AGENDA ITEM NO. _____

City of Coral Gables
CITY COMMISSION MEETING
February 5, 2013

ITEM TITLE:

Ordinances on Second Reading. Conditional Use with Site Plan and Zoning Code Amendment.

1. An Ordinance of the City Commission of Coral Gables, Florida on property legally described as Tract "A", Snapper Creek Lakes Subdivision (11190 Snapper Creek Road), Coral Gables, Florida; requesting the following:
   a. Site plan review of a proposed two (2) story community center to replace the existing one (1) story facility for exclusive use by Snapper Creek Lakes residents and marina members of a previously annexed subdivision, known as Snapper Creek Lakes Subdivision pursuant to the City of Coral Gables Resolution No. 28947 (Annexation), Ordinance No. 3207 (Land Use and Zoning Designation) and Ordinance No. 3249 (Site Specific Regulations);
   b. Encroachment of landscaping and other associated improvements into the Old Cutler Road public right-of-way; and,

   including required conditions; providing for severability, repealer, codification, and an effective date. (Legal descriptions on file at the City)
2. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Appendix A, "Site Specific Zoning Regulations", by creating a new section, "Section A-94 - Snapper Creek Lakes - Tract "A", providing provisions governing the use of the existing marina facility and community center, on property legally described as Tract "A", Snapper Creek Lakes Subdivision (11190 Snapper Creek Road), Coral Gables, Florida; providing for severability, repealer, codification, and an effective date. (Legal descriptions on file at the City)

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 01.09.13 meeting recommended approval of the Site Plan subject to Staff's recommended Conditions of Approval (vote: 6-0) and Zoning Code Text Amendments (vote: 6-0).

BRIEF HISTORY:

The City Commission at their 01.22.13 meeting recommended approval of the Site Plan subject to Staff's recommended Conditions of Approval (vote: 5-0) and Zoning Code Text Amendments (vote: 5-0) on First Reading.

Snapper Creek Lakes Club, Inc. has submitted two (2) applications for the marina located on Tract A of the Snapper Creek Lakes Subdivision. The first Application is for site plan review for the demolition of the existing one-story 2,000 sq. ft. harbor master and boat storage building and construction of a new two-story, 4,000 sq. ft. community center building. The new building will have the same uses as the current building with the only addition being a community center meeting room on the second floor. The proposed two-story building will be handicap accessible and have approximately the same building footprint and

location. There are no other changes proposed to the existing marina or parking lot with this Application. The site plan review does include consideration for encroachment of landscaping into the adjacent Old Cutler Road right-of-way.

The second Application is to create new Zoning Code Site Specific provisions governing the use of the existing marina facility and proposed community center located on Tract A. Currently the Zoning Code Appendix A, Site Specific Zoning Regulations, includes provisions referenced as "Section A-94 – Snapper Creek" which only govern single-family properties within the subdivision. In 1996, when Snapper Creek Lakes was annexed into the City, Zoning Code provisions were not created governing the use of the existing building or existing marina, both of which have been in existence since the late 1950's. Therefore, the Applicant in consultation with City Staff, has prepared and proffered new Zoning Code text amendments creating new Site Specific Standards for Tract A.

The Applicant has agreed with the Conditions of Approval requested by Staff.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
01.22.13	Ordinances	Recommended approval of the site plan with conditions (vote: 5-0) and Zoning Code amendments (vote: 5-0) on First Reading.

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
01.09.13	Planning and Zoning Board	Recommended approval of the site plan with conditions (vote: 6-0) and Zoning Code amendments (vote: 6-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
12.27.12	Courtesy notification – all property owners in Snapper Creek Subdivision and within 1,000 feet of the boundary of the Subdivision, and the Village of Pinecrest.
12.27.12	Posted property.
12.27.12	Legal advertisement.
12.27.12	Post agenda at City Hall.
01.04.13	Posted agenda, staff report, legal notice and all attachments on City web page.
01.25.13	Legal advertisement – Ordinance titles.

APPROVED BY:

Department Director	City Attorney	City Manager

EXHIBIT(S):

A. Ordinance – Site Plan.
B. Ordinance – Zoning Code Text Amendments.