

**Snapper Creek Lakes
Community Center**

**Planning and Zoning
Board Meeting
Submittal**

January 3, 2013

**Snapper Creek Lakes Community Center
Planning and Zoning Board Meeting Submittal
January 3, 2013**

Table of Contents

- a. Letter of Intent
- b. Homeowners Association Correspondence
- c. HOA Communications with neighbors
- d. Plans:
 - A-0 Title Sheet
 - A-1 Site Plan
 - A-2 First Floor Plan
 - A-3 Second Floor Plan
 - A-4 Roof Plan
 - A-5 West Elevation
 - A-6 East Elevation
 - A-7 South Elevation
 - A-8 North Elevation
 - A-9 Stair Section
 - Landscaping Plans

Law Firm
LAURA L. RUSSO, ESQ., LLC
Gables International Plaza
2655 Le Jeune Road
Suite: PH 2-B
Coral Gables, Florida 33134-5837

Telephone: 305-476-8300
Telefax: 305-476-8383

laura@laurarussolaw.com

Via Hand Delivery

August 23, 2012

Mr. Eric Riel, Jr.
City Planner
The City of Coral Gables
427 Biltmore Way
Coral Gables, Florida 33134

Re: Snapper Creek Lakes Community Center
Property: 11190 Snapper Creek Lakes Road
File No.: 11L-123

Dear Mr. Riel:

My office is representing Snapper Creek Lakes, Inc. in its request for Site Plan Approval and a Zoning Code Site Specific Text Amendment to allow for the replacement of its building at 11190 Snapper Creek Lakes Road. The existing one story structure built in 1959 needs upgrading to meet current life safety codes and ADA requirements. The Snapper Creek Lakes Homeowners' Association wants to demolish and replace the building.

The proposed building will be approximately in the same location and have a comparable footprint to the existing structure. A second story is being proposed to provide the Homeowners Association a meeting room and storage for architectural plans of homes built in the Snapper Creek Lakes community.

The uses of the new building will not change. Attached to this letter, as part of our application, is the proposed Site Specific Text Amendment that sets forth the zoning requests for the proposed building and that documents the ongoing operations.

Should you have any questions or need additional documentation, please do not hesitate to call.

Sincerely,



Laura L. Russo

LLR/jp

Cc: Bill Tillett
Ignacio Zabaleta

SNAPPER CREEK LAKES CLUB, INC.

11190 SNAPPER CREEK ROAD

CORAL GABLES, FLORIDA 33156-4216

**Lou Risi, Jr., President
Bill Tillett, VP & Treasurer
Carol Williamson, Secretary**

**Phone: (305) 661-0505
Email: scmdock@bellsouth.net**

January 1, 2013

Dear Snapper Creek Members:

Season's greetings and a Happy New Year!

As a reminder, the Coral Gables Planning and Zoning Department has sent out a letter notifying all of our neighbors of a January 9th hearing regarding the new SCLC Community Center. For your convenience we have attached renderings of the East and West elevations of the proposed building and we encourage you to stop by the marina to see the full set of plans.

For the purpose of keeping the community involved in the planning process we have discussed the new building at the last two Annual Meetings and in most of the meeting minutes dating from November 2010. We were able to present the conceptual renderings at the Annual Meeting last year and the plans have since been on display at the marina office.

As indicated in the financial statements for the past two years the Club and the Marina have the money to build the new building. For the past four years \$60k annually has been allocated to the marina escrow account with a current balance of \$240k and the Club has an additional \$900k in cash for a total of \$1,140,000. The preliminary cost estimate was discussed at the Annual Meeting last year and the building was estimated to cost between \$600k to \$800k. Due to mandatory changes from the Coral Gables Board of Architects the estimated building price has increased by approximately ten percent which after the changes creates a more attractive building.

The primary reason for a new building is to replace the current building which is in dire need of replacement. The Community Center building has been designed as a two story structure to enhance the usefulness of the facility. The marina facility doubles as the Club Administrative office and also houses all the historical documents of SCLC since its inception. The new building will provide the office and storage facilities for the club and marina business as well as an upgrade to more of a community center atmosphere. As we have discussed at our annual meetings, we are limited to the present building footprint of about 1900 sq ft. To incorporate the functionality of the new building it has been designed with an open (non air conditioned) first floor including boat storage and an air conditioned office / meeting room second floor.

The first floor was designed to keep the important revenue stream from the covered boat storage while adding a covered open air "breezeway". The breezeway will share space with the vending items and tables and chairs for socializing. All ADA requirements will be met making the marina more easily accessible to all that choose to visit. The marina and club administration office will be on the second floor allowing marina personnel a birds-eye view of the marina and a secure area for important documents. In addition to the office, there will be a meeting room with a service area. The meeting room will be open to residents for community gatherings at the Community Center and also for monthly board meetings, various committee meetings, as well as the SCLC Annual Meeting.

The marina will continue to operate as it currently does selling soda, ice, fuel and frozen bait. The redesign includes a major improvement which will allow the larger trailered boats to more easily pass by the building preventing contact with the building.

In total, the new Community Center will be approximately 3900 sq ft with basically the entire downstairs open (non air conditioned) for boat storage and a public gathering area. We believe that the new building will be more consistent with the current architecture of Snapper Creek.

Following the approval of the Coral Gables Planning and Zoning Department on January 9th, we will be sending the plans out for bids. There will be no less than three bids and the entire Board will be involved in the approval and hiring of the contractor.

If you have any questions, please feel free to contact any of your Board Members.

Yours truly,

Your Board

SNAPPER CREEK LAKES CLUB, INC.

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July 31, 2012

The City of Coral Gables:

This letter confirms the awareness of the Snapper Creek Lakes owners with respect to the construction of a new replacement community center. The plan to build the new facility has been communicated as follows:

- Discussed at the annual meeting in March 2011.
- Discussed at the annual meeting in March 2012.
- Discussed in the Board meeting minutes for 2011 and 2012. Minutes are distributed to property owners.
- Annual financial statement for 2011 indicates the funds being accumulated are for the purpose of building the facility.
- The construction of the new building has been approved by the Board of Directors subject to final bids for the project. Sufficient funds have been accumulated to pay for the building per preliminary construction estimates.

Please direct any questions regarding this process to Mr. Lou Risi or Mr. Bill Tillett.

Sincerely,



Lou Risi
President

Snapper Creek Marina - Heather

From: Snapper Creek Marina - Heather [scmdock@ballsouth.net]
Sent: Tuesday, October 16, 2012 11:41 AM
To: 'Myra Ruiz'
Subject: Snapper Creek Marina
Attachments: Ruiz no oppose.pdf

Hello Myra,

I am writing you today to ask if you and John would sign the attached letter stating that you have no opposition to a new Community Center to be built in the footprint of what is the now dock office. I showed the plans to John a few months ago and he did not indicate any dissatisfaction with the layout or design of this building. I welcome you to come and see the plans that are on display in the dock office.

This letter is not required for the permitting of the building but would probably ease the process if the direct neighbor of the marina is not opposed.

Please let me know if you or John have any concerns about the letter or the building.

**Many thanks,
Heather**

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October 16th, 2012

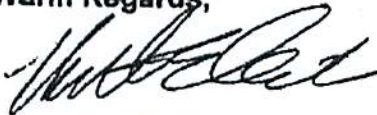
Mr. & Mrs. John Ruiz
11180 Snapper Creek Road
Coral Gables, FL 33156

Dear Mr. & Mrs. Ruiz,

Please accept this letter as confirmation that you have had the opportunity to view the plans of the Community Center that will be located at the Snapper Creek Marina where the Dock Office and boat shelter are presently.

It would be greatly appreciated if you would sign below indicating that you have no opposition to this new building.

Warm Regards,



Heather Quinlan
Club Administrator

Mr. John Ruiz

Mrs. Myra Ruiz

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October 29th, 2012

Mr. and Mrs. Steve Risi
11125 Snapper Creek Road
Coral Gables, FL 33156

Dear Mr. & Mrs. Risi,

Please accept this letter as confirmation that you have had the opportunity to view the plans of the Community Center that will be located at the Snapper Creek Marina where the Dock Office and boat shelter are presently.

It would be greatly appreciated if you would sign below indicating that you have no opposition to this new building.

Warm Regards,

Heather Quinlan
Club Administrator



Mr. Steve Risi



Mrs. Elizabeth Risi

Snapper Creek Marina - Heather

From: Snapper Creek Marina - Heather [scmdock@bellsouth.net]
Sent: Wednesday, January 02, 2013 12:21 PM
To: 'Myra Ruiz'
Subject: Letter regarding Community Center
Attachments: Ruiz no oppose Jan 2013.doc

Hello Myra,

I hope that you and your family had a wonderful Christmas and are looking forward to a fantastic New Year! I am writing to you today to see if you or John would be willing to sign a letter of no opposition regarding the new Community Center building. As you are probably aware the hearing is scheduled for January 9th and it could be a benefit showing that our neighbors do not oppose. We have received the same letter as attached from Steve and Liz Risi who live across from the marina.

If you have any questions or wish to discuss the plans I am always available on my cell phone at 305-970-8702.

Warm regards,

**Heather Quinlan
Club Administrator**

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**Phone: (305) 661-0505
Email: scmdock@bellsouth.net**

January 2, 2013

**Mr. & Mrs. John Ruiz
11180 Snapper Creek Road
Coral Gables, FL 33156**

Dear Mr. & Mrs. Ruiz,

Please accept this letter as confirmation that you have had the opportunity to view the plans of the Community Center that will be located at the Snapper Creek Marina where the Dock Office and boat shelter are presently.

It would be greatly appreciated if you would sign below indicating that you have no opposition to this new building.

Warm Regards,

**Heather Quinlan
Club Administrator**

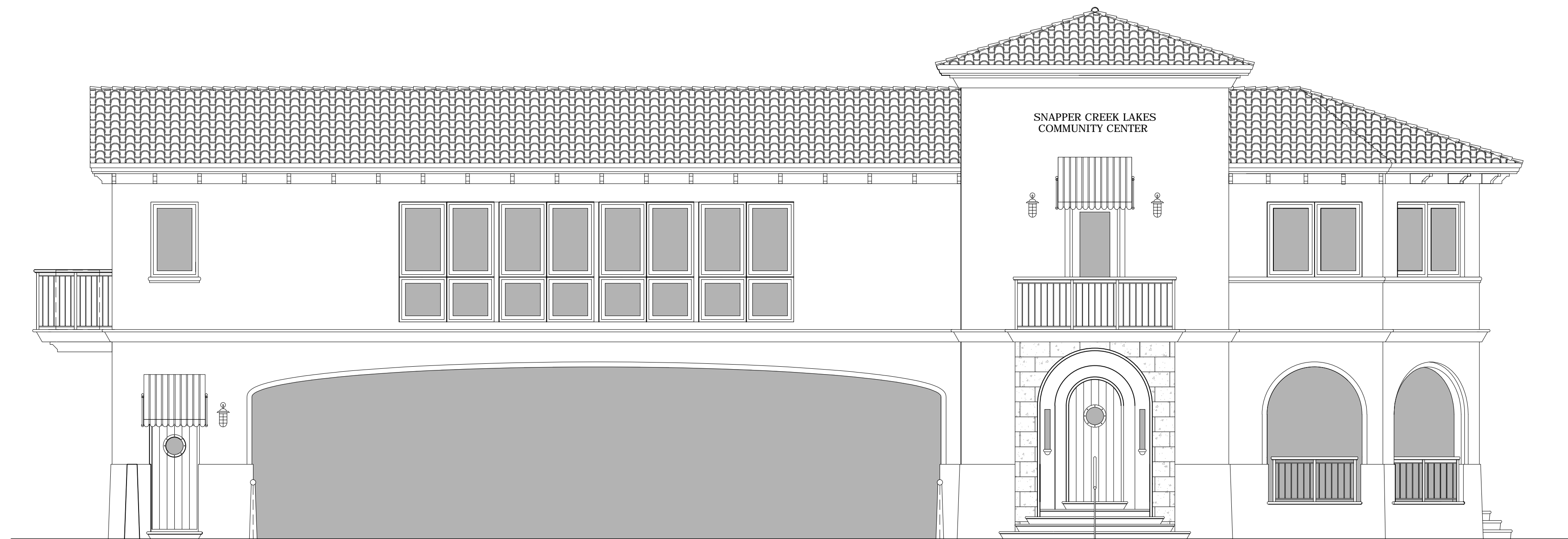
Mr. John Ruiz

Mrs. Myra Ruiz



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 Coral Gables, FL 33134
 (305) 648-2006
 (FAX) 648-0521
 www.eastshore.net
 Eastshore Intl Corp
 Cert. No. AAC001608

LUIS JAUREGUI
 LIC. AR 12124
 IGNACIO J. ZABALETA
 LIC. AR 12101



SUBMITTALS	DATE
PRELIMS	5/3/12
PRELIMS	7/19/12
PRELIMS	8/21/12
B.O.A. PRELIMS	10/15/12
REVISED	11/28/12
REVISED	12/10/12
REVISED	12/12/12
FOR REVIEW	12/26/12
REVISED	12/29/12

PROJECT
**SNAPPER
 CREEK
 LAKES
 COMMUNITY
 CENTER**

11190 Snapper Creek Rd
 Coral Gables, FL 33156

SEAL

PROJECT NUMBER
 10-17

SHEET NUMBER

A-0

OWNER

SNAPPER CREEK LAKES CLUB, INC.
 11190 SNAPPER CREEK ROAD
 CORAL GABLES, FL 33156

ARCHITECT

EASTSHORE INTERNATIONAL CORP.
 2727 SALZEDO STREET
 CORAL GABLES, FLORIDA 33134
 PHONE: (305) 648-2006

LANDSCAPE ARCHITECT

ORLANDO COMAS, A.S.L.A.
 7428 S.W. 48TH ST SUITE B
 MIAMI, FLORIDA 33155
 PHONE: (305) 264-3841

LEGAL

LAURA L. RUSSO
 2655 LEJEUNE RD, SUITE PH-2 B
 CORAL GABLES, FLORIDA 33134
 PHONE: (305) 476-8300



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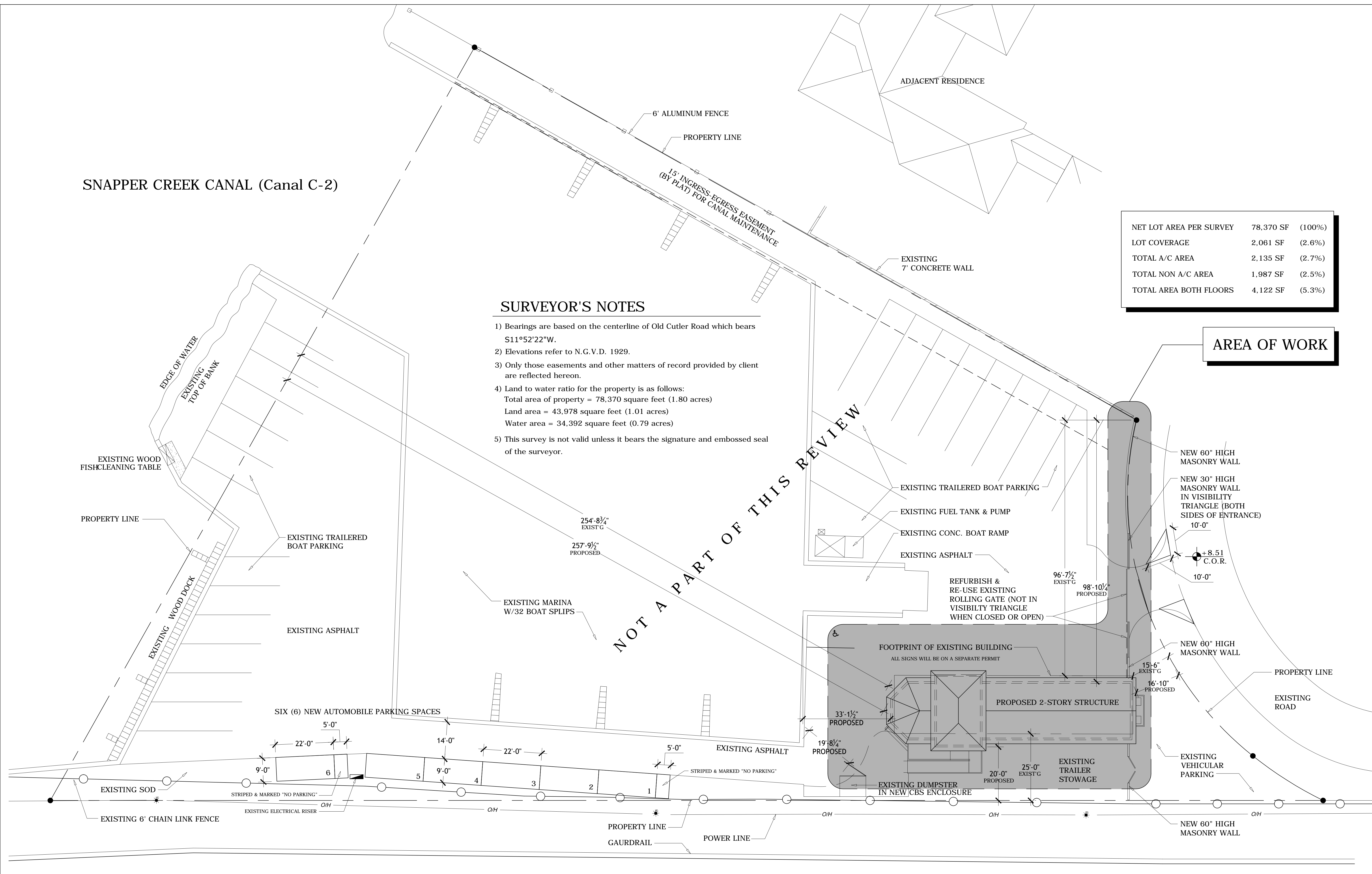
A-1

NET LOT AREA PER SURVEY	78,370 SF	(100%)
LOT COVERAGE	2,061 SF	(2.6%)
TOTAL A/C AREA	2,135 SF	(2.7%)
TOTAL NON A/C AREA	1,987 SF	(2.5%)
TOTAL AREA BOTH FLOORS	4,122 SF	(5.3%)

AREA OF WORK

SURVEYOR'S NOTES

- 1) Bearings are based on the centerline of Old Cutler Road which bears S11°52'22"W.
- 2) Elevations refer to N.G.V.D. 1929.
- 3) Only those easements and other matters of record provided by client are reflected hereon.
- 4) Land to water ratio for the property is as follows:
 Total area of property = 78,370 square feet (1.80 acres)
 Land area = 43,978 square feet (1.01 acres)
 Water area = 34,392 square feet (0.79 acres)
- 5) This survey is not valid unless it bears the signature and embossed seal of the surveyor.



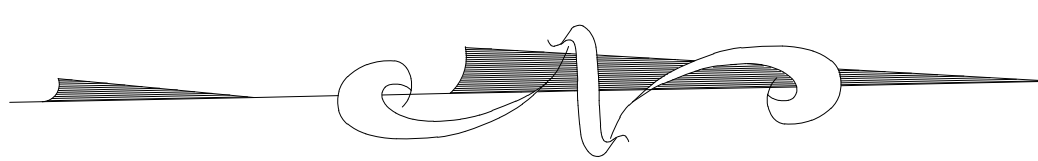
NOT A PART OF THIS REVIEW

OLD CUTLER ROAD (Ingraham Highway)
 (70' RIGHT OF WAY)

S I T E P L A N
 SCALE: 1/16" = 1'-0"

LEGAL DESCRIPTION
 TRACT "A" OF SNAPPER CREEK LAKES SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, AT PAGE 86 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

LANDSCAPING NOTES
 PLEASE REFER TO LANDSCAPE PLANS FOR DETAILS. ALL EXOTICS & WEEDS WILL BE REMOVED DURING CONSTRUCTION AND REPLACED BY NATIVES.





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SNAPPER CREEK LAKES COMMUNITY CENTER

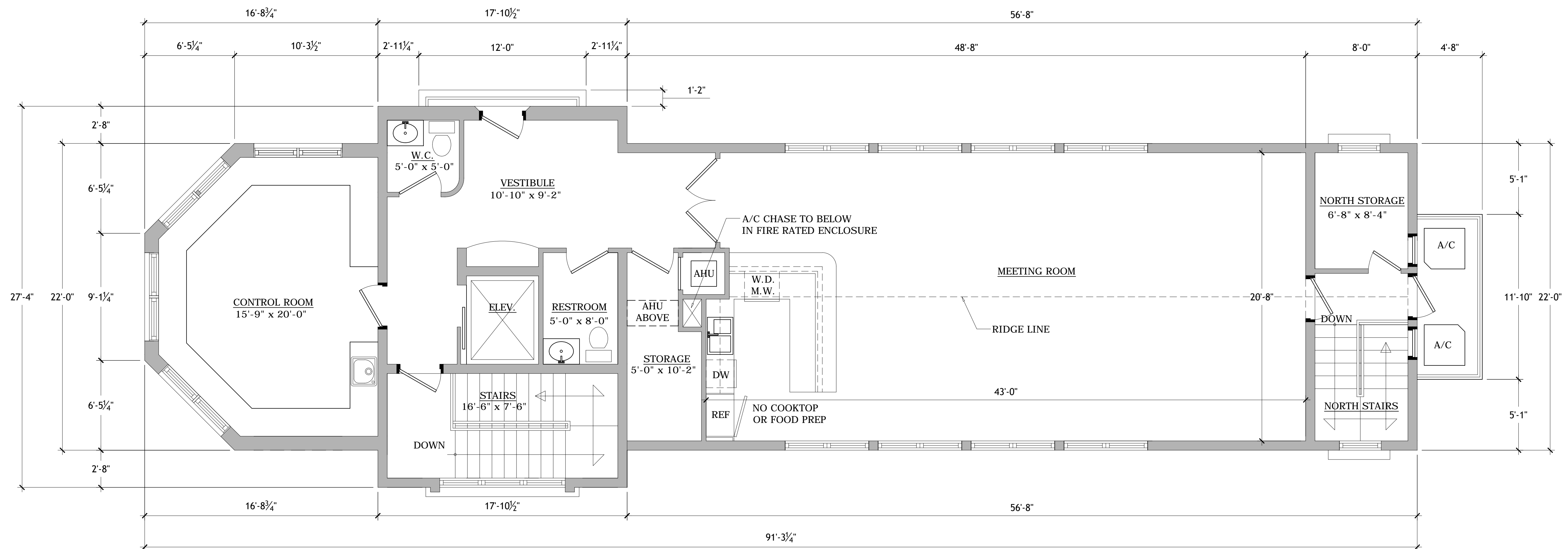
11190 Snapper Creek Rd
 Coral Gables, FL 33156

SEAL

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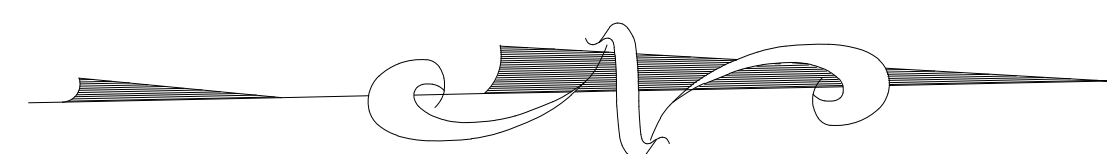
SHEET NUMBER

A-3



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



NORTH STORAGE	75 SF	(0.1%)		
NORTH STAIRS	93 SF	(0.1%)		
MEETING ROOM	964 SF	(1.2%)		
VESTIBULE, RESTROOM, STORAGE, ELEV	461 SF	(0.6%)	A/C AREA	1,826 SF (2.3%)
CONTROL ROOM	326 SF	(0.4%)		
STAIRS	142 SF	(0.2%)	NON A/C AREA	235 SF (0.3%)
TOTAL AREA	2,061 SF	(2.6%)		



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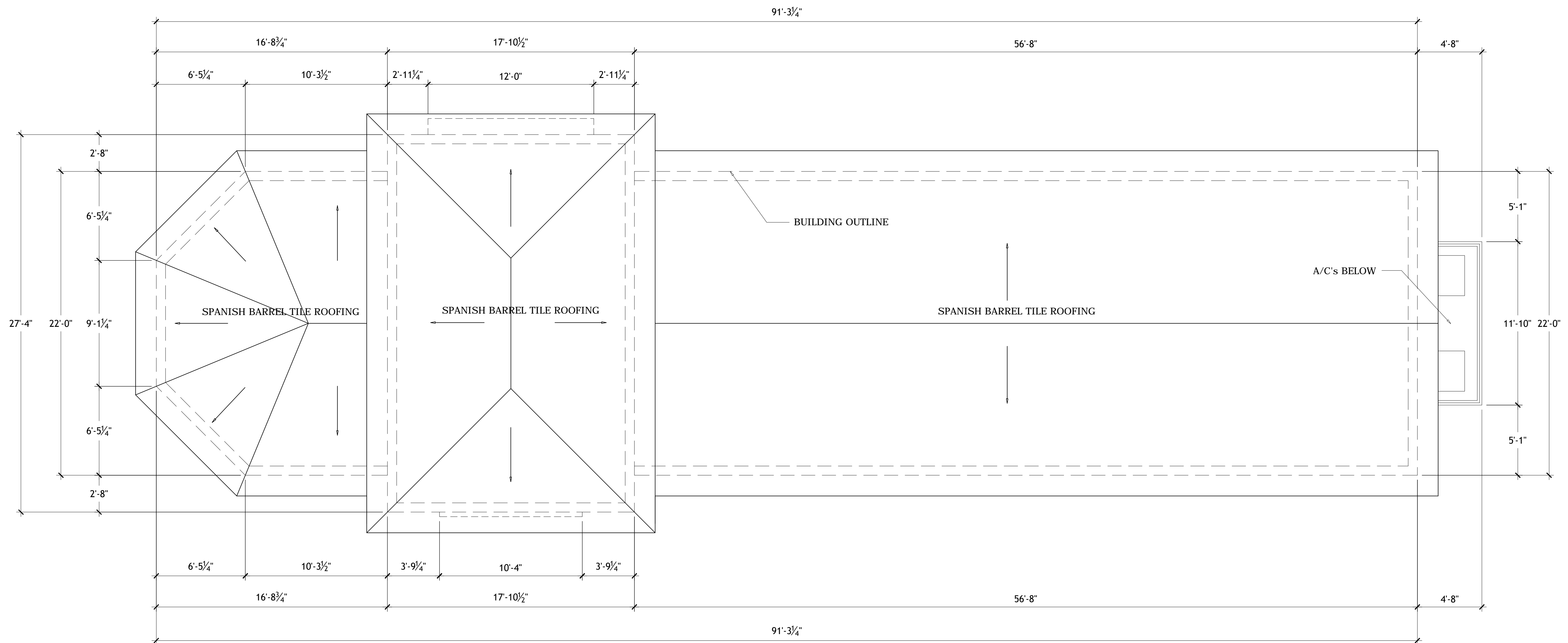
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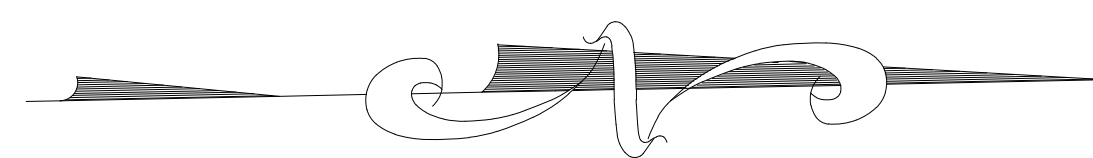
SHEET NUMBER

A-4



ROOF PLAN

SCALE: 1/4" = 1'-0"

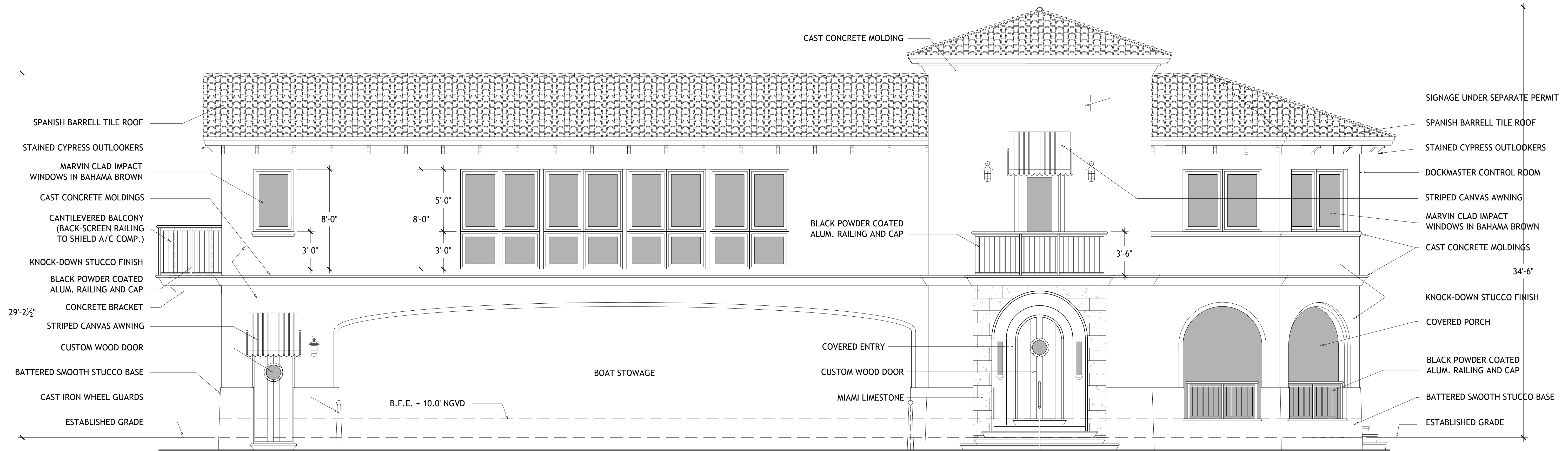




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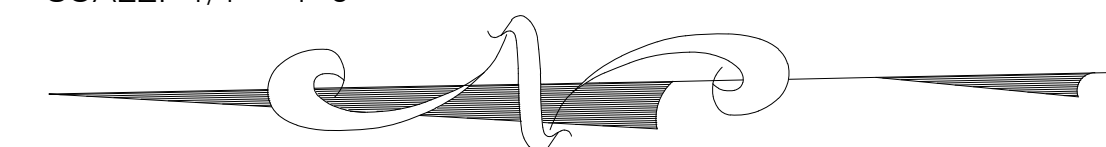
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WEST ELEVATION

SCALE: 1/4" = 1'-0"



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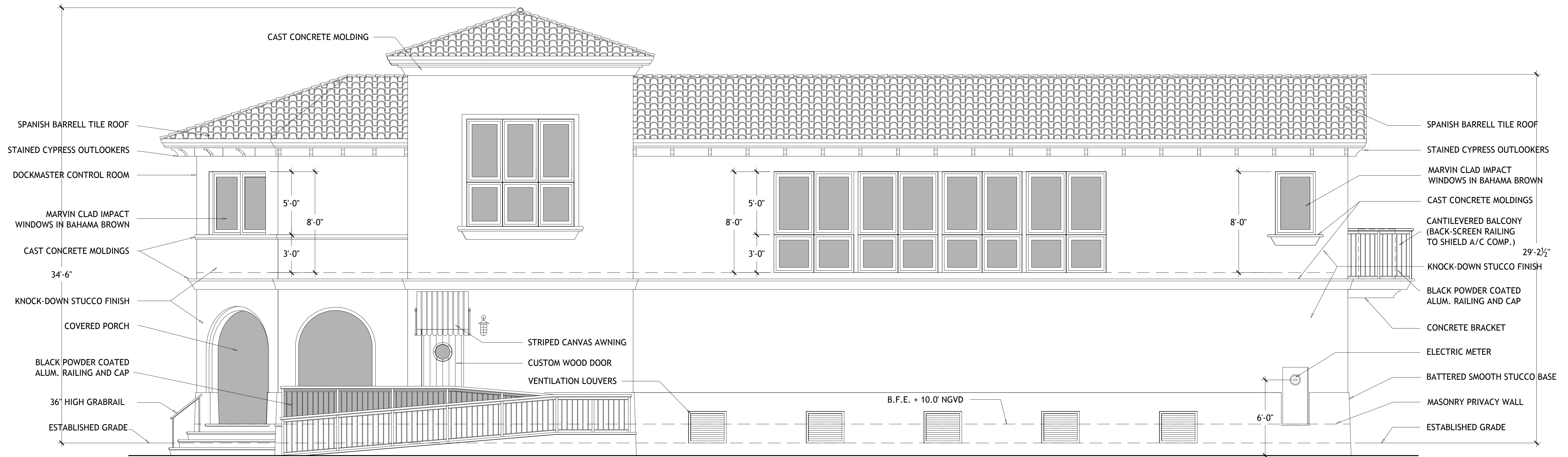
A-5



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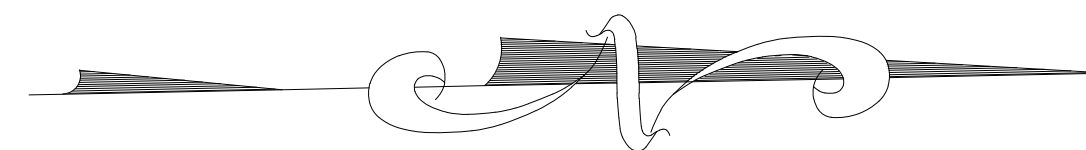
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EAST ELEVATION

SCALE: 1/4" = 1'-0"



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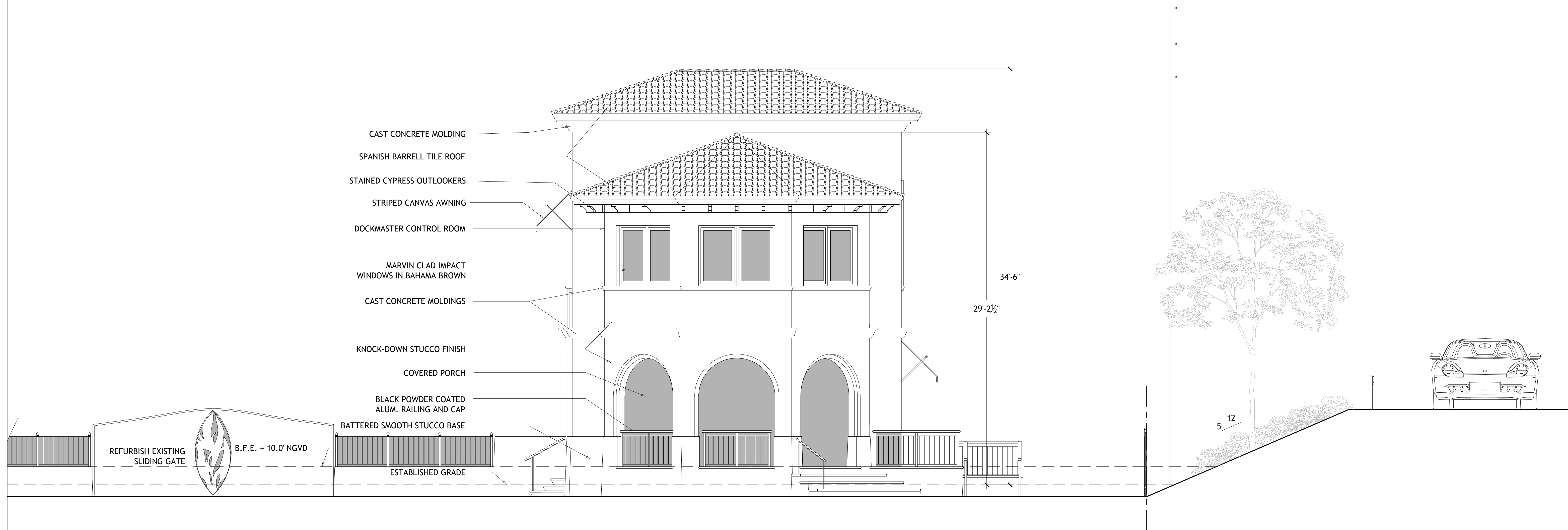
A-6



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SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

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A-7



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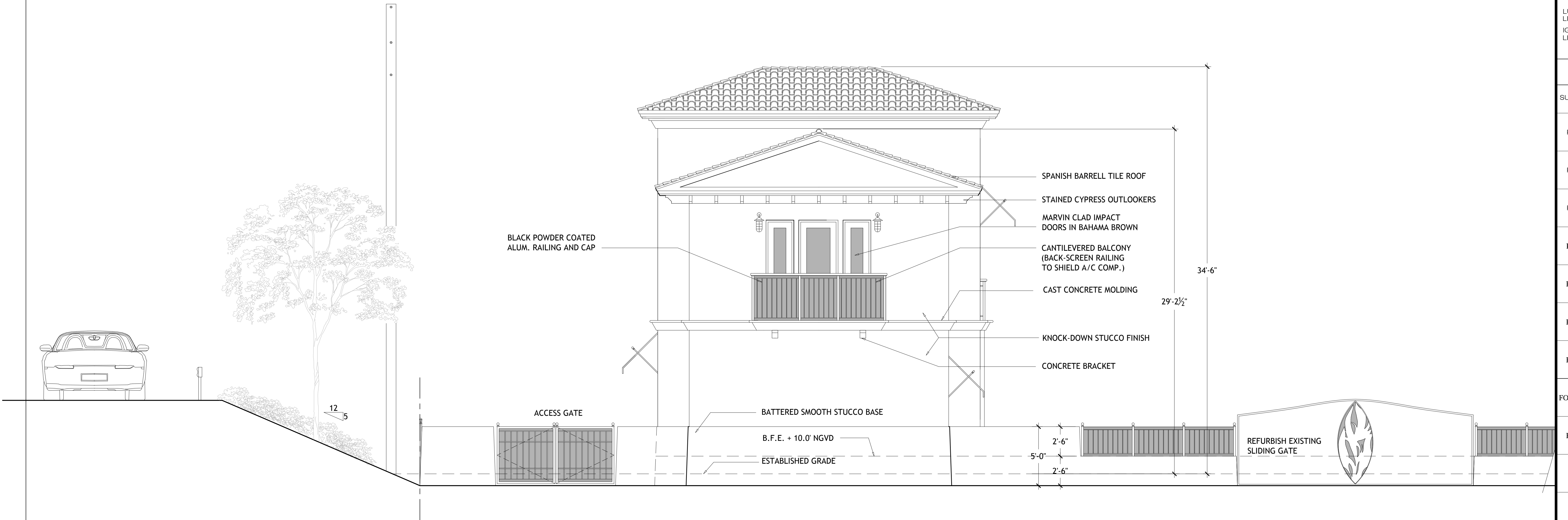
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SHEET NUMBER

A-8



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



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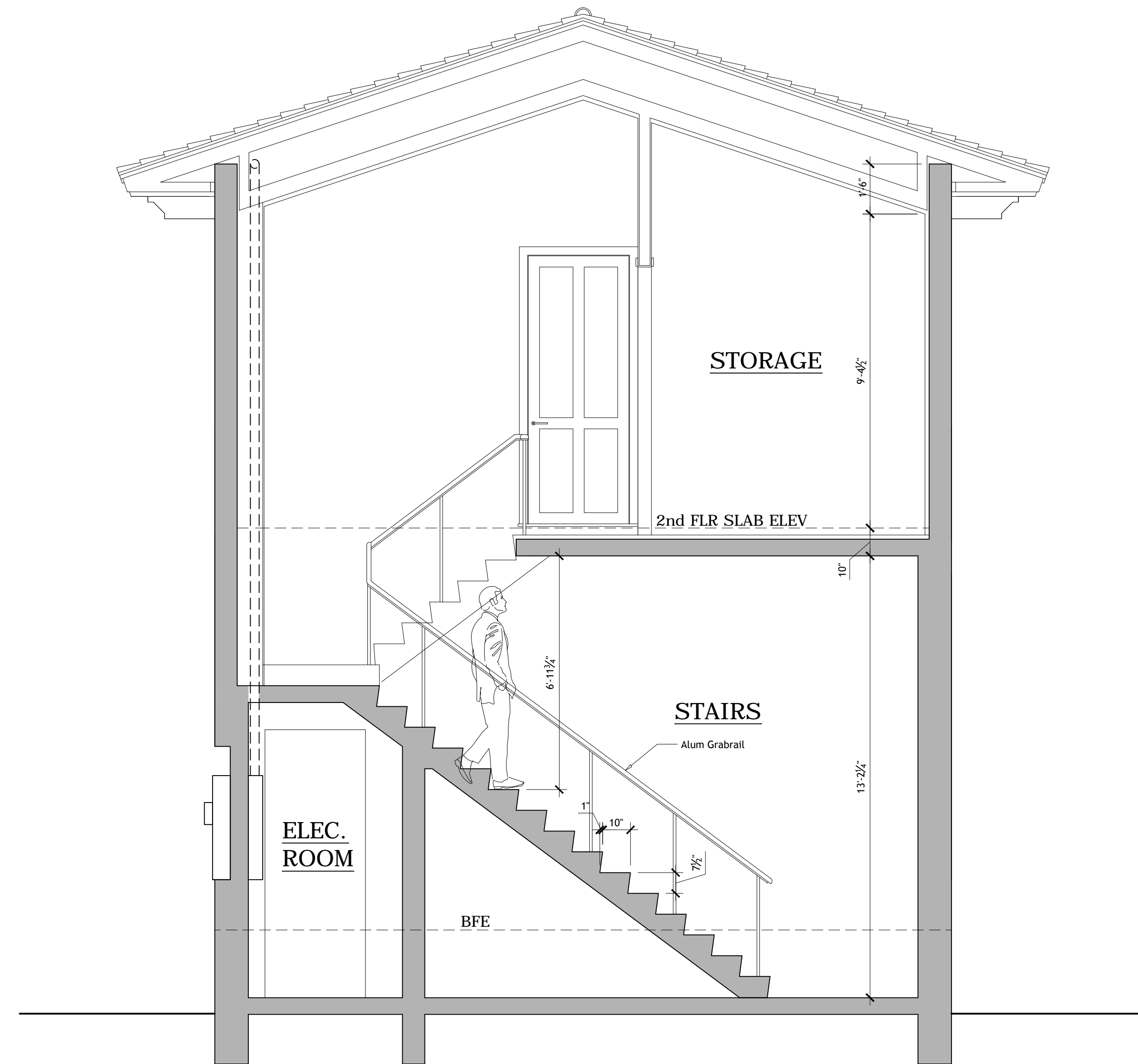
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SHEET NUMBER

A-9



STAIR SECTION

SCALE: 3/8" = 1'-0"

CODE	TRUNK DIA	CANOPY SPREAD	BOTANICAL NAME	COMMON NAME	DISPOSITION
1	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
2	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
3	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
4	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
5	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
6	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
7	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
8	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
9	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
10	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
11	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
12	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
13	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
14	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
15	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
16	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
17	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
18	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
19	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
20	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
21	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
22	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
23	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
24	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
25	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
26	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
27	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
28	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
29	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
30	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
31	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
32	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
33	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
34	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
35	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
36	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
37	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
38	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
39	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
40	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
41	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
42	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
43	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
44	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
45	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
46	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
47	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
48	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
49	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
50	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
51	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
52	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
53	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
54	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
55	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
56	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
57	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
58	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
59	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
60	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
61	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
62	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
63	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
64	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
65	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
66	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
67	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
68	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
69	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
70	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
71	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
72	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
73	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
74	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
75	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
76	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
77	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
78	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
79	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
80	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
81	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain

ABBREVIATIONS
NLO. = NEW LOCATION
REL. = RELOCATE WITH IN SITE
TRR. = TO BE REMOVED
TR.E. = TO REMAIN IN CURRENT LOCATION
O/H. = OVER HEAD POWER LINES
U/P. = UTILITY POST



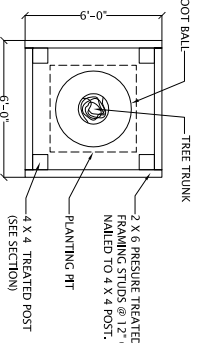
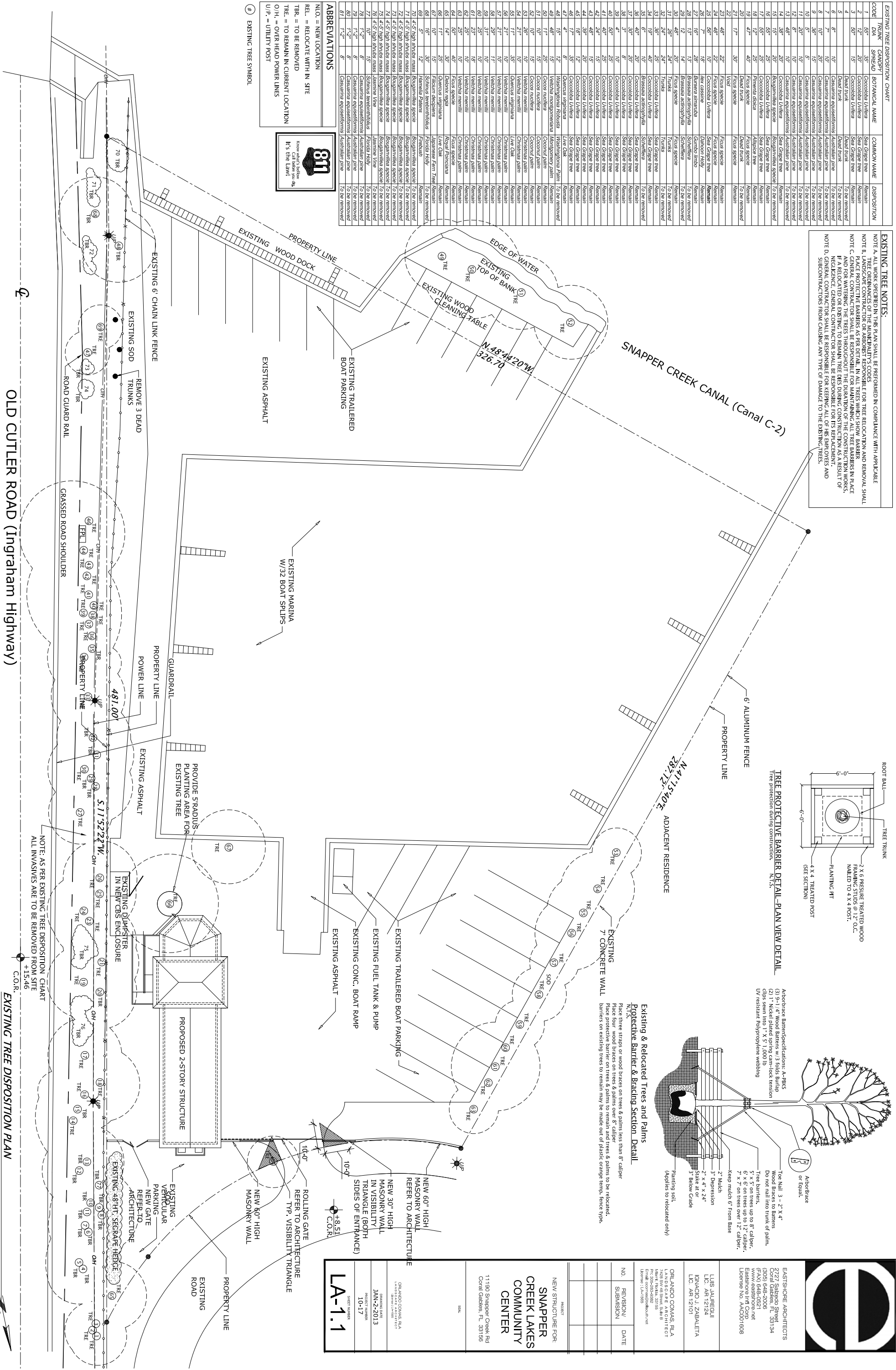
EXISTING TREE NOTES:

NOTE A. ALL WORK SPECIFIED IN THIS PLAN SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE TREE ORDINANCES OF THE MUNICIPALITY'S CODES.

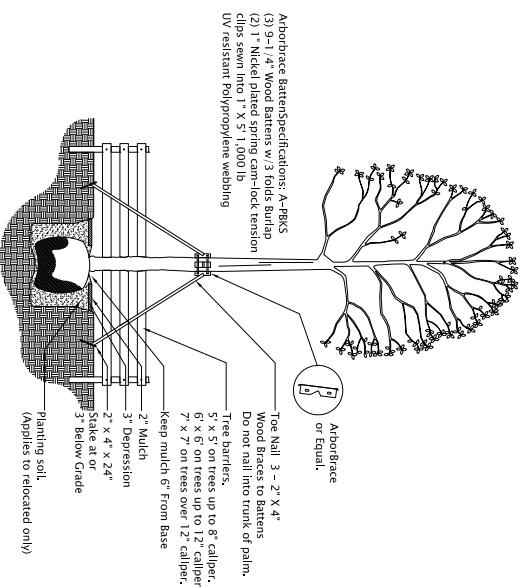
NOTE B. LANDSCAPE CONTRACTOR OR ARBORIST RESPONSIBLE FOR TREE RELOCATION AND REMOVAL SHALL PLACE PROTECTIVE BARRIERS AS PER DETAIL IN ALL TREES WHICH SHOW BARBER NOTATION.

NOTE C. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING TREES IN PLACE AND FOR WATERING THE TREES THROUGHOUT THE DURATION OF THE CONSTRUCTION WORKS. IF A RELOCATED OR EXISTING TREE DIES DURING CONSTRUCTION AS A RESULT OF NEGLIGENCE, GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT.

NOTE D. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL OF HIS EMPLOYEES AND SUBCONTRACTORS FROM CAUSING ANY TYPE OF DAMAGE TO THE EXISTING TREES.



TREE PROTECTIVE BARRIER DETAIL - PLAN VIEW DETAIL
N.T.S.



Existing & Relocated Trees and Palms Protective Barrier & Tracing Section Detail
N.T.S.

EASTSHORE ARCHITECTS
2727 Balgordo Street
Coral Gables, FL 33134
(305) 548-2006
WWW.EASTSHOREARCHITECTS.COM
EASTSHORE INTL CORP
License No. AAC001608

LUIS JAUREGUI
LIC. AR 12124
KINACIO J. ZABALETA
LIC. AR 12101

ORLANDO COMAS, P.L.A.
LANDSCAPE ARCHITECT
11190 Snapper Creek Rd
Coral Gables, FL 33156
License No. LA-1585

PROJECT: **NEW STRUCTURE FOR SNAPPER CREEK LAKES COMMUNITY CENTER**

NO. / REVISION / DATE

SUBMISSION

DATE: **JAN-2-2013**

PROJECT NUMBER: **10-17**

SHEET NUMBER: **LA-1.1**

OLD CUTLER ROAD (Ingraham Highway)

EXISTING TREE DISPOSITION PLAN

SCALE: 1/16" = 1'

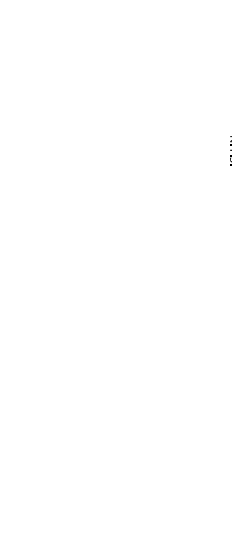
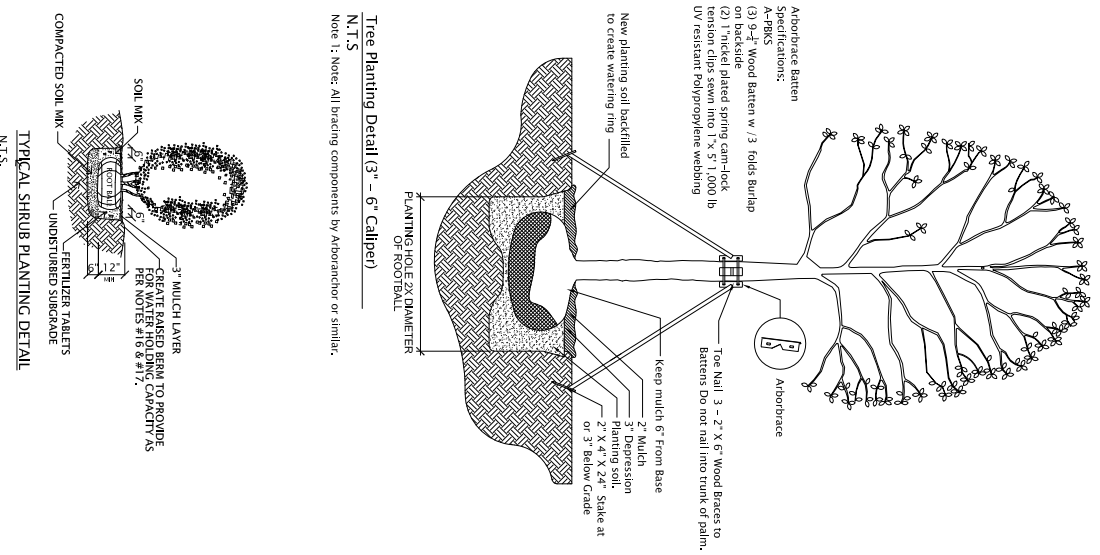
NOTE: THIS PLAN INCLUDES PLANT MATERIAL LOCATED WITHIN RIGHT OF WAY

Code	Botanical Name	Common Name	Height	Spread	Mult.	Quantity	Specific
CCY	<i>Capparis cynophallophora</i>	Jamaican caper	5'-6'	3' min.	Y	1-34	5' 0.6'
NE	<i>Psychotria nervosa</i>	Wild coffee	3 gal.	Y	1-41	24'	0.6'
DN	<i>Coccoloba diversifolia</i>	Pigeonplum	8'-10'	4'-5'	Y	20	8' 0.6'
EO	<i>Eugenia foetida</i>	Spanish stopper	5'	30' min.	Y	26	4' 0.6'
EC	<i>Chrysobalanus icaco</i>	Cocoplum	18'	18'	Y	49	24' 0.6'
HPA	<i>Hamelia patens</i>	Hibiscus	5'	50' min.	Y	13	4' 0.6'

LANDSCAPE NOTES

- Non Gyneros variety mulch shall extend under all trees, shrubs and ground cover beds to the base of the edge of soil surface, in a minimum of 3' depth. Mulch colored mulch will not be acceptable.
- Plantings shall be installed in accordance with the Florida Department of Agriculture, Florida Department of Forestry, and the Florida Department of Transportation.
- All shrubs to be planted a minimum of 24", and ground covers a minimum of 12" from the edge of any hardscape walks, building walls, ponds, etc.,. Shrubs such as boxwood, magnolias and other plants that are susceptible to root collar rot shall be planted at 1/2 the estimated adult spread diameter from the edges of any hardscape.
- All trees and palms over 8' in height shall be braced to prevent lateral movement for a period of six months from the date of planting, either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
- Contractors shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
- Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions etc.,. Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work.
- Contractors shall be responsible for obtaining all necessary permits and approvals from the appropriate municipal, county, state or any other governmental agency requiring a license or ordinance in order for the Landscape Contractor to perform his work.
- All work shall conform to the City of Coral Gables and Miami-Dade County landscape ordinance and any other municipal landscape ordinance in effect at the project's location.
- Landscape Contractor is required to procure and obtain any necessary permits applicable for the project.
- Landscape material shall not be allowed to erode in such a manner as to impede street front, change of visibility to property owner or neighbors, so as to materially impede vision between a height of 2.5 feet and 8 feet.
- Landscape contractor shall call Sunshine State One Call Center at 1-800-432-4770 (roll over) 48 hours before digging is required for inspecting the site and physically observing all the conditions prior to entering into Agreement or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor or Construction Manager in such a manner as to allow for a speedy and orderly completion of all work on the site, and special attention to location of all underground wires, pipes, footings, etc., and debris from the Landscape Contractor's work shall be removed from the site immediately upon completion of his work.
- Should Landscape Contractor find any discrepancies, unavailability of material or any question regarding the adherence to this plan, no decision shall be taken without specific consultation with the Landscape Architect, including substitutions when required.
- No person other than Landscape Architect who prepared this plan can make any changes or substitutions to this plan.
- Landscape Contractor shall create saucers and/or berms on all plant material to hold irrigation water, in the event that slopes are present, landscape contractor shall prepare water holding berms with temporary wood planks or stones which shall be removed and hauled away from the site at the end of the plant establishment period.
- Landscape contractor shall create saucers and/or berms on all plant material to hold irrigation water, in the event that slopes are present, landscape contractor shall prepare water holding berms with temporary wood planks or stones which shall be removed and hauled away from the site at the end of the plant establishment period.
- Landscape contractor shall create saucers and/or berms on all plant material to hold irrigation water, in the event that slopes are present, landscape contractor shall prepare water holding berms with temporary wood planks or stones which shall be removed and hauled away from the site at the end of the plant establishment period.

Code	Botanical Name	Common Name	Height	Spread	Mult.	Quantity	Specific
1	55'	35'	Coccoloba uvifera	Sea Grape tree	Remain		
2	12'	20'	Coccoloba uvifera	Sea Grape tree	Remain		
3	50'	15'	Coccoloba uvifera	Sea Grape tree	Remain		
4	10'	10'	Coccoloba uvifera	Sea Grape tree	Remain		
5	6'	10'	Casuarina equisetiformis	Australian pine	To be removed		
6	8'	10'	Casuarina equisetiformis	Australian pine	To be removed		
7	7'	10'	Casuarina equisetiformis	Australian pine	To be removed		
8	10'	10'	Casuarina equisetiformis	Australian pine	To be removed		
9	30'	15'	Casuarina equisetiformis	Australian pine	To be removed		
10	5'	5'	Casuarina equisetiformis	Australian pine	To be removed		
11	20'	10'	Casuarina equisetiformis	Australian pine	To be removed		
12	8'	10'	Casuarina equisetiformis	Australian pine	To be removed		
13	48'	10'	Casuarina equisetiformis	Australian pine	To be removed		
14	38'	20'	Coccoloba uvifera	Sea Grape tree	Remain		
15	15'	20'	Bougainvillea speciosa	Bougainvillea speciosa	To be removed		
16	30'	20'	Coccoloba uvifera	Sea Grape tree	Remain		
17	50'	20'	Coccoloba uvifera	Sea Grape tree	Remain		
18	50'	20'	Coccoloba uvifera	Sea Grape tree	Remain		
19	47'	40'	Ficus speciosa	Ficus speciosa	Remain		
20	19'	40'	Ficus speciosa	Ficus speciosa	Remain		
21	17'	30'	Ficus speciosa	Ficus speciosa	Remain		
22			Ficus speciosa	Ficus speciosa	Remain		
23	48'	22'	Ficus speciosa	Ficus speciosa	Remain		
24	48'	22'	Ficus speciosa	Ficus speciosa	Remain		
25	56'	18'	Coccoloba uvifera	Sea Grape tree	Remain		
26	7'	18'	Coccoloba uvifera	Sea Grape tree	Remain		
27	16'	28'	Bursera simarouba	Dunbarton Holly	Remain		
28	13'	13'	Bursera simarouba	Dunbarton Holly	Remain		
29	12'	14'	Bursera simarouba	Dunbarton Holly	Remain		
30	46'	20'	Bursera simarouba	Dunbarton Holly	Remain		
31	20'	20'	Bursera simarouba	Dunbarton Holly	Remain		
32	20'	20'	Bursera simarouba	Dunbarton Holly	Remain		
33	96'	25'	Coccoloba uvifera	Sea Grape tree	Remain		
34	19'	40'	Coccoloba uvifera	Sea Grape tree	Remain		
35	6'	10'	Bursera simarouba	Dunbarton Holly	Remain		
36	40'	20'	Coccoloba uvifera	Sea Grape tree	Remain		
37	30'	20'	Coccoloba uvifera	Sea Grape tree	Remain		
38	3'	8'	Coccoloba uvifera	Sea Grape tree	Remain		
39	4'	10'	Coccoloba uvifera	Sea Grape tree	Remain		
40	50'	25'	Coccoloba uvifera	Sea Grape tree	Remain		
41	40'	25'	Coccoloba uvifera	Sea Grape tree	Remain		
42	24'	15'	Coccoloba uvifera	Sea Grape tree	Remain		
43	46'	15'	Coccoloba uvifera	Sea Grape tree	Remain		
44	38'	20'	Coccoloba uvifera	Sea Grape tree	Remain		
45	38'	20'	Coccoloba uvifera	Sea Grape tree	Remain		
46	17'	56'	Coccoloba uvifera	Sea Grape tree	Remain		
47	4'	8'	Quercus virginiana	Live Oak	Remain		
48	15'	12'	Washingtonia robusta	Washingtonia Palm	Remain		
49	48'	15'	Washingtonia robusta	Washingtonia Palm	Remain		
50	11'	25'	Cocos nucifera	Coconut palm	Remain		
51	10'	15'	Cocos nucifera	Coconut palm	Remain		
52	10'	15'	Cocos nucifera	Coconut palm	Remain		
53	26'	10'	Veitchia merillii	Christmas palm	Remain		
54	21'	10'	Veitchia merillii	Christmas palm	Remain		
55	11'	35'	Quercus virginiana	Live Oak	Remain		
56	21'	10'	Veitchia merillii	Christmas palm	Remain		
57	21'	10'	Veitchia merillii	Christmas palm	Remain		
58	24'	10'	Veitchia merillii	Christmas palm	Remain		
59	25'	10'	Veitchia merillii	Christmas palm	Remain		
60	25'	18'	Veitchia merillii	Christmas palm	Remain		
61	23'	18'	Veitchia merillii	Christmas palm	Remain		
62	25'	10'	Veitchia merillii	Christmas palm	Remain		
63	25'	10'	Veitchia merillii	Christmas palm	Remain		
64	50'	40'	Ficus speciosa	Ficus speciosa	Remain		
65	14'	30'	Dalmanea regia	Royal Funicularia	Remain		
66	11'	25'	Quercus virginiana	Live Oak	Remain		
67	10'	15'	Filicium decipiens	Japanese Fern Tree	Remain		
68	16'	30'	Schinus molle	Florida Holly	Remain		
69	5'	12'	Hamelia patens	Hibiscus	Remain		
70	4.5' high struts mass	Bougainvillea speciosa	Bougainvillea speciosa	Bougainvillea speciosa	To be removed		
71	4.5' high struts mass	Bougainvillea speciosa	Bougainvillea speciosa	Bougainvillea speciosa	To be removed		
72	4.5' high struts mass	Bougainvillea speciosa	Bougainvillea speciosa	Bougainvillea speciosa	To be removed		
73	4.5' high struts mass	Bougainvillea speciosa	Bougainvillea speciosa	Bougainvillea speciosa	To be removed		
74	4.5' high struts mass	Bougainvillea speciosa	Bougainvillea speciosa	Bougainvillea speciosa	To be removed		
75	4.5' high struts mass	Bougainvillea speciosa	Bougainvillea speciosa	Bougainvillea speciosa	To be removed		
76	4.5' high struts mass	Lasiantha vine	Lasiantha vine	Lasiantha vine	To be removed		
77	10"	15'	Schinus molle	Florida Holly	To be removed		
78	1'-2"	8'	Casuarina equisetiformis	Australian pine	To be removed		
79	1'-2"	8'	Casuarina equisetiformis	Australian pine	To be removed		
80	1'-2"	8'	Casuarina equisetiformis	Australian pine	To be removed		
81	1'-2"	8'	Casuarina equisetiformis	Australian pine	To be removed		



Code	TRUNK DIA	CANOPY SPREAD	BOTANICAL NAME	COMMON NAME	DISPOSITION
1	55'	35'	Coccoloba uvifera	Sea Grape tree	Remain
2	12'	20'	Coccoloba uvifera	Sea Grape tree	Remain
3	50'	15'	Coccoloba uvifera	Sea Grape tree	Remain
4	10'	10'	Coccoloba uvifera	Sea Grape tree	Remain
5	6'	10'	Casuarina equisetiformis	Australian pine	To be removed
6	8'	10'	Casuarina equisetiformis	Australian pine	To be removed
7	7'	10'	Casuarina equisetiformis	Australian pine	To be removed
8	10'	10'	Casuarina equisetiformis	Australian pine	To be removed
9	30'	15'	Casuarina equisetiformis	Australian pine	To be removed
10	5'	5'	Casuarina equisetiformis	Australian pine	To be removed
11	20'	10'	Casuarina equisetiformis	Australian pine	To be removed
12	8'	10'	Casuarina equisetiformis	Australian pine	To be removed
13	48'	10'	Casuarina equisetiformis	Australian pine	To be removed
14	38'	20'	Coccoloba uvifera	Sea Grape tree	Remain
15	15'	20'	Bougainvillea speciosa	Bougainvillea speciosa	To be removed
16	30'	20'	Coccoloba uvifera	Sea Grape tree	Remain
17	50'	20'	Coccoloba uvifera	Sea Grape tree	Remain
18	50'	20'	Coccoloba uvifera	Sea Grape tree	Remain
19	47'	40'	Ficus speciosa	Ficus speciosa	Remain
20	19'	40'	Ficus speciosa	Ficus speciosa	Remain
21	17'	30'	Ficus speciosa	Ficus speciosa	Remain
22			Ficus speciosa	Ficus speciosa	Remain
23	48'	22'	Ficus speciosa	Ficus speciosa	Remain
24	48'	22'	Ficus speciosa	Ficus speciosa	Remain
25	56'	18'	Coccoloba uvifera	Sea Grape tree	Remain
26	7'	18'	Coccoloba uvifera	Sea Grape tree	Remain
27	16'	28'	Bursera simarouba	Dunbarton Holly	Remain
28	13'	13'	Bursera simarouba	Dunbarton Holly	Remain
29	12'	14'	Bursera simarouba	Dunbarton Holly	Remain
30	46'	20'	Bursera simarouba	Dunbarton Holly	Remain
31	20'	20'	Bursera simarouba	Dunbarton Holly	Remain
32	20'	20'	Bursera simarouba	Dunbarton Holly	Remain
33	96'	25'	Coccoloba uvifera	Sea Grape tree	Remain
34	19'	40'	Coccoloba uvifera	Sea Grape tree	Remain
35	6'	10'	Bursera simarouba	Dunbarton Holly	Remain
36	40'	20'	Coccoloba uvifera	Sea Grape tree	Remain
37	30'	20'	Coccoloba uvifera	Sea Grape tree	Remain
38	3'	8'	Coccoloba uvifera	Sea Grape tree	Remain
39	4'	10'	Coccoloba uvifera	Sea Grape tree	Remain
40	50'	25'	Coccoloba uvifera	Sea Grape tree	Remain
41	40'	25'	Coccoloba uvifera	Sea Grape tree	Remain
42	24'	15'	Coccoloba uvifera	Sea Grape tree	Remain
43	46'	15'	Coccoloba uvifera	Sea Grape tree	Remain
44	38'	20'	Coccoloba uvifera	Sea Grape tree	Remain
45	38'	20'	Coccoloba uvifera	Sea Grape tree	Remain
46	17'	56'	Coccoloba uvifera	Sea Grape tree	Remain
47	4'	8'	Quercus virginiana	Live Oak	Remain
48	15'	12'	Washingtonia robusta	Washingtonia Palm	Remain
49	48'	15'	Washingtonia robusta	Washingtonia Palm	Remain
50	11'	25'	Cocos nucifera	Coconut palm	Remain
51	10'	15'	Cocos nucifera	Coconut palm	Remain
52	10'	15'	Cocos nucifera	Coconut palm	Remain
53	26'	10'	Veitchia merillii	Christmas palm	Remain
54	21'	10'	Veitchia merillii	Christmas palm	Remain
55	11'	35'	Quercus virginiana	Live Oak	Remain
56	21'	10'	Veitchia merillii	Christmas palm	Remain
57	21'	10'	Veitchia merillii	Christmas palm	Remain
58	24'	10'	Veitchia merillii	Christmas palm	Remain
59	25'	10'	Veitchia merillii	Christmas palm	Remain
60	25'	18'	Veitchia merillii	Christmas palm	Remain
61	23'	18'	Veitchia merillii	Christmas palm	Remain
62	25'	10'	Veitchia merillii	Christmas palm	Remain
63	25'	10'	Veitchia merillii	Christmas palm	Remain
64	50'	40'	Ficus speciosa	Ficus speciosa	Remain
65	14'	30'	Dalmanea regia	Royal Funicularia	Remain
66	11'	25'	Quercus virginiana	Live Oak	Remain
67	10'	15'	Filicium decipiens	Japanese Fern Tree	Remain
68	16'	30'	Schinus molle	Florida Holly	Remain
69	5'	12'	Hamelia patens	Hibiscus	Remain
70	4.5' high struts mass	Bougainvillea speciosa	Bougainvillea speciosa	Bougainvillea speciosa	To be removed
71	4.5' high struts mass	Bougainvillea speciosa	Bougainvillea speciosa	Bougainvillea speciosa	To be removed
72	4.5' high struts mass	Bougainvillea speciosa	Bougainvillea speciosa	Bougainvillea speciosa	To be removed
73	4.5' high struts mass	Bougainvillea speciosa	Bougainvillea speciosa	Bougainvillea speciosa	To be removed
74	4.5' high struts mass	Bougainvillea speciosa	Bougainvillea speciosa	Bougainvillea speciosa	To be removed
75	4.5' high struts mass	Bougainvillea speciosa	Bougainvillea speciosa	Bougainvillea speciosa	To be removed
76	4.5' high struts mass	Lasiantha vine	Lasiantha vine	Lasiantha vine	To be removed
77	10"	15'	Schinus molle	Florida Holly	To be removed
78	1'-2"	8'	Casuarina equisetiformis	Australian pine	To be removed
79	1'-2"	8'	Casuarina equisetiformis	Australian pine	To be removed
80	1'-2				