


*Snapper Creek Lakes*  
*Site Specifics*

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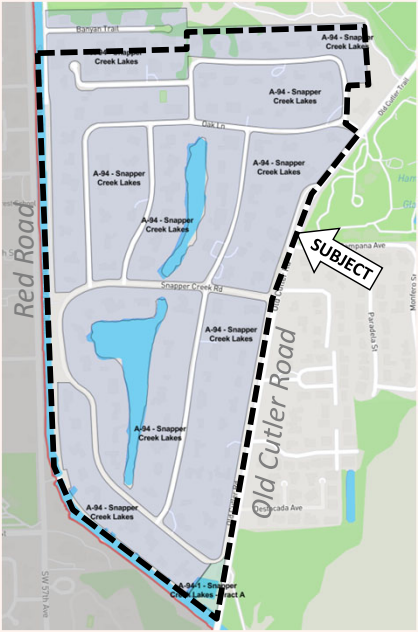
ZONING CODE TEXT AMENDMENT

CITY COMMISSION  
FEBRUARY 27, 2024



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**LOCATION**



Red Road

Old Cutler Road

A-94 - Snapper Creek Lakes

SUBJECT

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## LAND USE AND ZONING MAPS

*Future Land Use: Single-Family Low Density*



*Zoning: Single-Family Residential*



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### APPLICANT'S REQUEST:

ZONING CODE TEXT AMENDMENT  
TO SNAPPER CREEK LAKES SITE SPECIFICS

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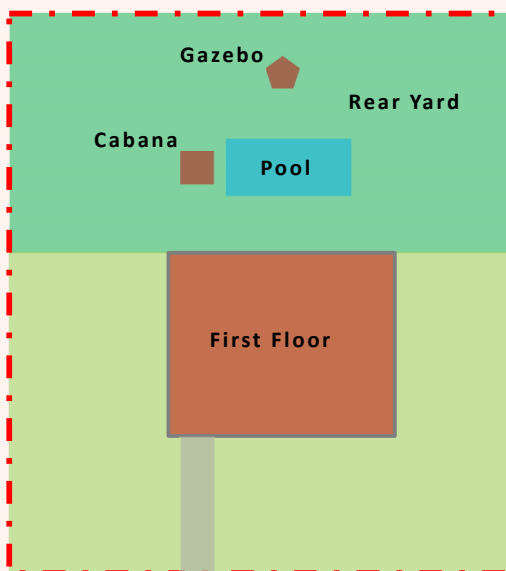
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## PROPOSED CHANGES TO SEC. A-94

- Include **all accessory uses and structures** (including pools) **within the 5% rear yard** ground coverage maximum
- Mirroring the **50' and 30' setbacks** currently enforced in the Snapper Creek Lakes Restrictive Covenants;
- **Increasing setbacks** for various accessory structures from 7'-6" to 8';
- Updating **maximum marina boat slips** to be consistent with County permit; and
- Removal of repetitive Code Section A-94-2 for Snapper Creek Lakes.

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## REAR YARD ACCESSORY USES/STRUCTURES



Include **all accessory uses and structures\*** (including pools) **within the 5% rear yard** ground coverage maximum

- \*Accessory use, building or structure means a use which:
- 1) is subordinate to and serves a principal use;
  - 2) is subordinate in area, extent, and purpose to the principal use served;
  - 3) contributes to the comfort, convenience or necessities of the users or occupants of the principal use; and
  - 4) is located on the same building site as the principal use.

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## REAR YARD ACCESSORY USES/STRUCTURES

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VACANT PROPERTIES

PROPERTIES BUILT  
AFTER 2013

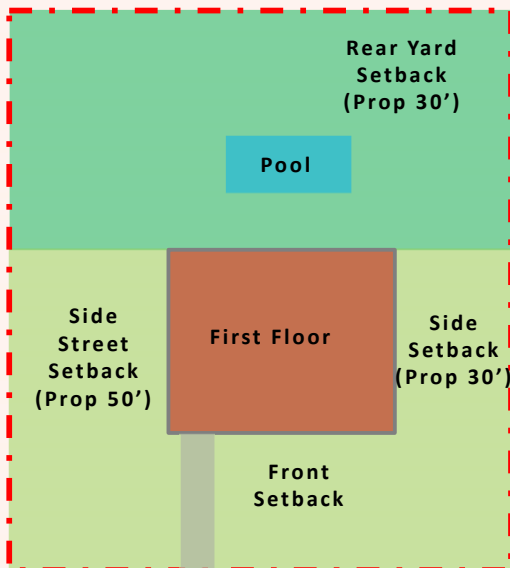
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## CONSISTENT SETBACKS WITH COVENANTS

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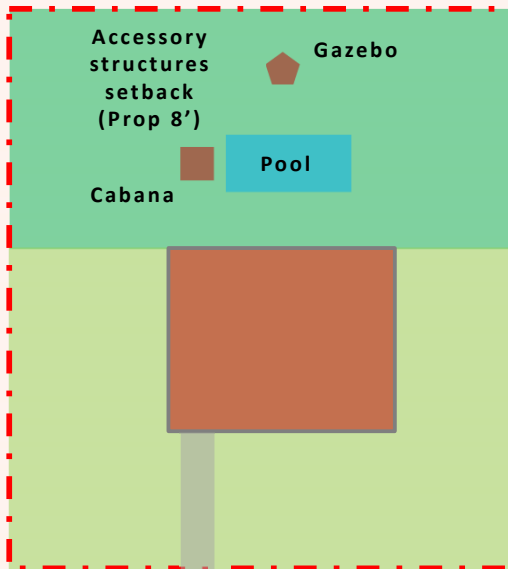
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Mirroring the  
**50' and 30' setbacks**  
currently enforced in the  
Snapper Creek Lakes  
Restrictive Covenants;

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## INCREASING ACCESSORY STRUCTURES SETBACK



Increasing setbacks for various accessory structures from 7'-6" to 8'

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## MARINA BOAT SLIPS AND CODE SEC UPDATES

Updating **maximum marina boat slips** to be consistent with County permit

- Wet marina boat slips: 35 to 36 boat slips
- Dry storage spaces: 32 to 31 spaces

**Remove repetitive Sec. A-94-2** of Snapper Creek

**Section A-94-2 - Snapper Creek Lakes Sub.**

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

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<b>REVIEW TIMELINE</b>	
<b>1</b>	<b>NEIGHBORHOOD MEETING: 12.11.23</b>
<b>2</b>	<b>PLANNING AND ZONING BOARD: 01.10.24</b>
<b>3</b>	<b>CITY COMMISSION – 1<sup>ST</sup> READING: 02.27.24</b>
<b>4</b>	<b>CITY COMMISSION – 2<sup>ND</sup> READING: TBD</b>
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<b>PUBLIC NOTIFICATION</b>	
<b>2 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETING, PZB
<b>1 TIME</b>	<b>PROPERTY POSTING</b> PZB
<b>2 TIMES</b>	<b>WEBSITE POSTING</b> PZB, CC
<b>1 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB
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## COMPREHENSIVE PLAN CONSISTENCY



STAFF'S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

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## STAFF RECOMMENDATIONS



### STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL WITH CONDITIONS.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED,  
SUBJECT TO CONDITIONS OF APPROVAL.

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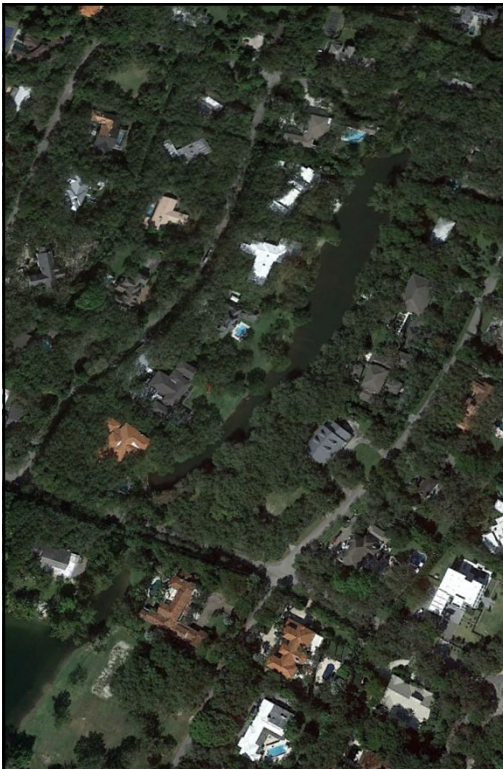
## CONDITION OF APPROVAL



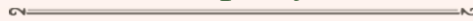
1. Remove proposed language regarding ground coverage for **accessory uses and structures** in subsection C of Section A-94.
2. Remove **proposed 6" increased setback** from 7'-6" to 8' of various accessory structures in subsections H, I, J, and K of Section A-94.

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