

**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**

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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.

11190 SNAPPER CREEK ROAD

CORAL GABLES, FLORIDA 33156-4216

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Bill Tillett, VP & Treasurer
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Phone: (305) 661-0505
Email: scmdock@bellsouth.net

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

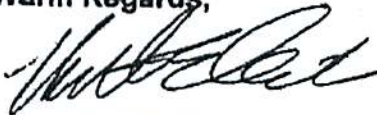
Mr. & Mrs. John Ruiz
11180 Snapper Creek Road
Coral Gables, FL 33156

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

SNAPPER CREEK LAKES CLUB, INC.

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Email: scmdock@bellsouth.net

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**

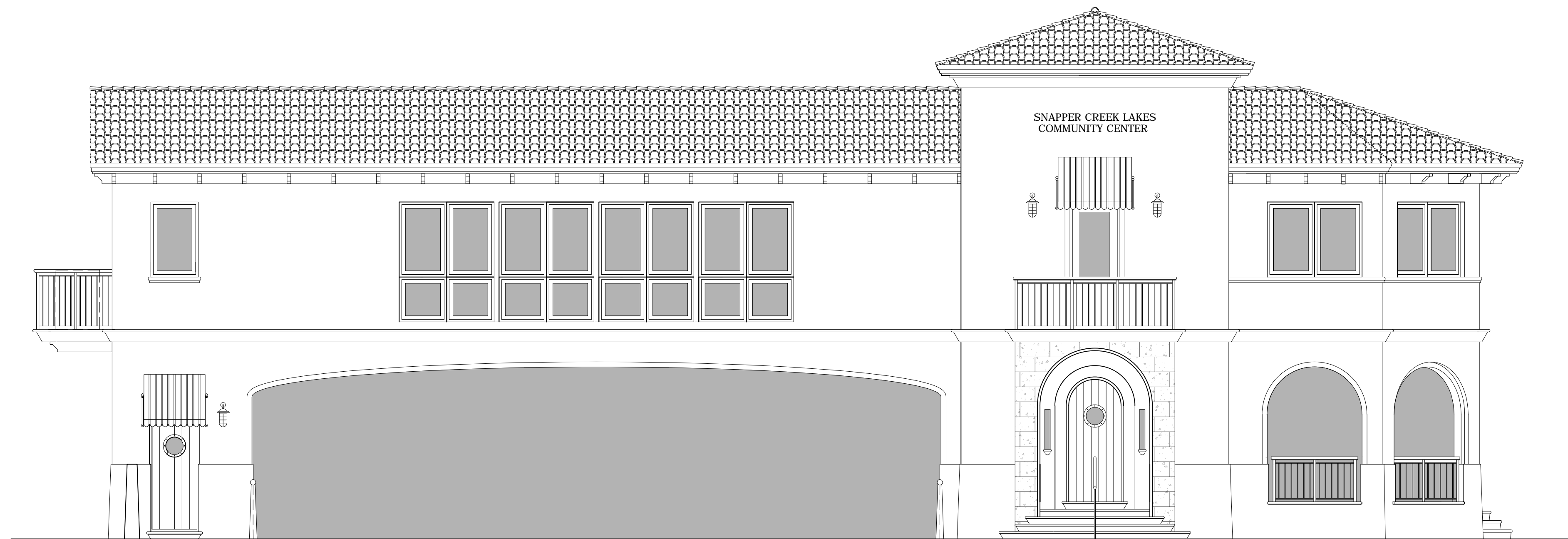
Mr. John Ruiz

Mrs. Myra Ruiz



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 2727 Salzedo Street
 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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 IGNACIO J. ZABALETA
 LIC. AR 12101

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PROJECT

SNAPPER CREEK LAKES COMMUNITY CENTER

11190 Snapper Creek Rd
 Coral Gables, FL 33156

SEAL

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SHEET NUMBER

A-1

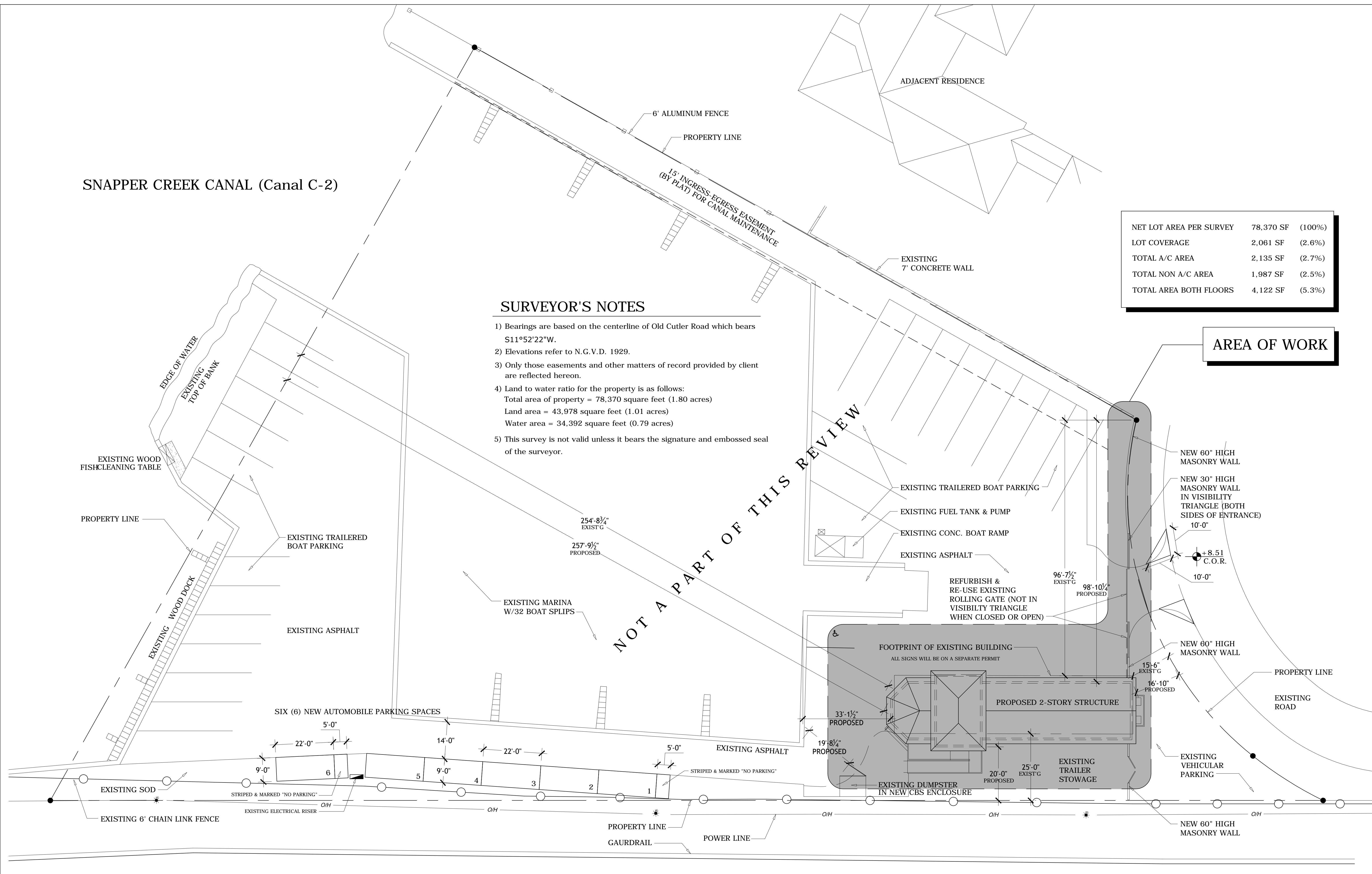
NET LOT AREA PER SURVEY	78,370 SF	(100%)
LOT COVERAGE	2,061 SF	(2.6%)
TOTAL A/C AREA	2,135 SF	(2.7%)
TOTAL NON A/C AREA	1,987 SF	(2.5%)
TOTAL AREA BOTH FLOORS	4,122 SF	(5.3%)

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

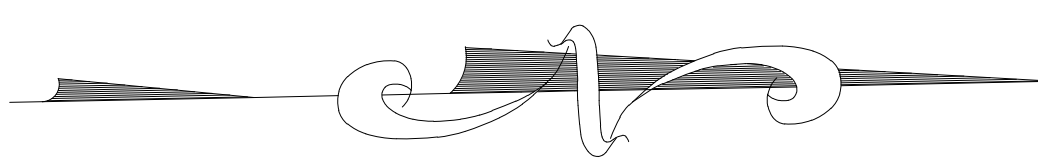


OLD CUTLER ROAD (Ingraham Highway)
 (70' RIGHT OF WAY)

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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PROJECT

SNAPPER CREEK LAKES COMMUNITY CENTER

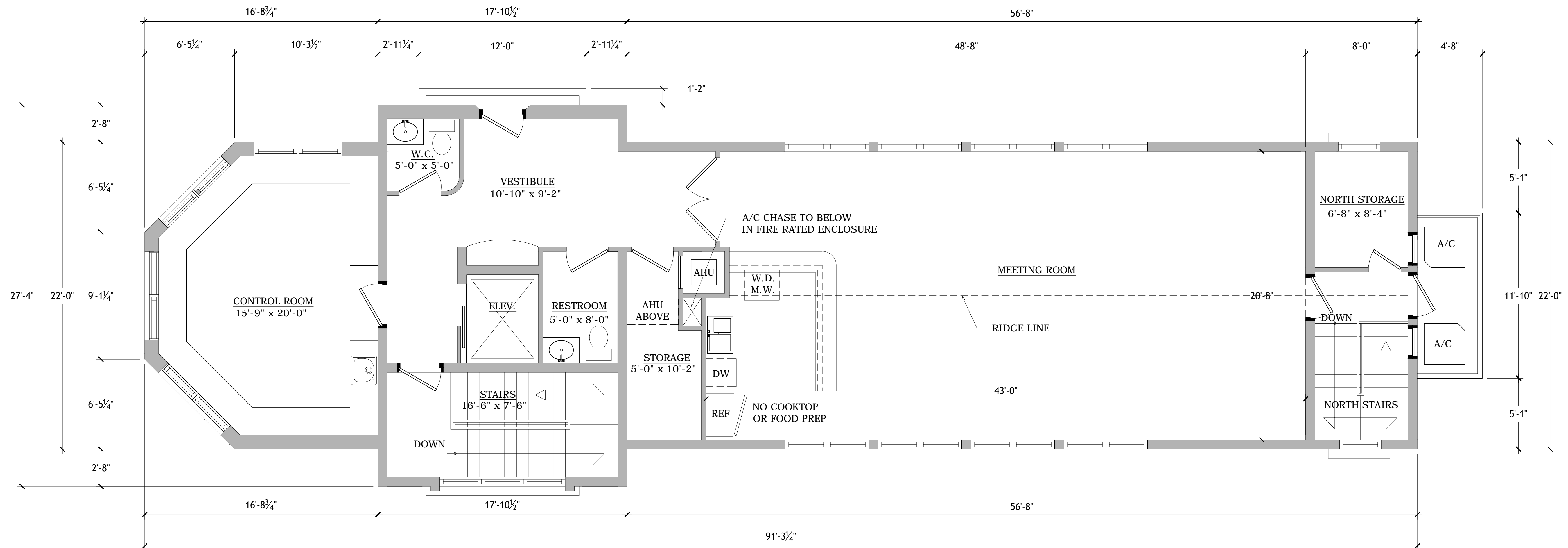
11190 Snapper Creek Rd
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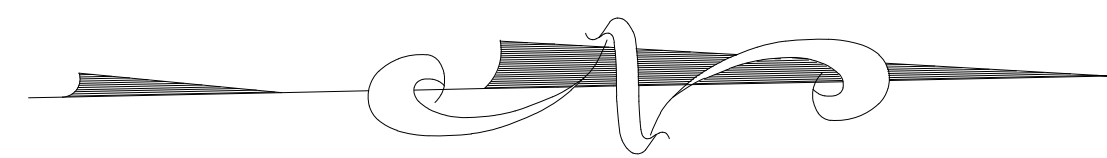
SHEET NUMBER

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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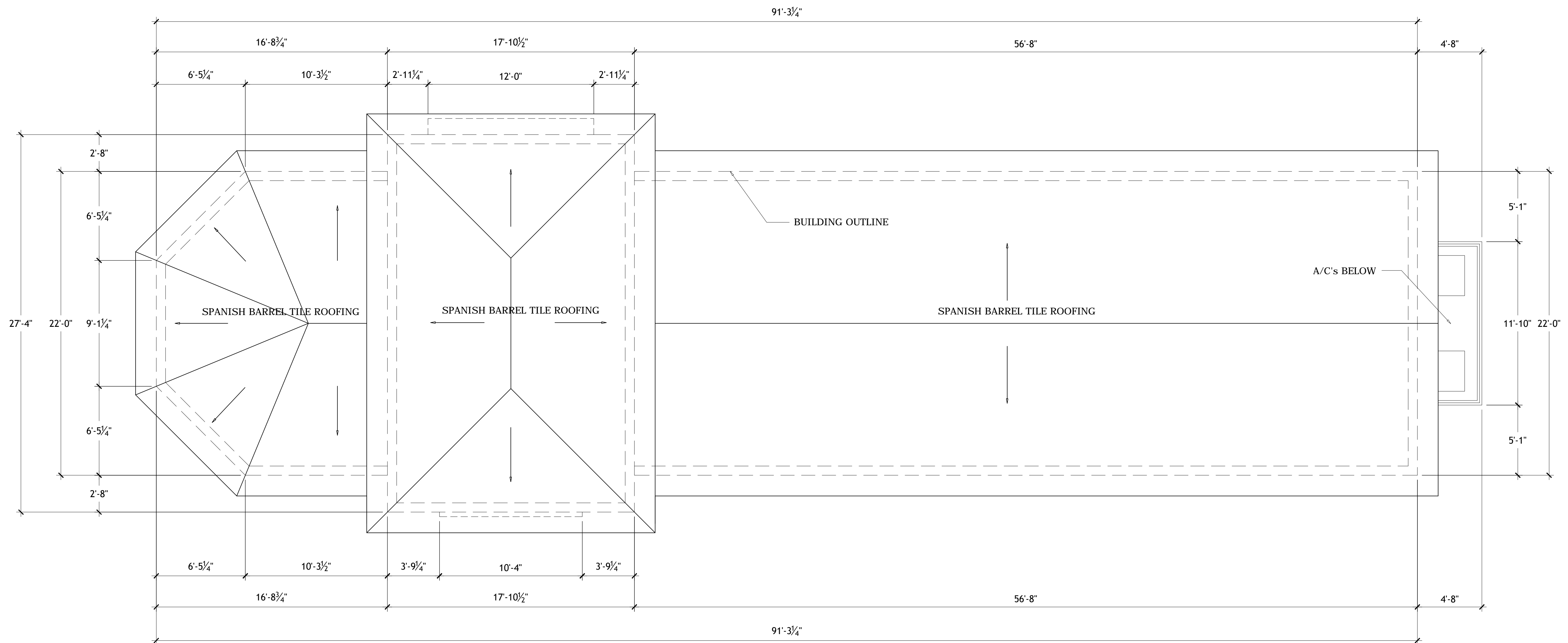
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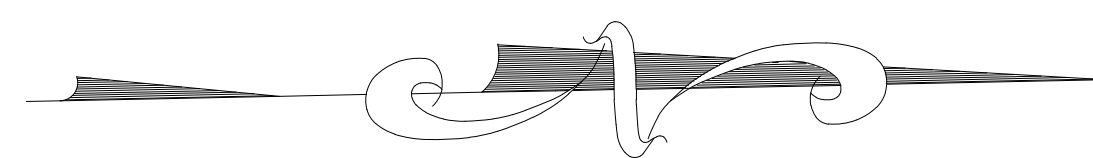
SHEET NUMBER

A-4



ROOF PLAN

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

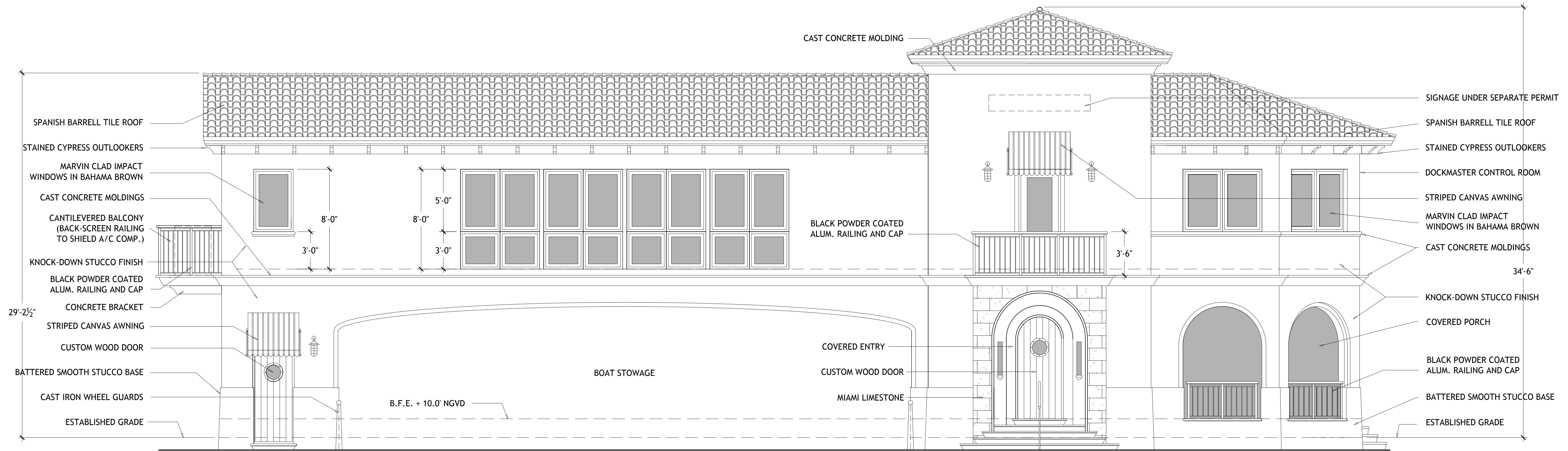




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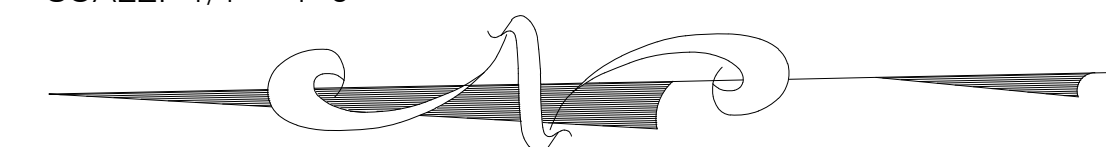
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WEST ELEVATION

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



PROJECT
SNAPPER CREEK LAKES COMMUNITY CENTER

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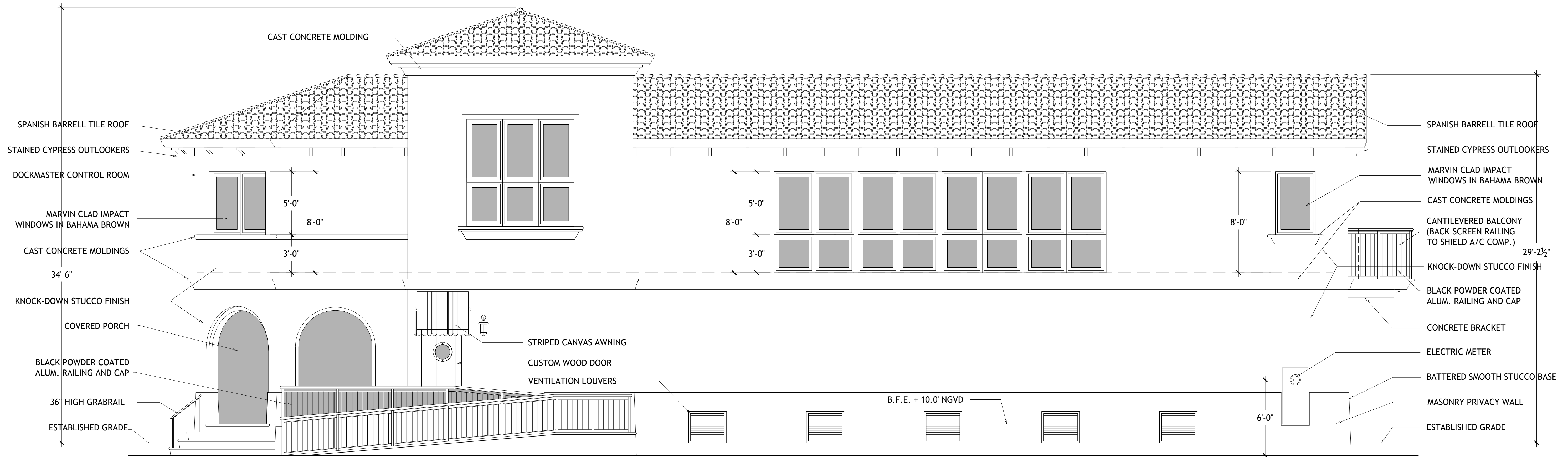
A-5



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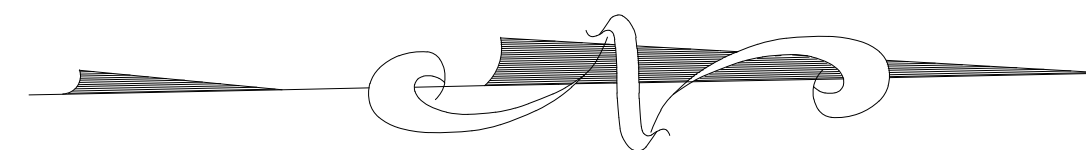
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EAST ELEVATION

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



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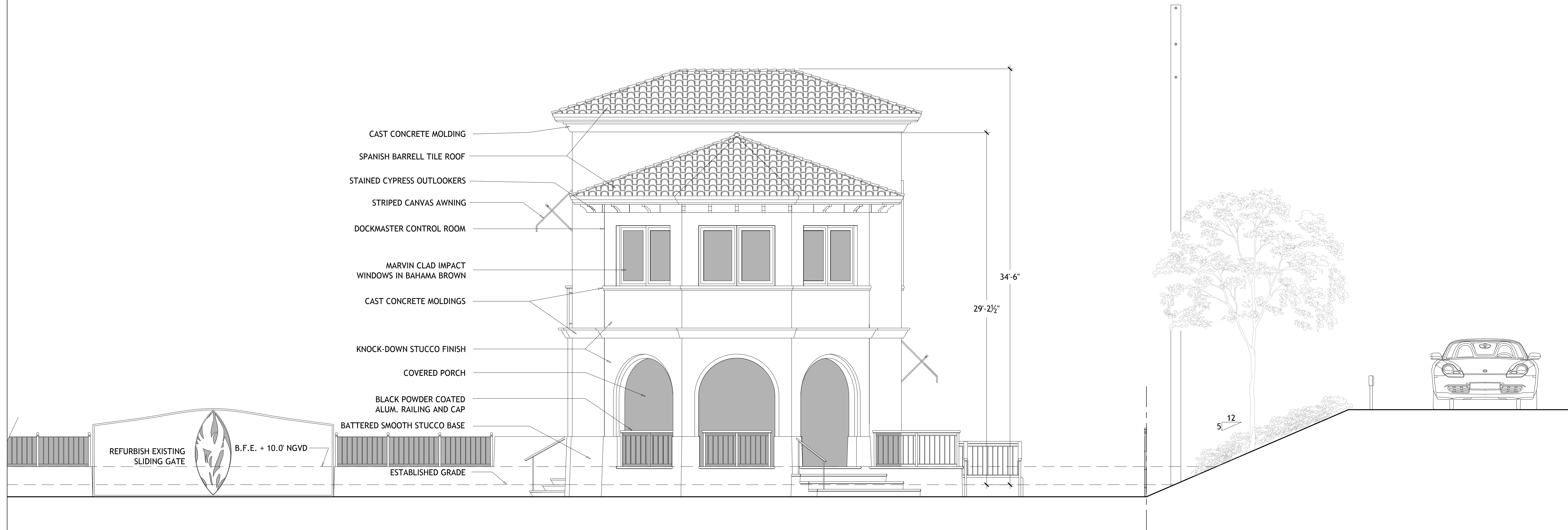
A-6



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- CAST CONCRETE MOLDING
- SPANISH BARRELL TILE ROOF
- STAINED CYPRESS OUTLOOKERS
- STRIPED CANVAS AWNING
- DOCKMASTER CONTROL ROOM
- MARVIN CLAD IMPACT WINDOWS IN BAHAMA BROWN
- CAST CONCRETE MOLDINGS
- KNOCK-DOWN STUCCO FINISH
- COVERED PORCH
- BLACK POWDER COATED ALUM. RAILING AND CAP
- BATTERED SMOOTH STUCCO BASE

REFURBISH EXISTING SLIDING GATE
 B.F.E. + 10.0' NGVD

ESTABLISHED GRADE

SOUTH ELEVATION

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

PROJECT
SNAPPER CREEK LAKES COMMUNITY CENTER

11190 Snapper Creek Rd
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SHEET NUMBER

A-7



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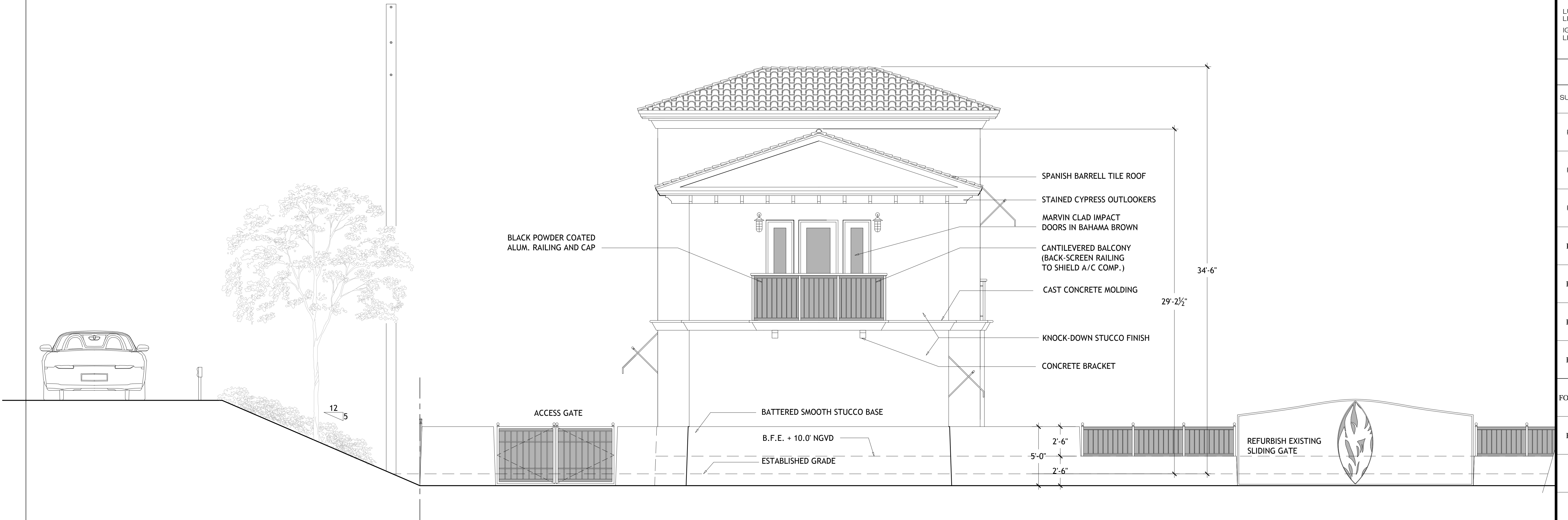
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A-8



NORTH ELEVATION

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



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PROJECT
**SNAPPER
 CREEK
 LAKES
 COMMUNITY
 CENTER**

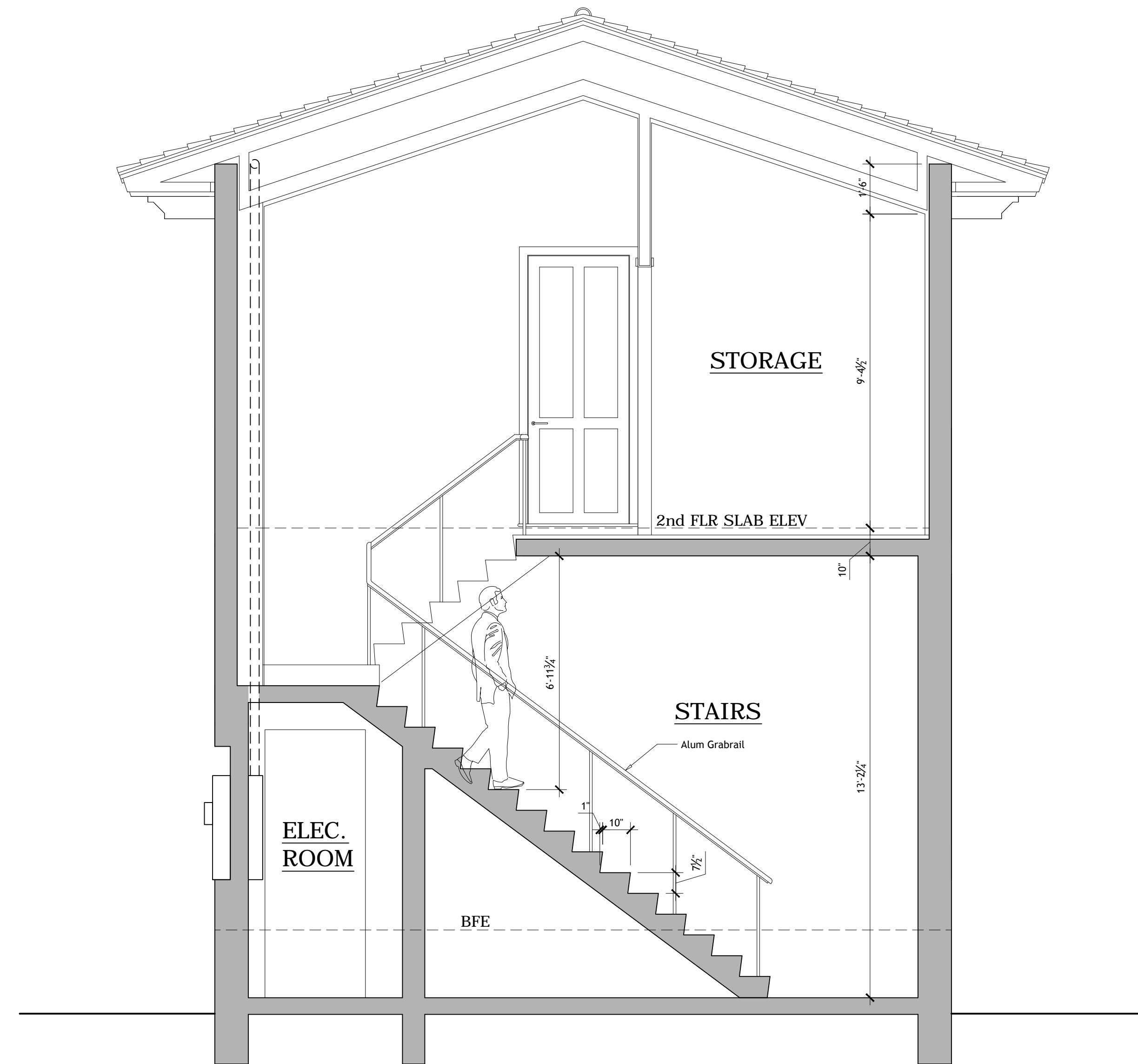
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SHEET NUMBER

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
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37	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
38	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
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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
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46	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
47	58"	25'	Coccoloba Liviera	Sea Grape tree	Remain
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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
N.L.O. = 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



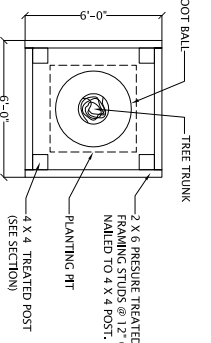
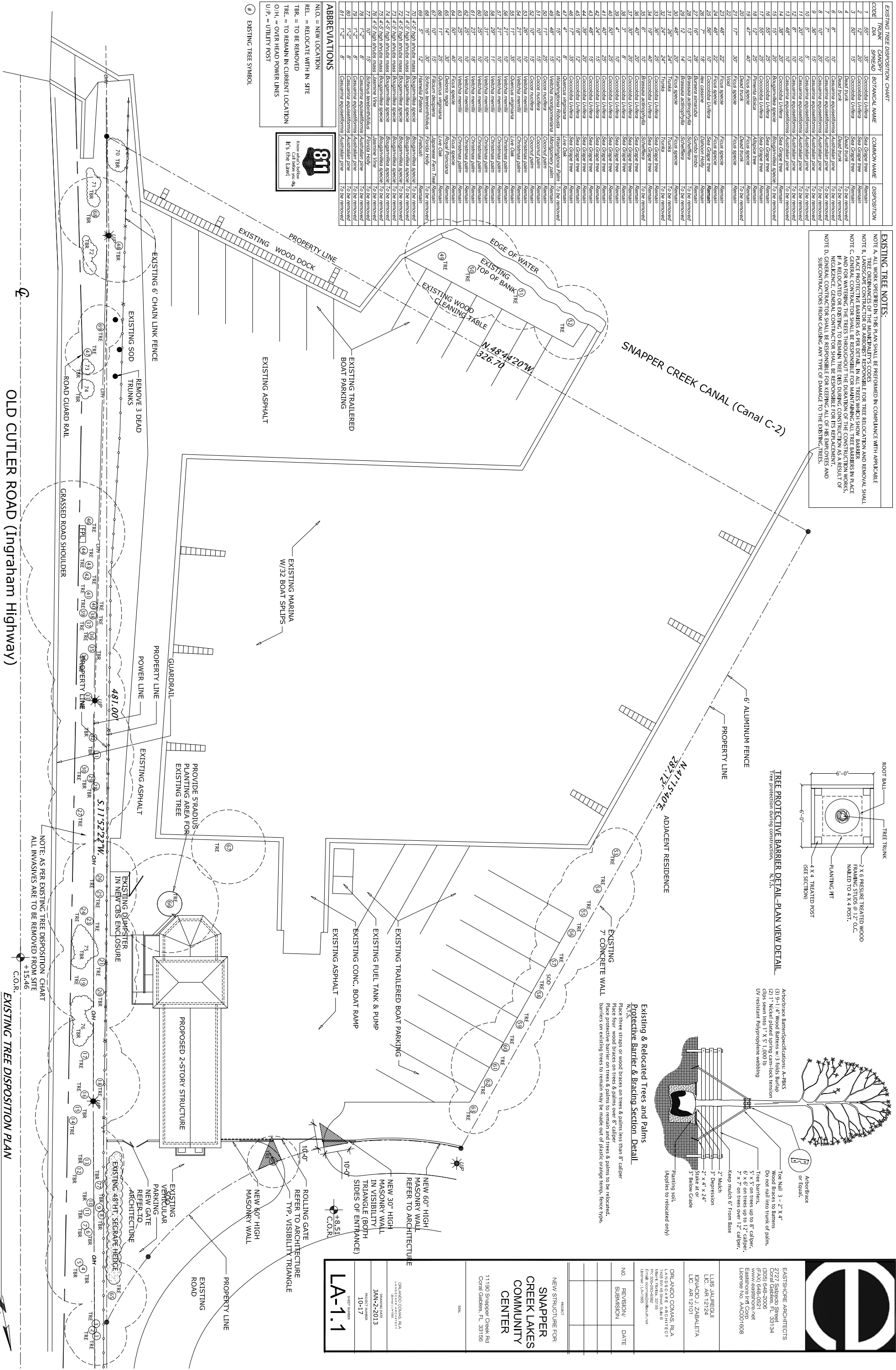
EXISTING TREE NOTES:

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

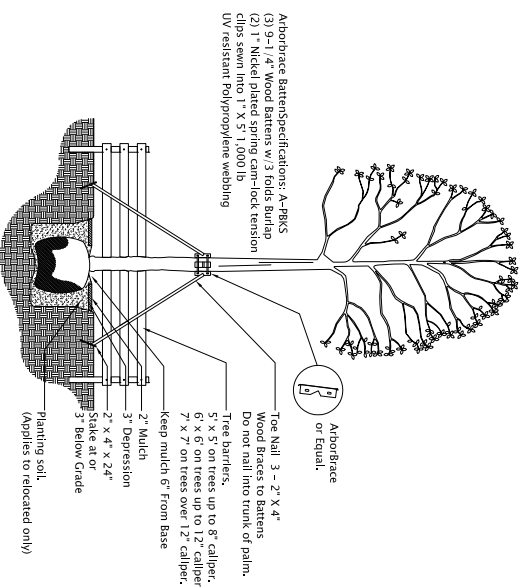
NOTE B. LANDSCAPE CONTRACTOR OR ARBORIST RESPONSIBLE FOR TREE RELOCATION AND REMOVAL SHALL PLACE PROTECTIVE BARRIERS AS PER DETAIL IN ALL TREES WHICH SHOW BARBER NOTATION.

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 Balgogo Street
Coral Gables, FL 33134
(305) 548-2006
www.eastshorearchitect.com
V: 305.548.2002
W: www.eastshorearchitect.com
Eastshore Int'l 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
Phone: 305.548.2006
Fax: 305.548.2002
License: 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

