. A copy of the legal advertisement and courtesy notice are provided as Attachment E. No comments were received. A map of the notice radius is as follows:

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Courtesy Notification Radius Map



The following has been completed to solicit input and provide notice of the Applications:

Public Notice

Type	Date
Courtesy notification of all property owners within the Snapper Creek Subdivision, within 1,000 feet of the boundary of the entire Subdivision and Village of Pinecrest, Florida Administration.	12.27.12
Posting of property.	12.27.12
Legal advertisement.	12.27.12
Posted agenda on City web page/City Hall.	12.27.12
Posted Staff report and the Application on City web page.	01.04.13

Staff Recommendation and Conditions of Approval.

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **approval** of the following subject to all of the conditions of approval as specified herein:

1. *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)
2. *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)*

Summary of the Basis for Approval

Staff's support and recommendation of approval of the site plan and Zoning Code text amendment is subject to all of the below listed conditions of approval. Planning Staff, as enumerated with the Findings of Fact contained herein, finds the Application in compliance with the CP Goals, Objectives and Policies, Zoning Code and the City Codes subject to all of the following Conditions of Approval.

Conditions of Approval

In furtherance of the Comprehensive Land Use Plan's Goals, Objectives and Policies, Zoning Code, and Section 3-1405, "Standards for review of text amendments to these regulations and for City-initiated district boundary changes" and pursuant to previous City Commission approval of Resolution No. 28947 (Annexation of the Snapper Creek Lakes Subdivision into the City of Coral Gables); Ordinance No. 3207 (Land Use and Zoning Designation) and Ordinance No. 3249 (Site Specific Regulations) and in association with Applicant's proffered Site Specific Standards, the recommendation for approval of the Application is subject to all of the following Conditions of Approval:

1. **Application/supporting documentation.** Construction of the proposed project shall be in substantial conformance with all of the following:

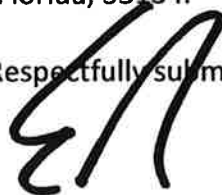
- a. Applicant's Plan Submittal Package dated 01.03.13 date stamped and received by the Planning Division on 01.03.13.
- b. All representations proffered by the Applicant's representatives as a part of the review of the Application at all Public Hearings.
2. Restrictive covenant. Within thirty (30) days of City Commission approval of the Applications, the Applicant, property owner(s), its successors or assigns shall submit a Draft Restrictive Covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended.
3. Perimeter buffering/landscape improvements.
 - a. Within sixty (60) days of issuance of the Certificate of Occupancy for the new Community Center, all landscaping identified on the approved landscape plan shall be installed. The Applicant shall be responsible for securing all applicable, federal, state and county reviews and approvals for the installation of the landscaping within the Old Cutler Road right-of-way.
 - b. Changes to and departures from the approved Site Plan and Landscape Plan and associated detail plans, specifications, and changes necessary via the permitting process shall be subject to review and approval by Public Works Director, Public Service Director and City Planner.

A t t a c h m e n t s .

- A. Draft Ordinances.
- B. Applicant's Plan Submittal Package dated 01.03.13 date stamped and received by the Planning and Zoning Division on 01.03.13.
- C. 01.09.13 DRAFT Zoning Code, Appendix A, Site Specific Zoning Regulations, Section A-94 - Snapper Creek Lakes - Tract A provisions
- D. 01.02.13 Preliminary Zoning Analysis.
- E. 12.27.12 Legal notice and courtesy notice mailed to all property owners.

Please visit the City's webpage at www.coralgables.com to view all application materials. The complete Application is also on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Eric Riel, Jr.
City Planner
City of Coral Gables, Florida

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

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.

WHEREAS, an Application was submitted requesting 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 and the encroachment of landscaping and other associated improvements into the Old Cutler Road public right-of-way on Tract "A", Snapper Creek Lakes Subdivision (11190 Snapper Creek Road), Coral Gables, Florida; and,

WHEREAS, this request is being submitted in conjunction with a request for a Zoning Code text amendment to provide provisions governing the use of the existing Snapper Creek Lakes marina facility and community center; and,

WHEREAS, after notice of public hearing duly published and notification of all property owners within the Snapper Creek Lakes Subdivision and as well as within one thousand (1,000) feet of the perimeter boundary of Subdivision and City of Pinecrest, Florida, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on January 9, 2013, at which hearing all interested persons were afforded the opportunity to be heard; and,

WHEREAS, at the Planning and Zoning Board's January 9, 2013 meeting, the Board recommended (approval/denial) of the proposed site plan and encroachment of landscaping (vote: ___ - ___) with conditions; and,

WHEREAS, the City Commission held a public hearing on (date) at which hearing all interested persons were afforded an opportunity to be heard and this application for the site plan encroachment of landscaping was (approved/denied) on first reading (vote: __-__) subject to the conditions provided herein; and,

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request for site plan review as required by the Zoning Code, and including careful consideration of written and oral comments by members of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The 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 and the encroachment of landscaping and other associated improvements into the Old Cutler Road public right-of-way on Tract “A”, Snapper Creek Lakes Subdivision (11190 Snapper Creek Road), Coral Gables, Florida shall be and is hereby approved with the following conditions:

(insert conditions of approval)

SECTION 3. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 4. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 5. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 6. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or re-lettered and that the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

SECTION 7. This ordinance shall become effective _____, 2013.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2013.

APPROVED:

JIM CASON
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

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.

WHEREAS, an Application for a text amendment to the Zoning Code has been submitted in order to provide provisions governing the use of the existing Snapper Creek Lakes marina facility and community center; and,

WHEREAS, the proposed Zoning Code text amendment has been submitted in conjunction with an application for Site Plan Review for the demolition of the existing one-story harbor master/boat storage building and construction of a new two-story community center building; and,

WHEREAS, after notice duly published, a public hearing was held before the Planning and Zoning Board on January 9, 2013, at which hearing all interested parties were afforded the opportunity to be heard; and,

WHEREAS, the Board was presented with the text amendment to the Zoning Code providing for provisions governing the use of the existing Snapper Creek Lakes marina facility and community center, and after due consideration, recommended (approval/denial) (vote: __ - __) of the Zoning Code text amendment; and,

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on (date) at which hearing all interested parties were afforded the opportunity to be heard; and,

WHEREAS, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, (approved/denied) the Zoning Code text amendment on First Reading (vote: __ - __).

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing ‘WHEREAS’ clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The Zoning Code of the City of Coral Gables Appendix A, “Site Specific Zoning Regulations”, is hereby amended by creating a new section, “Section A-94 - Snapper Creek Lakes - Tract “A ” as follows (changes in ~~strikethrough~~ / underline format):

(insert Zoning Code text amendment)

SECTION 3. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

SECTION 6. If the Official Zoning Code Table of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

SECTION 7. This ordinance shall become effective _____, 2013.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2013.

APPROVED:

JIM CASON
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN
CITY ATTORNEY

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Snapper Creek Lakes Community Center Addition - Tract A Proposed Zoning Code Text Amendments

01.09.2013

(Deletions are noted in ~~strikeout~~ format and additions are noted in underline format)

1 Section A-94 - Snapper Creek Lakes.

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

- 10 A. Awnings & canopies. Carport canopies and shelter canopies shall be permitted to be free standing.
- 11 B. Building sites. No new building site shall contain less than one (1) fully platted lot and have an area
- 12 of less than one (1) acre. The minimum lot width of any new building site shall be one hundred
- 13 twenty-five (125) feet. All existing building sites shall be as existing at the time Snapper Creek was
- 14 annexed into the City on June 26, 1996 and shall be deemed in conformity with this Ordinance.
- 15 C. Ground coverage. No single-family residence shall occupy more than fifteen (15%) percent of the
- 16 ground area of the building site upon which the residence is erected. In addition, up to five (5%)
- 17 percent of the rear yard may be used for accessory uses and structures.
- 18 D. Height of buildings. No single-family residence shall exceed a height of two and one-half (2½)
- 19 stories. In all instances, a single-family residence shall not exceed thirty-five (35) feet above
- 20 established grade including ridgeline, dome, steeples, towers, and such other similar structures. No
- 21 subordinate or accessory building permitted by this code as an Auxiliary-Use shall exceed in height
- 22 the maximum height of the principal building on the building site.
- 23 E. Height of walls and fences. Walls and fences may have a maximum height of six (6) feet; provided
- 24 that in no case shall a wall or fence violate the triangle of visibility requirements of this code.
- 25 F. Roof-materials. Roofs of new and existing structures shall use materials which are consistent with
- 26 the roof materials which have been used for the existing buildings in the Snapper Creek area.
- 27 G. Setbacks - Principal building.
 - 28 1. All lots shall provide a minimum front setback of fifty (50) feet.
 - 29 2. All lots shall provide a minimum side setback of fifteen (15) feet.
 - 30 3. All lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet.
 - 31 4. All lots shall provide a minimum rear setback of twenty-five (25) feet.
 - 32 5. All lots located on a lake or waterway shall provide a minimum waterfront setback of thirty-five (35) feet.
- 33 H. Setbacks - Accessory Buildings general.
 - 34 1. All accessory buildings shall provide a minimum front setback of seventy-five (75) feet.
 - 35 2. All accessory buildings shall provide a minimum side setback of twenty (20) feet.
 - 36 3. All accessory buildings located on lots which have a side street shall provide a minimum side
 - 37 street setback of thirty (30) feet.
 - 38 4. All accessory buildings shall provide a minimum rear setback of seven (7) feet and six (6) inches.
 - 39 5. All accessory buildings on lots located on a lake or waterway shall provide a minimum
 - 40 waterfront setback of seven (7) feet and six (6) inches.
- 41 I. Setbacks - Swimming pools.
 - 42 1. Swimming pools shall provide a minimum front setback of seventy-five (75) feet.
 - 43 2. Swimming pools shall provide a minimum side setback of twenty (20) feet.
 - 44 3. Swimming pools located on lots which have a side street shall provide a minimum side street
 - 45 setback of thirty (30) feet.
 - 46 4. Swimming pools shall provide a minimum rear setback of seven (7) feet and six (6) inches.
 - 47 5. Swimming pools on lots located on a lake or waterway shall provide a minimum waterfront
 - 48 setback of seven (7) feet and six (6) inches.
- 49 J. Setbacks - Tennis courts.
 - 50 1. Tennis courts shall provide a minimum front setback of seventy-five (75) feet.
 - 51 2. Tennis courts shall provide a minimum side setback of twenty (20) feet.
 - 52 3. Tennis courts located on lots which have a side street shall provide a minimum side street
 - 53 setback of thirty (30) feet.

Snapper Creek Lakes Community Center Addition - Tract A Proposed Zoning Code Text Amendments

01.09.2013

(Deletions are noted in ~~strikeout~~ format and additions are noted in underline format)

- 54 4. Tennis courts shall provide a minimum rear setback of seven (7) feet and six (6) inches.
55 5. Tennis courts on lots located on a lake or waterway shall provide a minimum waterfront
56 setback of seven (7) feet and six (6) inches.
57 K. Setbacks - Screened enclosures.
58 1. Screened enclosures shall provide a minimum front setback of seventy-five (75) feet.
59 2. Screened enclosures shall provide a minimum side setback of fifteen (15) feet.
60 3. Screened enclosures located on lots which have a side street shall provide a minimum side
61 street setback of twenty-five (25) feet.
62 4. Screened enclosures shall provide a minimum rear setback of six (6) feet.
63 5. Screened enclosures on lots located on a lake or waterway shall provide a minimum
64 waterfront setback of seven (7) feet and six (6) inches.
65 L. As according to the Florida Building Code, where repairs and alterations amounting to more than
66 the prescribed percentage of the replacement value of the existing building are made during any
67 twelve (12) month period, the building or structure shall be made to conform to all Zoning Code
68 requirements for a new building or structure.
69

Section A-94 - Snapper Creek Lakes – Tract A.

- 70
71
72 A. The following provisions shall apply exclusively to the Snapper Creek Lakes Subdivision - Tract A –
73 Snapper Creek Lakes boat marina and community center. Except as specified in the following
74 provisions, all requirements of this section and all other applicable requirements of the City of Coral
75 Gables Zoning Code and City Code and federal, state, county governments shall apply.
76 B. Permitted uses. The following principal and accessory uses may be permitted on the property:
77 1. Private boat marina, boat launching, ground level boat storage and dispensing of fuels and
78 associated boat marina facilities uses approved pursuant to the City of Coral Gables
79 Resolution No. 28947 (Annexation), Ordinance No. 3207 (Land Use and Zoning Designation)
80 and Ordinance No. 3249 (Site Specific Single-Family Regulations).
81 2. Private community center.
82 3. Associated private boat marina accessory uses including:
83 a) Bait and tackle sales.
84 b) Vending machine facilities for the dispensing of food and nonalcoholic beverages located within a
85 building.
86 c) Exterior storage of kayaks, canoes, boat trailers, and non-motorized small boat(s) less than a total
87 of fourteen (14) feet in length.
88 d) Minor customary vessel maintenance and repair.
89 4. Awnings and canopies. Awnings/canopies shall be permitted to be as building appendages
90 and/or free standing.
91 C. Prohibited uses and operations. The following uses and/or operations shall be prohibited on any
92 portion of the property:
93 1. Community center third party rental. No portion of the community center may be rented to third
94 parties. The center shall remain as a private facility for use by the members of Snapper
95 Creek.
96 2. Dry storage stacking of boats.
97 3. Food preparation for distribution to the public.
98 4. Mooring or operation of commercial vessels, charter boats or other similar commercial
99 operations.
100 5. Overnight stays. No overnight accommodations shall be permitted on any portion of the
101 property.
102 6. Rental or leasing of vessels.
103 7. Retail sales, professional office and boat repair facilities.

Snapper Creek Lakes Community Center Addition - Tract A

Proposed Zoning Code Text Amendments

01.09.2013

(Deletions are noted in ~~strikeout~~ format and additions are noted in underline format)

- 104 D. Community center hours of operation for activities and meetings. Activities and meetings within the
105 community center shall be limited to the hours of 8:00AM to 10:00 PM, daily.
- 106 E. Boat marina. The maximum number of wet marina boat slips shall be thirty-five (35) and thirty-two
107 (32) ground level dry storage spaces. The marina and all associated boat marina support facilities
108 including but not limited to docks, finger piers, etc. shall satisfy all applicable local, county, state
109 and federal requirements for the operations permitted pursuant to the approvals granted via City of
110 Coral Gables Resolution No. 28947 (Annexation), Ordinance No. 3207 (Land Use and Zoning
111 Designation) and Ordinance No. 3249 (Site Specific Single-Family Regulations). A boat slip as
112 referenced herein is defined as that portion of a pier, finger pier, or float where a boat is moored for
113 the purpose of berthing, embarking or disembarking.
- 114 F. Community center and accessory building regulations.
- 115 1. Maximum building capacity. The maximum building capacity may be up to one-hundred-and
116 twenty-five (125) persons.
- 117 2. Maximum building square footage(s). A maximum of four-thousand-two-hundred (4,200)
118 square foot building floor area is permitted on the property. Future community center and/or
119 accessory building expansions up to a total of five-thousand (5,000) square feet may be
120 administratively reviewed and approved by the City.
- 121 G. Maximum building height for the community center. A maximum height of two (2) stories, not to
122 exceed thirty-five (35) feet above established grade including ridgeline, dome, steeples, towers is
123 permitted.
- 124 H. Ground coverage. No structure shall occupy more than seven-and-a-half (7.5%) percent of the total
125 ground area of the building site.
- 126 I. Landscape requirements. A five (5) foot minimum landscape buffer with vegetation shall be
127 maintained the entire length of the property line abutting Old Cutler Bay Road to satisfy all
128 applicable Zoning Code landscape requirements. Landscaping may be located within the Old
129 Cutler Road right-of-way subject to receipt of applicable City encroachments review and approval
130 and other applicable City/County/State review and approval requirements.
- 131 J. Parking. A minimum of six (6) vehicle parking spaces shall be provided.
- 132 K. Driveway access aisle width. A minimum of fourteen (14) feet shall be permitted for two-way
133 driveway access from the northern to southern portion of the property.
- 134 L. Height of walls and fences. Walls and fences may have a maximum height of eight (8) feet;
135 provided that in no case shall a wall or fence violate the triangle of visibility requirements.
- 136 M. Roof materials. Roofs materials shall be consistent with the roof materials of single family
137 residences in Snapper Creek Lakes Subdivision.
- 138 N. The community center building shall satisfy as a minimum the following setbacks:
- 139 1. Front (north) - fifteen (15) feet.
- 140 2. Side (west) - fifteen (15) feet.
- 141 3. Side street (east) - eighteen (18) feet.
- 142 4. Rear (south) – two-hundred-and-fifty (250) feet.
- 143 5. Waterfront setback – thirty (30) feet.
- 144 O. All accessory buildings shall satisfy as a minimum the following setbacks:
- 145 1. Front (north) - fifteen (15) feet.
- 146 2. Side (west) - twenty (20) feet.
- 147 3. Side street (east) – eighteen (18) feet.
- 148 4. Rear (south) - seven-and-a- half (7.5) feet.
- 149 5. Waterfront setback - seven-and-a- half (7.5) feet.
- 150 P. All screen enclosure(s) shall satisfy as a minimum the following setbacks:
- 151 1. Front (north) - fifteen (15) feet.
- 152 2. Side (west) - fifteen (15) feet.
- 153 3. Side street (east) - eighteen (18) feet.

Snapper Creek Lakes Community Center Addition - Tract A Proposed Zoning Code Text Amendments

01.09.2013

(Deletions are noted in ~~strikeout~~ format and additions are noted in underline format)

- 154 4. Rear (south) - twenty (20) feet.
155 5. Waterfront setback - seven-and-a-half (7.5) feet.
156 Q. Sanitation facilities or dumpsters shall satisfy as a minimum the following setbacks:
157 1. Front (north) - fifteen (15) feet.
158 2. Side (west) - fifty (50) feet.
159 3. Side street (east) – Zero (0) feet.
160 4. Rear (south) – two-hundred-and-fifty (250) feet.
161 5. Waterfront setback – fifteen (15) feet.
162 R. Community center façade mounted building signage. One (1) non-illuminated, fifty (50) square foot façade
163 mounted building sign with a maximum of six (6) inch lettering may be located above the main door of the
164 community center.



Date: 09/04/2012
 Revised: 09/07/2012
 Revised: 10/11/2012
 Revised: 10/18/2012
 Revised: 10/31/2012
 Revised: 12/19/2012
 Revised: 01/02/2013

PRELIMINARY ZONING ANALYSIS-11190 SNAPPER CREEK ROAD
 SNAPPER CREEK LAKES COMMUNITY CENTER

Project Architect: EASTSHORE ARCHITECTS
 Site: WWW.EASTSHORE.NET
 Phone: 305-648-2006
 Fax: 305-648-0521
 Project BL#: Preliminary
 Project Description: New Community Center building within existing Marina Facility
 Project Address: 11190 Snapper Creek Road
 Development Review Committee (DRC): 05/25/2012 – DR-12-05-7952
 Planning and Zoning Board Meeting: TBD
 Board of Architects Preliminary Approval (BOA): October 25, 2012
 Board of Architects Final Approval: TBD
 Waste Management Approval: Required on the official plan(s) submittal.

PROPOSED PROJECT WILL CONSIST OF THE FOLLOWING PROPERTIES:

Property Address	Legal Description	Current Land Use: (Plate 17 of 18)	Zoning District: (Plate 17 of 18)
11190 Snapper Creek Road. 03-5107-004-0290	Snapper Creek Lakes Sub. PB 57-86 Tract A BLK 2 PR. Add. Cutler RD & Snapper Creek RD Lot Size Irregular	Residential Single-Family Low Density (6 UNITS/ACRE)	(SFR) Single-Family Residential District

In the provided column below items in italics require approval/verification from City Departments other than Zoning. Items in bold require approval/verification from the Zoning Department.

CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
	Signed and sealed survey.	Survey provided dated 04/11/2012.
Lot size as per Architect =78,370.	Site Area and/or lot area.	Lot size as per survey 78,318.6.

Site Specifics
Section A-94-1 Snapper Creek Lakes Sub

Refer to section A-56 Hammock Lakes for applicable site-specific requirements in addition to general code requirements.

The application includes a zoning code text amendment that provides for new site specific standards that shall govern the marina (Tract A) pursuant to the City Commission approval of the marina via ord. #'s 3249 & 3207 (attached hereto).

Site Specifics
Section A-56 Hammock Lakes

SITE SPECIFICS REQUIREMENT	PROVIDED/PROPOSED
Architectural type. The primary architectural feature of Hammock Lakes is the landscape, which includes irregular topography, two lakes, stands of gumbo limbos, oaks, and other native vegetation. A predominant part of the landscape is the use of native coral rock in slabs as fence material or as individual landscape boulder type decoration. Homes are built in the classical contemporary style; however, there are homes built in other classical styles. <u>It shall be the duty of the Board of Architects to insure that any addition to an existing structure in the Hammock Lakes area be consistent with the existing architecture of the structure and any new buildings must be compatible with the landscape environs and the architecture of neighboring structures.</u>	<i>To be approved by Board of Architects.</i>
Awnings & canopies. Carport canopies and shelter canopies shall be permitted to be free standing.	Complies.
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 and twenty-five (125) feet. All existing building sites shall be as existing at the time Hammock Lakes was annexed into the City on July 31, 1996 and shall be deemed in conformity with this Ordinance.	Complies, survey shows one fully platted lot labeled "Track A".
Ground coverage. No single-family residence shall occupy more than fifteen (7.5%) 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.	Lot Size = 78,319 78,319 X 7.5% = 5,873.9 Ground coverage number to be provided.

<p>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.</p>	<p>Building is shown at a height of 34'-6" feet from established grade.</p>
<p>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.</p>	<p>Plans now show the triangle of visibility</p>
<p>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 Hammock Lakes area.</p>	<p><i>To be approved by Board of Architects.</i></p>
<p>Setbacks-Principal building.</p> <ol style="list-style-type: none"> 1. <u>All lots shall provide a minimum front setback of fifty (50) feet.</u> 2. <u>All lots shall provide a minimum side setback of fifteen (15) feet.</u> 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. * General Code requires "On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used for occupancy for residential purposes shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted." 	<p>Front Required: 15' – 0" (as per revised text amendment) Front proposed: 15' – 6"</p> <p>Side Required: 15' – 0" Side Proposed: 20' – 0"</p> <p>Side Required: 15' – 0" Side Proposed: 96' – 7 ½"</p> <p>*Rear Required: 35' – 0" *Rear Proposed: 254' – 8 ¾"</p> <p>*Shall be addressed by amendments to Site Specifics.</p>
<p>Setbacks-Accessory buildings general.</p> <ol style="list-style-type: none"> 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 feet (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. 	<p>Complies, no accessory building proposed.</p>
<p>Setbacks-Swimming pools.</p> <ol style="list-style-type: none"> 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 	<p>Complies, no Swimming pool proposed.</p>

<p>(20) feet.</p> <p>3. Swimming pools located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.</p> <p>4. Swimming pools not located on a water body shall provide a minimum rear setback of seven (7) feet and six (6) inches.</p>	
<p>Setbacks-Tennis courts.</p> <p>1. Tennis courts shall provide a minimum front setback of seventy-five (75) feet.</p> <p>2. Tennis courts shall provide a minimum side setback of twenty (20) feet.</p> <p>3. Tennis courts located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.</p> <p>4. Tennis courts shall provide a minimum rear setback of seven (7) feet and six (6) inches.</p>	<p>Complies, no Tennis court proposed.</p>
<p>Setbacks-Screened enclosures.</p> <p>1. Screened enclosures shall provide a minimum front setback of seventy-five (75) feet.</p> <p>2. Screened enclosures shall provide a minimum side setback of fifteen (15) feet.</p> <p>3. Screened enclosures located on lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet.</p> <p>4. Screened enclosures shall provide a minimum rear setback of six (6) feet.</p>	<p>Complies, no Screen enclosure proposed.</p>
<p>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.</p>	
<p>No boathouse or other structure shall be erected on the shore of lakes or extended into the waters thereof unless the same shall be approved by a majority of the owners of other property fronting on said lake.</p>	<p>Proposed Community Center requires approved by a majority of the owners of other property fronting on said lake.</p>

**ARTICLE 4 – DIVISION 1 RESIDENTIAL DISTRICT
SECTION 4-101**

CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
<p>Marina facility means a use of land involved in the operation</p>	<p>Permitted Uses. The Single-Family Residential</p>	<p>A Marina facility is not an allowed use in a S.F.R.</p>

<p>of a marina including structures and activities normally integral to the <u>operation of a marina, such as servicing, fueling, pumping-out, chartering, launching, and dry-storage of boats and boating equipment.</u></p>	<p>(SFR) District is intended to accommodate low density, single-family dwelling units with adequate yards and open space that characterize the residential neighborhoods of the City.</p>	<p>*Shall be addressed by amendments to Site Specifics.</p>
	<p>Performance standards. The following performance standards shall govern the general development of structures in the SFR District. Where there are specific standards for properties that are specifically set forth in the Site Specific Zoning Regulations, the regulations in the Site Specific Zoning Regulations shall apply (see Appendix A).</p> <p>1. Building sites. Buildings and structures shall be constructed or erected upon a building site containing at least one (1) platted lot, and such building site shall have a minimum street frontage of fifty (50) feet. See also Section 3-206, Building site determination.</p> <p>2. Density. One (1) principal building per building site.</p> <p>3. Facing of lots and buildings. The facing of a building site shall be based on the platting of the lots that comprise the building site, except for specific deviations or exceptions prescribed in the Site Specific Zoning Regulations in Appendix A.</p> <p>4. Setback requirements.</p>	<p>1. Complies, survey shows one fully platted lot labeled "Track A".</p> <p>2. Complies, only one building proposed.</p> <p>3. Facing to be addressed by Site Specifics. (addressed via amendment)</p> <p>4. Setbacks must comply with Site Specific setbacks. (addressed via amendment)</p> <p>*Shall be addressed by amendments to Site Specifics.</p>
	<p>Height of single-family residence buildings and height of special-use buildings. No single-family</p>	<p>Height superseded by Site Specifics.</p>

	building shall be constructed in the City that is more than two (2) stories in height.	
	<p>a. That the elevation of the garage floor shall not be more than six (6) inches above established grade.</p> <p>b. That the area of the garage shall not exceed a gross floor area of greater than six-hundred (600) square feet or one-third (1/3) of the ground area of the main building on the premises, whichever is greater, including any service or storage, or access area located within the garage.</p>	Complies, no garage proposed. Plans show a "Boat Storage".
<p>Site Specifics: 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.</p>	Ground area coverage. Buildings or structures designed and constructed shall not occupy more than thirty-five (35%) percent of the ground area of the building site upon which the building or structure is erected.	Superseded by Site Specifics.
<p>1st Floor <u>as per Arch.</u> Vending = 326 (open) Boat Storage = 1,070 (open) Foyer, Restroom, Ves. = 309 Cove. Entry = 22 N. Stairs & Elec. Rm. = 176 <u>Stairs = 158</u> Total = 2,061 Open = 1,396</p> <p>2nd Floor <u>as per Arch.</u> N. Storage = 75 N. Stairs = 93 Meeting Room = 964 Vest. Restrooms... = 461 Control Room = 326 <u>Stairs = 142</u> Total = 2,061</p>	Maximum square foot floor area for single-family residences. The maximum square foot floor area permitted for single-family residences shall be equal to forty-eight (48%) percent for the first five-thousand (5,000) square feet of building site area and thirty-five (35%) percent for the next five-thousand (5,000) square feet of building site area and thirty (30%) percent for the remainder of the building site area.	<p>Lot Size = 78,319 5,000 x 48% = 2,400 5,000 x 35% = 1,750 68,319 x 30% = 20,495.7</p> <p>Total FAR allowed = 24,645.7 FAR Proposed = 2,726</p>

<p>New sheets A-2 & A-3 zoning legend labels do not match proposed drawing. Zoning legend must be relabeled to match drawing.</p> <p>Total = 4,122 - 1,396 (open area) FAR = 2,726</p>		
	<p>Garage facades. A garage that faces upon a street shall not exceed one-third (1/3) of the width of the façade of the residence that faces upon a street and the remaining two-third (2/3) of the façade shall not include other garage areas or detached garages visible from the front of the street. In the event a building site has less than fifty (50) feet of street frontage or does not have sufficient depth on a side street to provide a garage, then a one (1) car garage with a maximum interior dimension of twelve (12) feet by twenty-five (25) feet deep shall be permitted to face upon the front street.</p>	<p>Complies, no garage proposed. Plans show a "Boat Storage".</p>

Flagpoles Section 5-122		
CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
	<p>Flagpoles are permitted as an accessory use in any zoning district subject to City Architect approval. Limit one (1) per property with a maximum height of twenty-five (25) feet.</p>	<p>Flagpoles have a height restriction of 25' feet. Revised plans have removed the flags from the roof.</p>

**Awning and Canopies
Section 5-301**

CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
	<p>Awnings, shelter canopies, entrance canopies and carport canopies placed upon, attached to or forming any part of a building shall conform to the conditions and restrictions set out in this Division. All awnings, shelter canopies, entrance canopies and carport canopies within the City shall comply with all of the following requirements:</p> <p>Lengthy, see sections 5-301 & 5-302.</p>	Complies, with section.

**Landscape Requirements
Section 5-1105**

CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
	<p>a. The landscape open space for building sites shall be provided as follows:</p> <p>i. All building sites shall provide landscaped open space of not less than forty (40%) percent of the area of the building site.</p> <p>ii. At least twenty (20%) percent of the required forty (40%) percent of landscape open space shall be located in the front yard area.</p>	<p>Required landscaping will be addressed via future amendment.</p> <p>*Shall be addressed by amendments to Site Specifics.</p>

**Visibility Triangle
Section 5-1406**

CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
	<p>All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of two and a half (2½) feet and eight (8) feet above the established grade.</p> <p>Visibility triangles for driveways and intersections that are not included in this section shall be provided in accordance with the standards set out in the</p> <p>Miami-Dade County Code. Ingress and egress driveways. All ingress and egress driveways in residential districts and Special Use Districts that connect to streets shall provide triangles of visibility as follows:</p> <p>1. If a sidewalk is located between the property line and the street (see Figure B.1), then the legs of the triangle of visibility shall:</p> <ul style="list-style-type: none"> a. Be ten (10) feet long; and b. Meet at the point of intersection of the driveway and the edge of the sidewalk that is closest to or on the property line. 	<p>Plans now show required triangle of visibility.</p>

<p style="text-align: center;">Geometric standards for parking and vehicular use areas. Section 5-1402</p>		
CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
	<p>A. Dimensions and configuration of parking spaces.</p>	<p>Complies, plans show 9' X 22'.</p>

	a. Parallel parking spaces: Nine (9) feet by twenty-two (22) feet.	
	3. Required aisle widths. Minimum required aisle widths shall be as follows: Parallel parking one-way minimum aisle width 11' – 0" Parallel parking two-way minimum aisle width 22' – 0".	Must indicate aisle width code requires a minimum of 11' for one-way, or 22' for two-way aisle. *Shall be addressed by amendments to Site Specifics.
	4. Parallel parking pull-out. A five (5) foot long pull-out area shall be provided at the front end of each group of contiguous parallel parking spaces. It shall be marked "no parking."	A five (5) foot long pull-out area shall be provided at the front end of each group of contiguous parallel parking spaces. It shall be marked "no parking." Need to indicate direction of parking. *Shall be addressed by amendments to Site Specifics.

Visibility Triangle. Section 5-1406		
CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
	A. General. 1. All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of two and a half (2½) feet and eight (8) feet above the established grade.	Complies, proposed gate is not within the triangle of visibility.

Amount of Required Parking Section 5-1409
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CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
Marine Facility One (1) space per marina slip, plus one (1) space per three-hundred-and-fifty (350) square feet of floor area of marina facilities.	Parking shall be addressed with Site Specific amendment.	*Shall be addressed by amendments to Site Specifics.

Signs Article 5, Division 19		
CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
	<p>The provisions contained in the following table shall be applicable within the following zoning districts:</p> <p>Single-Family Residential (SFR) District, Multi-Family 1 Duplex (MF1) District, Multi-Family 2 (MF2) District and Multi-Family Special Use (MFSA) District, but only with regard to such signs that include the said district names in the column entitled "Type of Sign."</p>	<p>Plans must indicate that "all signs will be on a separate permit."</p> <p>Complies, note added to sheet A-1.</p>

Division 25 Section 5-2501 Private yacht Basin.		
CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
	A Private Yacht Basin may be permitted as a conditional use in the SFR, MF1, MF2 or C Districts only after a special ordinance granting permission for such use	*Shall be addressed by amendments to Site Specifics.

	shall have been passed and adopted the City Commission, after a public hearing before the Planning and Zoning Board at which all interested persons shall be accorded an opportunity to be heard, providing, however, that such use shall be subject to the following conditions and restrictions:	
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<p style="text-align: center;">Nonconforming uses Section 6-202 Extension or expansion of nonconforming use.</p>		
CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
Extension or expansion of nonconforming use.	A nonconforming use shall not be extended or expanded.	*Shall be addressed by amendments to Site Specifics.

<p style="text-align: center;">Commercial trash container. Section 5-1702</p>		
CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
	<p>Renovation projects having a setback of ten (10) feet or more on the side of the property best suited for the servicing of trash containers shall include a trash container room pursuant to subsection A(1) and A(2) above, or a trash container enclosure in accordance with the following:</p> <ol style="list-style-type: none"> 1. The trash container enclosure may only be located in the rear yard, rear setback area, side yard or side setback area. 2. <u>The trash container enclosure shall be placed at least five (5) feet</u> 	<ol style="list-style-type: none"> 1. Complies, trash container is proposed in the side setback area. 2. Plans show container within 5' feet of

	<p><u>from any property line</u>, but not within the triangle of visibility required in Section 5-1406.</p> <p>3. The trash container enclosure shall be located such that garbage or trash trucks will not block the intersections of streets or alleys while servicing trash containers.</p> <p>4. The trash container enclosure shall consist of:</p> <ul style="list-style-type: none"> a. A concrete pad or impervious pavers as a base; b. Five (5) foot high enclosure walls; and c. An access gate. <p>5. An impervious surface shall be provided between the trash container enclosure and the street or alley from which the containers will be serviced.</p> <p>6. Whenever possible, a hedge, or similar landscaping material, shall abut the enclosure walls.</p>	<p>property line. (addressed via amendment)</p> <p>3. Complies.</p> <p>4. Complies.</p> <p>5. Complies, plans show asphalt driveway leading to enclosure.</p> <p>6. Complies, plans show a landscaping island behind enclosure.</p> <p>*Shall be addressed by amendments to Site Specifics.</p>
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Prepare by: Erick R Tejera
Zoning Technician
T: 305-460-5254
E-mail: Etejera@coralgables.com
Verified by: Martha Salazar-Blanco
Date: TBD

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO 3249

AN ORDINANCE AMENDING ORDINANCE NO 1525, AS AMENDED AND KNOWN AS "ZONING CODE" AND IN PARTICULAR USE AND AREA MAP PLATE NO 15 BY ESTABLISHING ZONING CLASSIFICATION AND ARTICLE IV - SITE SPECIFIC REGULATIONS, BY ADDING SECTION 4-87 1 SNAPPER CREEK, PROVIDING AN EFFECTIVE DATE, AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH

WHEREAS, the Snapper creek Section was annexed into the City of coral Gables on June 26, 1996, and

WHEREAS, snapper Creek is a neighborhood of one (1) acre building sites which have been developed with a character unique to the neighborhood and in harmony with its landscape environs, that includes a changing topography, rich native vegetation, two lakes and homes designed in a classical contemporary style, and

WHEREAS, the residents of Snapper creek want to preserve and maintain the character of their neighborhood as it has been developed, and in a manner which is consistent with the high standards of the "Zoning Code" of the City of Coral Gables by having site specific regulations for Snapper Creek, and

WHEREAS, after notice duly published a public hearing was held before the Planning and zoning Board on March 12, 1997, at which hearing all interested persons were given an opportunity to be heard, and the Board recommended that the proposed amendment to the zoning code providing for site specific regulations for the Snapper Creek area be approved, and

WHEREAS, the City commission after due consideration at its regular meeting of April 15, 1997, approved the proposed amendment on first reading,

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1 The Use and Area Map Plate No 15 of Ordinance No 1525, as amended and known as the "Zoning Code", attached thereto and by reference made a part thereof, is hereby amended by establishing the following zoning classification for the recently annexed snapper creek section

Entire section shall be zoned "R-16 Residential", thereby permitting single-family residences with a minimum of 2,500 square feet

SECTION 2 That ordinance NO 1525, as amended and known as the zoning Code is hereby amended as it pertains to Article IV - Site Specific Regulations by adding Section 4-87 1, "Snapper Creek", as hereinafter set forth

ARTICLE IV - SITE SPECIFIC REGULATIONS

SEC 4-87 1 SNAPPER CREEK The Snapper Creek Section is that neighborhood which is commonly known as Snapper Creek and which was annexed into the City on June 26, 1996

- (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 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 and 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 (2 1/2) stories. In all instances, a single-family residence shall not exceed thirty-five (35) feet above established grade including ridge line, 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
 - 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 feet six inches (7'6")
- 5 All accessory buildings on lots located on a lake or waterway shall provide a minimum waterfront setback of seven feet six inches (7'6")

(j) 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 feet six inches (7'6")
- 5 swimming pools on lots located on a lake or waterway shall provide a minimum waterfront setback of seven feet six inches (7'6")

(i) 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 fifteen (15) feet
- 3 Tennis courts located on lots which have a side street shall provide a minimum side street setback of fifteen (15) feet
- 4 Tennis courts shall provide a minimum rear setback of seven feet six inches (7'6")
- 5 Tennis courts on lots located on a lake or waterway shall provide a minimum waterfront setback of seven feet six inches (7'6")

(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 feet six inches (7'6")

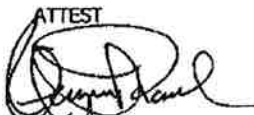
(l) As according to the south Florida Building Code, where repairs and alterations amounting to more than the prescribed percentage of the replacement value of the existing building area made during any 12 month period, the building or structure shall be made to conform to all zoning Code requirements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

SECTION 5 That this ordinance shall become effective thirty (30) days from the date of its adoption on second reading

SECTION 4 That all ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed insofar as there is conflict or inconsistency

PASSED AND ADOPTED ON THIS THIRTEENTH DAY OF MAY, A D . 1997


RAUL J. VALDES-FAULI
MAYOR

ATTEST

VIRGINIA L. PAUL
CITY CLERK

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO 3207

AN ORDINANCE AMENDING FUTURE LAND USE MAP OF "CITY OF CORAL GABLES COMPREHENSIVE PLAN," BY CHANGING FUTURE LAND USE MAP BOUNDARIES AND DESIGNATING ONE HUNDRED TWENTY-THREE BUILDING SITES WITHIN RECENTLY ANNEXED SNAPPER CREEK SECTION AS "RESIDENTIAL USE, SINGLE-FAMILY LOW DENSITY;" AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH

WHEREAS, after notice of hearing duly published, a public hearing was held before the Local Planning Agency (Planning and Zoning Board) on September 11, 1996, to consider a change in the boundaries of the Future Land Use Map of the "City of coral Gables Comprehensive Plan" in order to designate the one hundred twenty-three (123) building sites within the recently annexed snapper creek as "Residential Use, Single-Family Low Density," at which hearing all interested persons were afforded the opportunity to be heard, and it was recommended that the request be approved; and

WHEREAS, pursuant to the provisions of Chapter 163.3187, Florida statutes, the City commission held a public hearing on November 12, 1996, at which hearing all interested persons were afforded an opportunity to be heard, and the ordinance was approved on first reading; and

WHEREAS, pursuant to the provisions of Chapter 163 3184(7) the City commission has received and reviewed written comments received from the Florida Department of Community Affairs,

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA

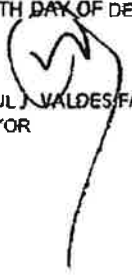
SECTION 1. That from and after the effective date of this ordinance, the "City of coral Gables Comprehensive Plan," and in particular that portion of the Future Land Use Element known as the Future Land Use Map of Coral Gables is hereby amended by expanding the municipal boundaries to include the recently annexed Snapper Creek and that all properties within that subdivision shall be designated "Residential (Single-Family) Low Density"

SECTION 2. That this ordinance shall become effective thirty (30) days from the date of its adoption.


SECTION 3. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and they are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS SEVENTEENTH DAY OF DECEMBER, A. D., 1996

RAUL J. VALDES FAULI
MAYOR



ATTEST.


VIRGINIA L. PAUL
CITY CLERK

CITY OF CORAL GABLES
PLANNING DEPARTMENT
2012 DEC 31 AM 8:16



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING**

Applicant: Snapper Creek Lakes Club, Inc.
Applications: Site Plan and Zoning Code Text Amendments
Property: 11190 Snapper Creek Road (Tract A - Snapper Creek Lakes Community Center)
Public Hearing - Date/Time/ Location: Planning and Zoning Board, January 9, 2013, 6:00-9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on January 9, 2013, 6:00 PM on the following at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

1. 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)
2. 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)

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared O.V. FERBEYRE, who on oath says that he or she is the VICE PRESIDENT, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES - PUBLIC HEARING - JAN. 9, 2013
APPLICANT: SNAPPER CREEK LAKES CLUB, INC.

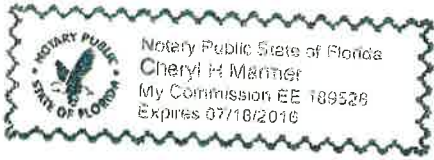
in the XXXX Court,
was published in said newspaper in the issues of
12/27/2012

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
27 day of DECEMBER, A.D. 2012

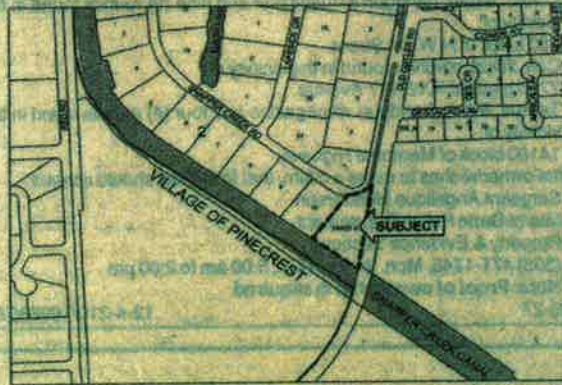
(SEAL)

O.V. FERBEYRE personally known to me



CITY OF CORAL GABLES
PLANNING DEPARTMENT
2012 DEC 31 AM 8:46

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. The applications are available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134 or can be viewed on the City webpage at www.coralgables.com. Questions and written comments regarding the applications can be directed to planning@coralgables.com, FAX: 305.460.5327 or 305.460.5211.



Eric Riel, Jr.
City Planner
City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations for participation in the proceedings or the materials in accessible format should contact Walter Carlson, Assistant City Planner at 305.460.5211, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

12/27

12-3-278/2002064M



**City of Coral Gables, FL
Courtesy Public Hearing
Notice**

December 21, 2012



Applicant:	Snapper Creek Lakes Club, Inc.
Applications:	Site Plan and Zoning Code Text Amendments
Property:	11190 Snapper Creek Road (Tract A - Snapper Creek Lakes Community Center)
Public Hearing - Date/Time/ Location:	Planning and Zoning Board, January 9, 2013, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board will conduct a Public Hearing on January 9, 2013, 6:00 PM on the following at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

1. *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)*
2. *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)*

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. No further courtesy notice shall be provided. The applications are available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134 or can be viewed on the City webpage at www.coralgables.com. Questions and written comments regarding the applications can be directed to planning@coralgables.com, FAX-305.460.5327 or 305.460.5211. Please forward to other interested parties.

City of Coral Gables, Florida