

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

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OFFICIAL ZONING CODE TO INCLUDE ALL TYPES OF ACCESSORY USES IN THE REAR YARD GROUND COVERAGE CALCULATION, TO REMOVE OUTDATED SECTION A-94-2, AND TO PROVIDE CONSISTENCY WITH THE SNAPPER CREEK LAKES' PROTECTIVE COVENANTS BY INCREASING VARIOUS SETBACKS; PROVIDING FOR SEVERABILITY,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.

WHEREAS, the Snapper Creek Lakes Homeowners Association (the “Applicant”) is proposing Zoning Code text amendments to the Site Specific regulations: (1) Section A-94 that regulates single-family residences that pertain to ground coverage, setbacks for principal and accessory buildings, swimming pools, tennis courts, and screened enclosures; (2) Section A-94-1 that regulates the boat marina; and (3) Remove outdated Section A-94-2; and

WHEREAS, after notice of a public hearing being duly published and a public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from Snapper Creek Lakes Subdivision, a public hearing was held before the Planning and Zoning Board on January 10, 2024, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, the Planning and Zoning Board was presented with the text amendment to the Official Zoning Code, and after due consideration, recommended approval as presented by the Applicant (vote: 6-0); and

WHEREAS, after notice was duly published, a public hearing for First Reading was held before the City Commission on February 27, 2024 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, after notice was duly published and a public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from Snapper Creek Lakes Subdivision, a public hearing for Second Reading was held before the City Commission, at which hearing all interested parties were afforded the opportunity to be heard.

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

SECTION 1. The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The Official Zoning Code of the City of Coral Gables is hereby amended as follows¹:

3. PROPOSED ZONING CODE TEXT AMENDMENT

The proposed Zoning Code text amendments are provided below in ~~striketrough~~/underline format.

Section A-94 – Snapper Creek Lakes.

The Snapper Creek Section known as Snapper Creek Lakes Subdivision was approved by the City of Coral Gables City Commission for the following: 1) Annexation via Resolution No. 28947 on November 14, 1995 (ratified by Miami-Dade County via Ordinance No. 96-58 on June 26, 1996); 2) Land Use and Zoning Designation via Ordinance No. 3207 on December 7, 1996; and establishment of Site Specific Regulations via Ordinance No. 3249 on May 13, 1997. The following provisions shall apply exclusively to the Snapper Creek Lakes Subdivision single family residences:

- A. Awnings & canopies. Carport canopies and shelter canopies shall be permitted to be free standing.
- B. Building sites. No new building site shall contain less than one (1) fully platted lot and have an area of less than one (1) acre. The minimum lot width of any new building site shall be one hundred twenty-five (125) feet. Platted lots as of the date of annexation within Snapper Creek Lakes shall be exempt from the provisions of Section 14-202.6. Each platted lot shall constitute a separate building site, provided there is no encroachment of any structure(s) into the established setback areas or across property lines. If such encroachment(s) exist(s), then upon removal of same, the platted lot(s) shall be deemed separate building sites.
- C. Ground coverage. No single-family residence shall occupy more than fifteen (15%) percent of the ground area of the building site upon which the residence is erected. In addition, up to five (5%) percent of the rear yard may be used for accessory uses and structures, as allowed and defined in the City of Coral Gables Zoning Code for single family residential use.
- D. Height of buildings. No single-family residence shall exceed a height of two and one-half (2½) stories. In all instances, a single-family residence shall not exceed thirty-five (35) feet above established grade including ridgeline, dome, steeples, towers, and such other similar structures. No subordinate or accessory building permitted by this code as an Auxiliary-Use shall exceed in height the maximum height of the principal building on the building site.
- E. Height of walls and fences. Walls and fences may have a maximum height of six (6) feet; provided that in no case shall a wall or fence violate the triangle of visibility requirements of this code.
- F. Roof-Materials. Roofs of new and existing structures shall use materials which are consistent with the roof materials which have been used for the existing buildings in the Snapper Creek area.
- G. Setbacks-Principal building.
 - 1. All lots shall provide a minimum front setback of fifty (50) feet.

¹ Deletions are indicated by ~~striketrough~~. Insertions are indicated by underline.

2. All lots shall provide a minimum side setback of ~~fifteen (15)~~ thirty (30) feet.
3. All lots which have a side street shall provide a minimum side street setback of ~~twenty-five (25)~~ fifty (50) feet.
4. All lots shall provide a minimum rear setback of ~~twenty-five (25)~~ thirty (30) feet.
5. All lots located on a lake or waterway shall provide a minimum waterfront setback of thirty-five (35) feet.

H. Setbacks-Accessory Buildings general.

1. All accessory buildings shall provide a minimum front setback of seventy-five (75) feet.
2. All accessory buildings shall provide a minimum side setback of ~~twenty (20)~~ thirty (30) feet.
3. All accessory buildings located on lots which have a side street shall provide a minimum side street setback of ~~thirty (30)~~ fifty (50) feet.
4. All accessory buildings shall provide a minimum rear setback of ~~seven (7) feet and six (6) inches~~ eight (8) feet.
5. All accessory buildings on lots located on a lake or waterway shall provide a minimum waterfront setback of ~~seven (7) feet and six (6) inches~~ eight (8) feet and shall be limited to gazebos (open on all sides) and generator surrounded by hedges.

I. Setbacks-Swimming pools.

1. Swimming pools shall provide a minimum front setback of seventy-five (75) feet.
2. Swimming pools shall provide a minimum side setback of ~~twenty (20)~~ thirty (30) feet.
3. Swimming pools located on lots which have a side street shall provide a minimum side street setback of ~~thirty (30)~~ fifty (50) feet.
4. Swimming pools shall provide a minimum rear setback of ~~seven (7) feet and six (6) inches~~ eight (8) feet.
5. Swimming pools on lots located on a lake or waterway shall provide a minimum waterfront setback of ~~seven (7) feet and six (6) inches~~ eight (8) feet.

J. Setbacks-Tennis courts.

1. Tennis courts shall provide a minimum front setback of seventy-five (75) feet.
2. Tennis courts shall provide a minimum side setback of ~~twenty (20)~~ thirty (30) feet.
3. Tennis courts located on lots which have a side street shall provide a minimum side street setback of ~~thirty (30)~~ fifty (50) feet.
4. Tennis courts shall provide a minimum rear setback of ~~seven (7) feet and six (6) inches~~ eight (8) feet.
5. Tennis courts on lots located on a lake or waterway shall provide a minimum waterfront setback of ~~seven (7) feet and six (6) inches~~ eight (8) feet.

K. Setbacks-Screened enclosures.

1. Screened enclosures shall provide a minimum front setback of seventy-five (75) feet.
2. Screened enclosures shall provide a minimum side setback of ~~fifteen (15)~~ thirty (30) feet.

3. Screened enclosures located on lots which have a side street shall provide a minimum side street setback of ~~twenty-five (25)~~ forty (40) feet.
 4. Screened enclosures shall provide a minimum rear setback of ~~six (6)~~ eight (8) feet.
 5. Screened enclosures on lots located on a lake or waterway shall provide a minimum waterfront setback of ~~seven (7) feet and six (6) inches~~ eight (8) feet.
- L. As according to the Florida Building Code, where repairs and alterations amounting to more than the prescribed percentage of the replacement value of the existing building are made during any twelve (12) month period, the building or structure shall be made to conform to all Zoning Code requirements for a new building or structure.

Section A-94-1 – Snapper Creek Lakes – Tract A.

- E. Boat marina. The maximum number of wet marina boat slips shall be ~~thirty-five (35)~~ thirty-six (36) and ~~thirty-two (32)~~ thirty-one (31) ground level dry storage spaces. The marina and all associated boat marina support facilities including but not limited to docks, finger piers, etc. shall satisfy all applicable local, county, state and federal requirements for the operations permitted pursuant to the approvals granted via City of Coral Gables Resolution No. 28947 (Annexation), Ordinance No. 3207 (Land Use and Zoning Designation) and Ordinance No. 3249 (Site Specific Single-Family Regulations). A boat slip as referenced herein is defined as that portion of a pier, finger pier, or float where a boat is moored for the purpose of berthing, embarking or disembarking.

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.~~

SECTION 3. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

SECTION 6. Applications for review that have received preliminary Board of Architects approval by the adoption of this Ordinance shall be vested applications and the provisions of this Ordinance shall not apply. Applications securing preliminary Board of Architects approval after the adoption of this Ordinance shall satisfy these regulations.

SECTION 7. If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

SECTION 8. This ordinance shall become effective upon the date of its adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, A.D., 2024.
(Moved: / Seconded:)
(Yeas:)
(; Vote)

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

BILLY Y. URQUIA
CITY CLERK

CRISTINA SUAREZ
CITY ATTORNEY