

# 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.**

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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.

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- 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.

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- 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.

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- 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.