



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**August 24, 2022**

**ITEM TITLE:**

**Ordinance on First Reading. Zoning Code Text Amendment.**

An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, “Site Specific Zoning Regulations,” Section A-94, “Snapper Creek Lakes” to exempt platted lots within Snapper Creek Lakes from the Building Site Determination process, providing for severability, repealer, codification, and an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 08.10.22 meeting recommended approval of the proposed zoning code text amendment (vote: 4-0).

**BRIEF HISTORY:**

The Applicant seeks to amend the Zoning Code to exclude the Snapper Creek Lakes Subdivision from the Building Site Determination process of Section 14-202.6 of the Zoning Code.

The Applicant recently purchased the vacant property at 10600 Lakeside Drive, Block 1, Lot 8 in the Snapper Creek Lakes Subdivision. When applying for a building site determination – as required to develop all vacant property within the City, it was denied because the property did not meet the criteria, as it was used as an accessory tennis court to a demolished house on the adjacent parcel. The adjacent parcel was recently purchased by another owner.

The proposed Zoning Code text amendment would effectively exempt the entire Snapper Creek neighborhood from the requirement to apply for a building site determination. The purpose is to fulfill the original intent of the 1996 annexation of Snapper Creek and retain the ‘site specific’ regulations that the platted lots are already considered building sites. This text amendment clarifies that the owners of lots platted in 1996 or earlier to be developed as intended after being annexed into Coral Gables.

The Applicant’s submittal is provided as Exhibit A. The draft Ordinance is provided as Exhibit B.

**LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
06.28.22	Neighborhood Meeting.
07.27.22	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
07.29.22	PZB Legal Advertisement.
08.05.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
08.17.22	City Commission meeting agenda posted on City webpage.

**EXHIBIT(S):**

- A. Applicant's Submittal.
- B. Draft Ordinance.
- C. 08.10.22 Planning & Zoning Board Staff Report with attachments.
- D. Excerpts from 08.10.22 PZB meeting.
- E. PowerPoint Presentation.