



**City of Coral Gables  
CITY COMMISSION MEETING  
August 27, 2024**

**ITEM TITLE:**

**Ordinance on Second Reading. Zoning Code Text Amendment: Snapper Creek Site Specifics.**

An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to Appendix A “Site Specific Zoning Regulations,” Section A-94 “Snapper Creek Lakes” of the City of Coral Gables Official Zoning Code to include all types of accessory uses in the rear yard ground coverage calculation, to remove outdated Section A-94-2, and to provide consistency with the Snapper Creek Lakes' protective covenants by increasing various setbacks; providing for severability, repealer, codification, and an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval with conditions.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

At the January 10<sup>th</sup>, 2024 meeting, the Planning and Zoning Board recommended approval as presented by the Applicant (vote: 6-0).

**BRIEF HISTORY:**

No changes have been made to the draft Ordinance since First Reading.

As requested by the Commission at First Reading, the Applicant held another neighborhood meeting on Tuesday, April 16, 2024, as part of their annual meeting. A summary of the meeting is provided by the Applicant as Exhibit C.

An application for a Zoning Code text amendment to Section A-94 “Snapper Creek Lakes” has been submitted by Laura L. Russo, Esq. on behalf of the Snapper Creek Lakes Homeowners Association.

The Applicant’s proposed text amendments to the Site Specifics are summarized below:

- Include all accessory structures, including swimming pools, allowed by the Zoning Code for single-family residences in the rear yard ground coverage calculation;
- Increase setbacks to be consistent with the Snapper Creek Lakes’ protective covenants;
- Increase various accessory structures’ setbacks from 7’-6” to 8;’
- Update the number of boat slips; and
- Remove the repetitive Section A-94-2 from the Snapper Creek Site Specifics.

Snapper Creek Lakes was annexed into the City of Coral Gables in 1996 with the intent to retain all prior zoning provisions for the neighborhood. When annexed, site specific regulations were also adopted to preserve the desired character of the neighborhood.

While the proposed increased setbacks are already being enforced by the homeowners association, and the number of boat slips is already regulated by the County, the proposed inclusion of all accessory structures in the rear yard ground coverage, however, is inconsistent with the County’s method of calculating accessory structures. Therefore, to keep the original intent of the annexation, Staff does not recommend including all accessory structures in the rear yard ground coverage calculations, as proposed by the Applicant. Similarly, the proposed increase of setbacks from 7’-6” to 8’ is also not currently being enforced by the homeowners association and would make many properties nonconforming.

**Planning & Zoning Board**

At the January 10<sup>th</sup>, 2024 meeting, Board members sought clarification on whether the covenant requirements surpass the regulations set by the Zoning Code in regards to the setbacks, as well as the proposed changes to the method of calculating the rear area ground coverage. The Board confirmed with the Applicant that they desired to create regulations that are more restrictive than the Zoning Code.

The Planning and Zoning Board recommended approval as presented by the Applicant. The Board also desired to specify in the Ordinance that any application with the Board of Architects preliminary approval would be exempt from the proposed changes.

The Applicant’s submittal package is provided as Exhibit A. The draft Ordinance is provided as Exhibit B.

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
12.28.23	Mailed Notification for Planning & Zoning Board Meeting.
12.28.23	Property Posting.
12.28.23	Legal advertisement for Planning & Zoning Board.
01.05.24	Planning and Zoning Board meeting agenda and staff report on City web page/City Hall.
02.06.24	City Commission meeting agenda posted on City webpage.
02.20.24	City Commission meeting agenda posted on City webpage.
08.12.24	City Commission Legal Advertisement
08.14.24	Mailed notice for City Commission Second Reading.
08.20.24	City Commission meeting agenda posted on City webpage.

**EXHIBIT(S):**

- A. Submittal Package.
- B. Draft Ordinance.
- C. 04.16.24 Snapper Creek Neighborhood Meeting summary.

**FINANCIAL INFORMATION:**

No.	Amount	Account No.	Source of Funds
1.	\$0		
Total:	\$0		
<b>Fiscal Impact:</b> The text amendment will not have a direct fiscal impact on the City.			