


*Snapper Creek Lakes  
Subdivision*

ZONING CODE  
TEXT AMENDMENT

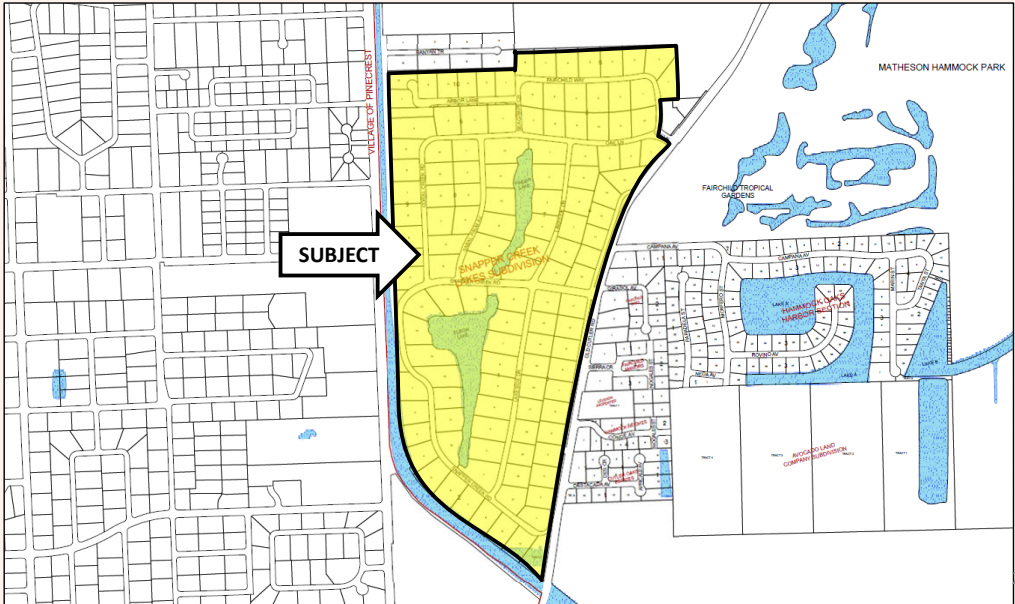
CITY COMMISSION  
AUGUST 24, 2022



1

Detailed description: This slide features a historical plat map on the left side, showing a grid of lots and streets. Key streets labeled include S.W. 57th Ave, Old Cutler Rd, and F. P. Ave. The map shows two areas labeled 'EU-1'. To the right of the map, the title 'Snapper Creek Lakes Subdivision' is written in a green, cursive font. Below the title, 'ZONING CODE TEXT AMENDMENT' is written in a green, sans-serif font. Further down, 'CITY COMMISSION AUGUST 24, 2022' is written in a green, sans-serif font. At the bottom right, there is a circular seal of the City of Coral Gables, Florida. The number '1' is located at the bottom left of the slide.

## LOCATION



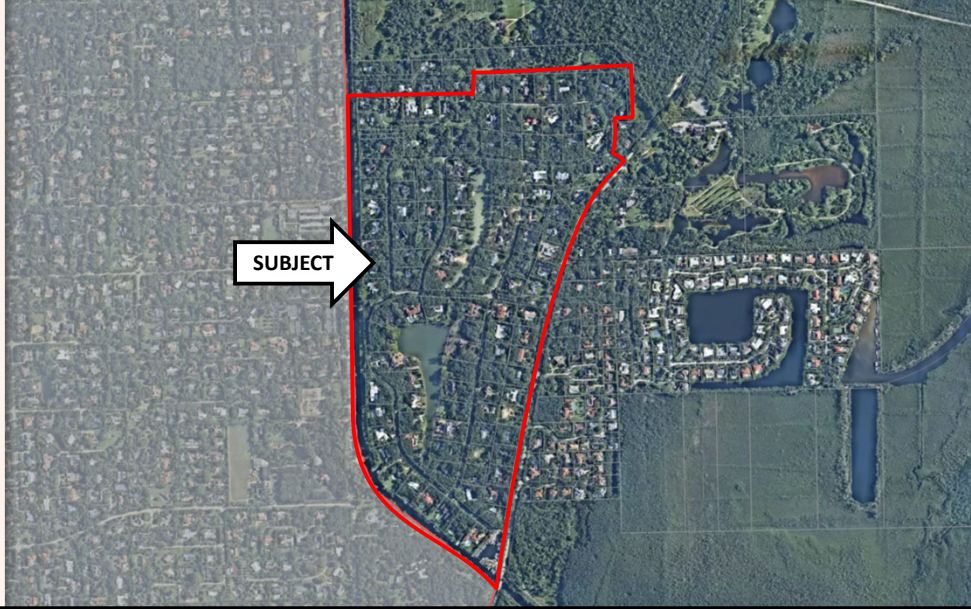
**SUBJECT**

MATHESON HAMMOCK PARK  
FAIRHURST TROPICAL GARDENS  
MIRACULOUS COMFORT SUBDIVISION

2

Detailed description: This slide is titled 'LOCATION' in a large, green, sans-serif font at the top center. Below the title is a map showing the location of the Snapper Creek Lakes area. The area is highlighted in yellow. A white arrow points to the yellow area with the word 'SUBJECT' in a black box. The map shows surrounding areas including Matheson Hammock Park, Fairhurst Tropical Gardens, and Miraculous Comfort Subdivision. The number '2' is located at the bottom right of the slide.

## LOCATION



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## EXISTING CONDITIONS



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## TEXT AMENDMENT TO SITE SPECIFIC



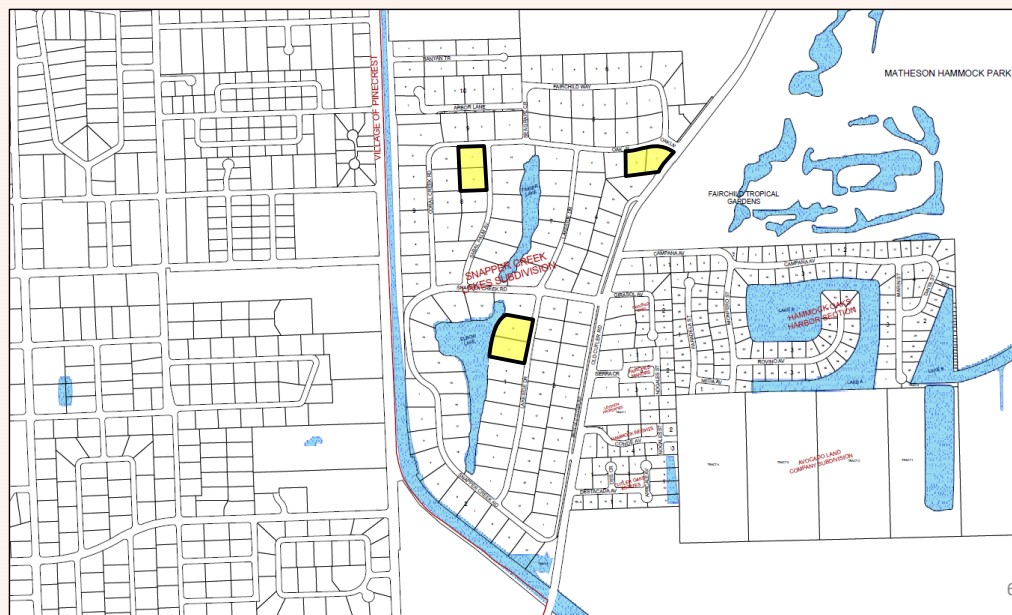
PLATTED LOTS AS OF THE DATE OF ANNEXATION WITHIN SNAPPER CREEK LAKES SHALL BE EXEMPT FROM THE PROVISIONS OF SECTION 14-202.6.

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.

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## LOCAL IMPACTS



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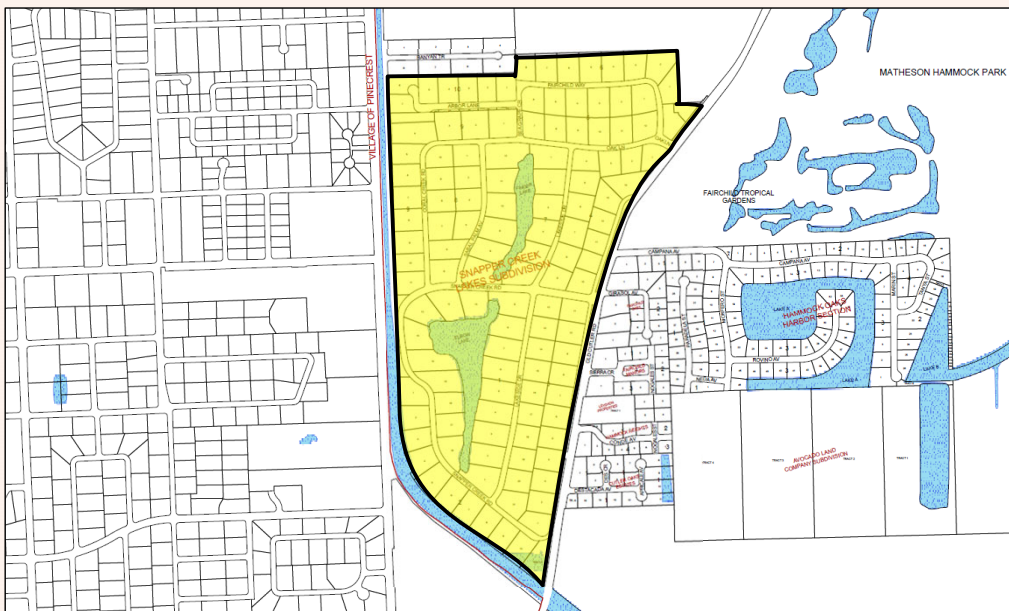
## REVIEW TIMELINE

<b>1</b>	<b>PLANNING AND ZONING BOARD: 08.10.22</b>
<b>2</b>	<b>CITY COMMISSION – 1<sup>ST</sup> READING: 08.24.22</b>
<b>3</b>	<b>CITY COMMISSION – 2<sup>ND</sup> READING: TBD</b>

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## LETTERS TO PROPERTY OWNERS



8

8

<b>PUBLIC NOTIFICATION</b>	
<b>2 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETING, PZB
<b>2 TIMES</b>	<b>WEBSITE POSTING</b> PZB, FIRST READING
<b>1 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB
9	

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**COMPREHENSIVE PLAN CONSISTENCY**

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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.

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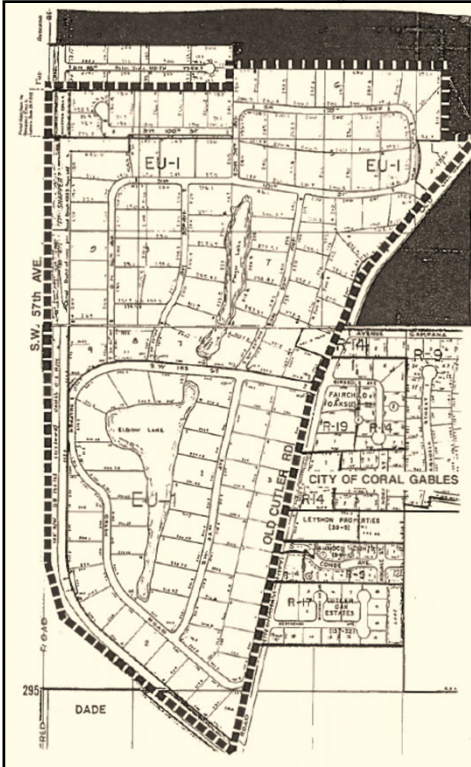
## CONDITION OF APPROVAL

SECTION A-94 – SNAPPER CREEK LAKES.

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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. ~~ALL EXISTING BUILDING SITES SHALL BE AS EXISTING AT THE TIME SNAPPER CREEK WAS ANNEXED INTO THE CITY ON JUNE 26, 1996 AND SHALL BE DEEMED IN CONFORMITY WITH THIS ORDINANCE.~~ 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.

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# *Snapper Creek Lakes Subdivision*

ZONING CODE  
TEXT AMENDMENT

CITY COMMISSION  
AUGUST 10, 2022

