


Snapper Creek Lakes Site Specifics

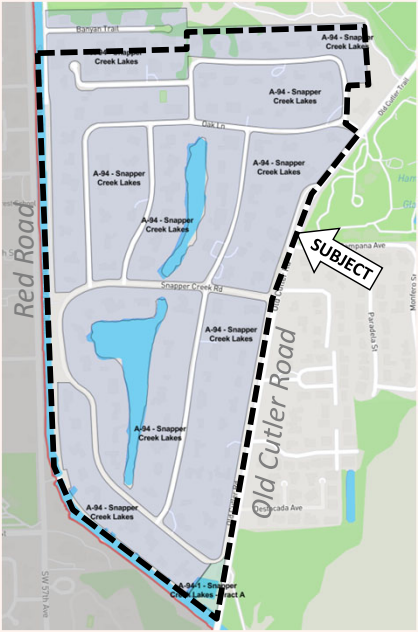
ZONING CODE TEXT AMENDMENT

CITY COMMISSION
FEBRUARY 27, 2024



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LOCATION



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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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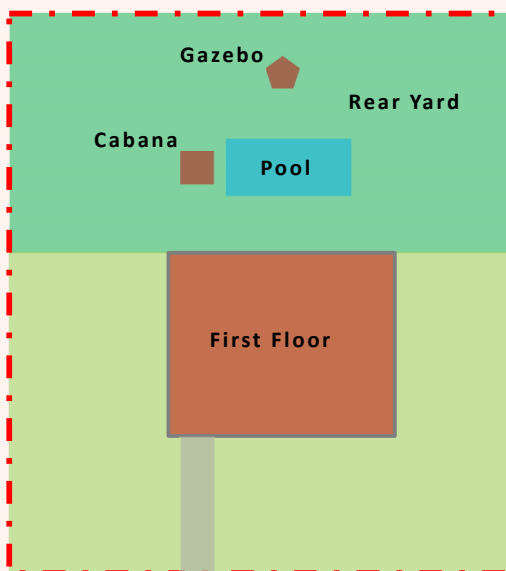
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PROPOSED CHANGES TO SEC. A-94

- 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

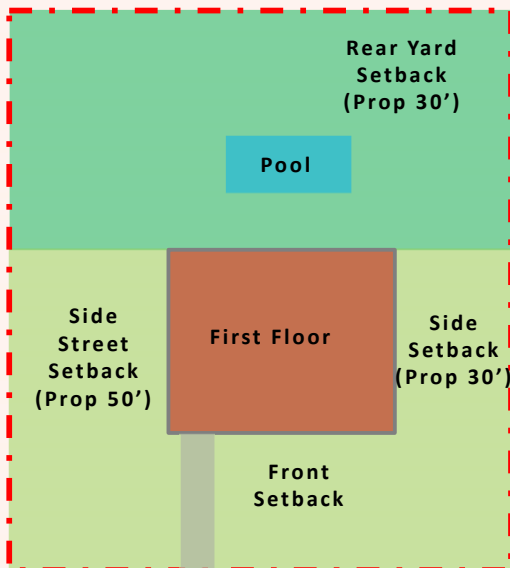
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CONSISTENT SETBACKS WITH COVENANTS

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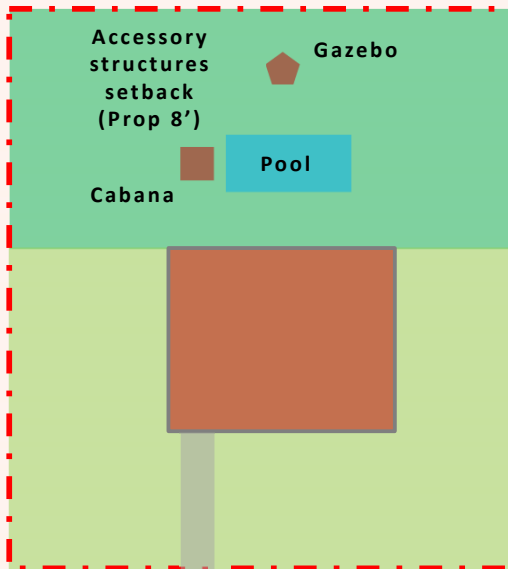
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Mirroring the
50' and 30' setbacks
currently enforced in the
Snapper Creek Lakes
Restrictive Covenants;

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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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REVIEW TIMELINE	
1	NEIGHBORHOOD MEETING: 12.11.23
2	PLANNING AND ZONING BOARD: 01.10.24
3	CITY COMMISSION – 1ST READING: 02.27.24
4	CITY COMMISSION – 2ND READING: TBD
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PUBLIC NOTIFICATION	
2 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB
1 TIME	PROPERTY POSTING PZB
2 TIMES	WEBSITE POSTING PZB, CC
1 TIME	NEWSPAPER ADVERTISEMENT 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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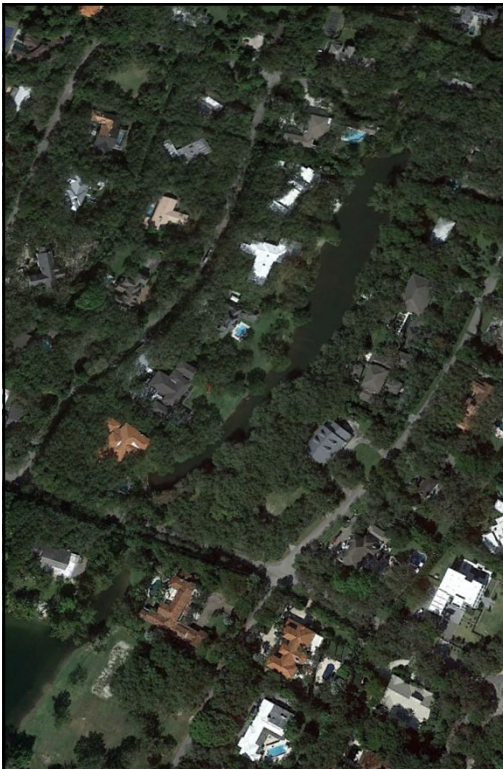
CONDITION OF APPROVAL



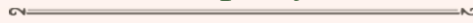
1. Remove proposed language regarding ground coverage for **accessory uses and structures** in subsection C of Section A-94.
2. Remove **proposed 6" increased setback** from 7'-6" to 8' of various accessory structures in subsections H, I, J, and K of Section A-94.

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