



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables
Application: **Zoning Code Text Amendment: Snapper Creek Building Site Exemption**
Public Hearing: Planning and Zoning Board
Date & Time: **August 10, 2022; 6:00 – 9:00 p.m.**
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

The application requests a Zoning Code Text Amendment to exempt the Snapper Creek Lakes Subdivision in south Coral Gables from the Building Site Determination process of Section 14-202.6 of the Zoning Code, by amending the Snapper Creek Site Specifics.

The request requires three public hearings, including review and recommendation by the Planning & Zoning Board, and 1st and 2nd Reading before the City Commission. The Ordinance under consideration is as follows:

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.

2. APPLICATION SUMMARY

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 Snapper Creek Lakes Subdivision was not included in George Merrick's original 1920's plan for Coral Gables. The subdivision was annexed into the City almost 70 years later in 1996 as 124 platted lots with a minimum of 1 acre per lot, all single-family residential homes.

The Applicant recently purchased the vacant property at 10600 Lakeside Drive, 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 Coral Gables Zoning Code requires that the application of a building site determination be submitted prior to the issuance of any single-family or duplex building permit. The City then reviews based on the following criteria:

- a. Only 1 building on a building site;
- b. At least 50 feet of street frontage;

- c. No encroachments including fences, walls and other associated improvements (excluding primary and accessory habitable structures) occupy the site or tie any site together;
- d. The building site created, separated or established cannot result in existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, ground coverage, etc;
- e. Unity of title or any declaration of restrictive covenant preventing the separation or establishment of the parcels or property;
- f. If applicable, the analysis of the permit history identifies exceptional or unusual circumstances unique to the property; and
- g. No structure on the proposed site is an accessory use to a structure on an adjacent parcel.

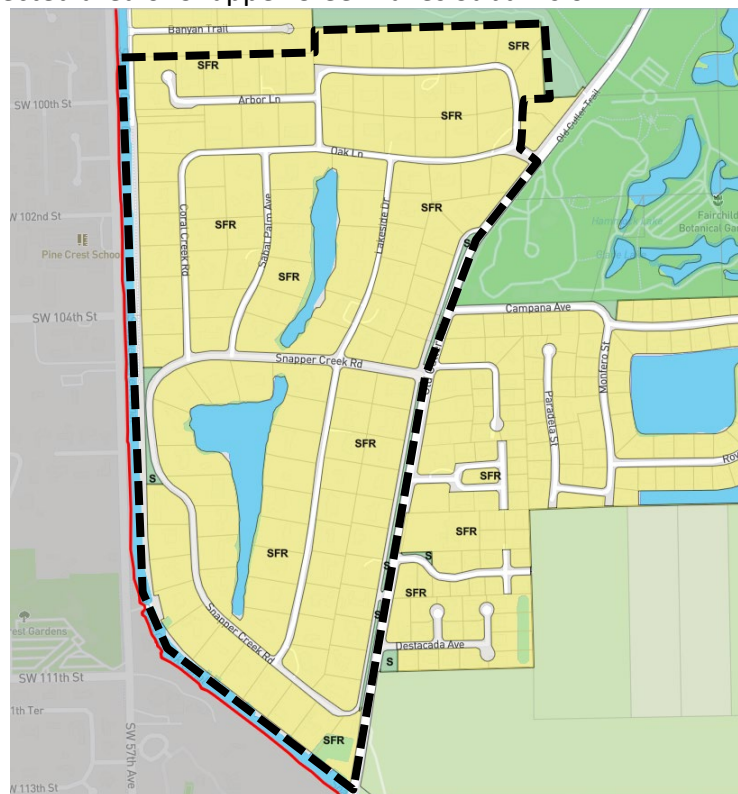
If the City then determines that the parcel proposed for development is a lawful building site, a written building site determination is issued and recorded with the County.

However, if the building site determination is denied, then the applicant submits for Conditional Use approval (Development Review Committee, Board of Architects, neighborhood meeting, Planning & Zoning Board, and City Commission).

The proposed Zoning Code text amendment would effectively exempt the entire Snapper Creek neighborhood from the requirement to apply for a building site determination. There are currently 4 exemptions:

- 1. Demolition of an existing lawful building;
- 2. Involuntary destruction of a building;
- 3. Sale of property between 2 previously lawfully established building sites; and
- 4. Involuntary destruction of a building on a nonconforming parcel to rebuild the previous structure.

Below is a map of the affected area of Snapper Creek Lakes Subdivision:



The proposed text amendment would apply to all properties within Snapper Creek. Below includes all 124 platted lots and shows properties with multiple lots.

Lot	Block	Folio Number	Address	Lot Size (SF)	Built	Lot	Block	Folio Number	Address	Lot Size (sf)	Built
1	1	0351070040010	11055 SNAPPER CREEK RD	76,230		12	4	0351070040620	10300 OLD CUTLER RD	45,738	1969
2	1	0351070040015	10920 LAKESIDE DR	63,034	1989	13	4	0351070040630	10250 OLD CUTLER RD	46,174	1968
3	1	0351070040020	10900 LAKESIDE DR	66,573	9999	14	4	0351070040640	10200 OLD CUTLER RD	64,469	1958
4	1	0351070040040	10850 LAKESIDE DR	64,904	1969	1	5	0351070040650	5200 FAIRCHILD WAY	54,450	1961
5	1	0351070040050	10800 LAKESIDE DR	64,003	1962	2	5	0351070040660	5250 FAIRCHILD WAY	53,579	1956
6	1	0351070040060	10750 LAKESIDE DR	64,033	1962	3	5	0351070040670	5290 FAIRCHILD WAY	53,579	1965
7	1	0351070040070	10640 LAKESIDE DR	62,726		4	5	0351070040680	5300 FAIRCHILD WAY	51,836	1965
8	1	0351070040080	10600 LAKESIDE DR	57,499		5	5	0351070040690	5340 FAIRCHILD WAY	50,094	1956
9	1	0351070040090	10520 LAKESIDE DR	68,825	2008	6	5	0351070040700	5400 FAIRCHILD WAY	49,223	2017
10	1	0351070040100	5400 SNAPPER CREEK RD	60,984	1966	7	5	0351070040710	5365 OAK LN	53,579	1957
11	1	0351070040110	5500 SNAPPER CREEK RD	68,825	2017	8	5	0351070040720	5335 OAK LN	50,094	1962
12	1	0351070040120	10501 SNAPPER CREEK RD	62,290	1956	9	5	0351070040730	5301 OAK LN	52,272	1956
13	1	0351070040130	10601 SNAPPER CREEK RD	61,855	2004	10	5	0351070040740	5275 OAK LN	53,579	1993
14	1	0351070040140	10645 SNAPPER CREEK RD	82,764	2018	11	5	0351070040750	5245 OAK LN	53,579	
15	1	0351070040150	10705 SNAPPER CREEK RD	70,132	2008	12	5	0351070040760	5201 OAK LN	60,113	1957
16	1	0351070040160	10801 SNAPPER CREEK RD	55,321	1990	1	6	0351070040770	9999 FAIRCHILD WAY	48,352	1956
17	1	0351070040170	10845 SNAPPER CREEK RD	54,450	1967	2	6	0351070040780	9979 FAIRCHILD WAY	76,230	1980
18	1	0351070040180	10905 SNAPPER CREEK RD	55,757	1963	3	6	0351070040790	5225 FAIRCHILD WAY	51,836	2009
1	2	0351070040190	10700 SNAPPER CREEK RD	58,370	1960	4	6	0351070040800	5275 FAIRCHILD WAY	57,935	1958
2	2	0351070040200	10840 SNAPPER CREEK RD	52,708	1959	5	6	0351070040810	5295 FAIRCHILD WAY	58,370	2005
3	2	0351070040210	10900 SNAPPER CREEK RD	50,965	1967	6	6	0351070040820	5325 FAIRCHILD WAY	57,499	2003
4	2	0351070040220	10950 SNAPPER CREEK RD	50,094	1967	7	6	0351070040830	5345 FAIRCHILD WAY	57,499	1960
5	2	0351070040230	11000 SNAPPER CREEK RD	55,321	1966	8	6	0351070040840	5395 FAIRCHILD WAY	52,272	1963
6	2	0351070040240	11040 SNAPPER CREEK RD	52,708	1960	1	7	0351070040850	10100 LAKESIDE DR	65,340	1956
7	2	0351070040250	11090 SNAPPER CREEK RD	52,708	1999	2	7	0351070040860	10140 LAKESIDE DR	62,726	1958
8	2	0351070040260	11100 SNAPPER CREEK RD	52,708	1987	3,4	7	0351070040870	10250 LAKESIDE DR	115,870	2020
9	2	0351070040270	11140 SNAPPER CREEK RD	52,708		5	7	0351070040890	10400 LAKESIDE DR	58,370	1965
10	2	0351070040280	11180 SNAPPER CREEK RD	54,829	2009	6,7	7	351070040910	10355 SABAL PALM AVE	135,472	2009
A	2	0351070040290	11190 SNAPPER CREEK RD	78,370	2016	8	7	0351070040920	10315 SABAL PALM AVE	69,260	2018
1	3	0351070040300	11125 SNAPPER CREEK RD	51,401	1968	9	7	0351070040930	10305 SABAL PALM AVE	64,033	1995
2	3	0351070040310	11050 OLD CUTLER RD	49,658	1966	10	7	0351070040940	10255 SABAL PALM AVE	61,420	1964
3	3	0351070040320	11000 OLD CUTLER RD	49,658	1959	11	7	0351070040950	10201 SABAL PALM AVE	63,498	1995
4	3	0351070040330	10950 OLD CUTLER RD	49,658	2006	12	7	0351070040960	10101 SABAL PALM AVE	73,181	2015
5	3	0351070040340	10900 OLD CUTLER RD	49,658	1959	1,2	8	0351070040980	10120 SABAL PALM AVE	100,000	1959
6	3	0351070040350	10840 OLD CUTLER RD	49,658		3	8	0351070040990	10200 SABAL PALM AVE	49,658	1963
7	3	0351070040360	10800 OLD CUTLER RD	49,658	1957	4	8	0351070041000	10300 SABAL PALM AVE	57,499	1993
8	3	0351070040370	10700 OLD CUTLER RD	49,658	1962	5	8	0351070041010	10345 CORAL CREEK RD	63,598	1966
9	3	0351070040380	10600 OLD CUTLER RD	49,658	1962	6	8	0351070041020	5501 SNAPPER CREEK RD	56,192	2021
10	3	0351070040390	10550 OLD CUTLER RD	49,658	2003	7	8	0351070041030	10305 CORAL CREEK RD	57,499	2005
11	3	0351070040400	5200 SNAPPER CREEK RD	49,658	1982	8	8	0351070041040	10225 CORAL CREEK RD	49,658	1999
12	3	0351070040410	5250 SNAPPER CREEK RD	49,658	2006	9	8	0351070041050	10205 CORAL CREEK RD	49,658	2002
13	3	0351070040420	10615 LAKESIDE DR	49,658	1957	10	8	0351070041060	10101 CORAL CREEK RD	47,839	
14	3	0351070040430	10645 LAKESIDE DR	49,658	1957	1	9	0351070041070	5401 OAK LN	66,211	1958
15	3	0351070040440	10725 LAKESIDE DR	49,223	1970	2	9	0351070041080	5501 OAK LN	66,211	1966
16	3	0351070040450	10745 LAKESIDE DR	50,094	2009	3	9	0351070041090	5555 OAK LN	63,598	1959
17	3	0351070040460	10855 LAKESIDE DR	46,609	1961	4	9	0351070041100	5575 OAK LN	80,150	1964
18	3	0351070040470	10915 LAKESIDE DR	46,174	1964	5	9	0351070041110	10100 CORAL CREEK RD	51,836	1959
19	3	0351070040480	10945 LAKESIDE DR	47,916		6	9	0351070041120	10200 CORAL CREEK RD	52,708	1965
20	3	0351070040490	11015 LAKESIDE DR	47,916	1956	7	9	0351070041130	10220 CORAL CREEK RD	52,708	2001
21	3	0351070040500	11095 LAKESIDE DR	52,708	1964	8	9	0351070041140	10300 CORAL CREEK RD	52,708	1960
1	4	0351070040510	5228 OAK LN	50,965	2010	9	9	0351070041150	10350 CORAL CREEK RD	52,708	1960
2	4	0351070040520	5230 OAK LN	48,787		10	9	0351070041160	10400 CORAL CREEK RD	52,708	1968
3	4	0351070040530	5252 OAK LN	48,352	1997	11	9	0351070041170	10500 SNAPPER CREEK RD	53,579	1971
4	4	0351070040540	10101 LAKESIDE DR	55,321	2015	1	10	0351060120010	9950 SEA GRAPE CIR	51,401	1964
5	4	0351070040550	10185 LAKESIDE DR	55,321	1956	2	10	0351060120020	5455 ARBOR LN	51,401	1963
6	4	0351070040560	10255 LAKESIDE DR	56,192	1960	3	10	0351060120030	5505 ARBOR LN	51,401	1970
7	4	0351070040570	10325 LAKESIDE DR	56,192	2002	4	10	0351060120040	5545 ARBOR LN	51,401	2008
8	4	0351070040580	10415 LAKESIDE DR	52,708	1957	5	10	0351060120050	5577 ARBOR LN	49,223	1998
9	4	0351070040590	10445 LAKESIDE DR	49,658	2008	6	10	0351060120060	5601 ARBOR LN	40,380	2005
10	4	0351070040600	5255 SNAPPER CREEK RD	47,916	2020	7	10	0351060120070	5635 ARBOR LN	34,199	1959
11	4	0351070040610	10350 OLD CUTLER RD	43,560	2020						

3. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Planning and Zoning Board	08.10.22
City Commission – 1 st Reading	08.24.22
City Commission – 2 nd Reading	TBD

The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Legal advertisement	07.29.22
Posted agenda and Staff report on City web page/City Hall	08.05.22

Public Notification and Comments

The Applicant held the mandatory neighborhood meeting on June 28, 2022 with notification to all property owners within Snapper Creek Lakes Subdivision including Addition 1. A copy of the meeting invitation and attendance list is on file with the Planning Division.

The Zoning Code requires notification be provided to all property owners within 1,000 feet of the property. The notification was sent on July 27, 2022. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. There were 127 notices mailed. A copy of the legal advertisement and notice are provided as Attachment C.

4. FINDINGS OF FACT

The request is a Text Amendment to Appendix A, “Site Specific Zoning Regulations, Section A-94, “Snapper Creek Lakes.” The proposed changes are provided in Attachment A in ~~striketrough~~ / underline format.

Zoning Code Section 14-212.5 provides review standards for Zoning Code text amendments:

Standard	Staff Evaluation
a. Promotes the public health, safety, and welfare.	The intent of the proposed amendment is fulfilling the intent of the 1996 annexation of Snapper Creek Lakes to retain the “site specific” regulations and allow the remaining parcels of the 124 platted lots at the time of annexation be developed as single-family homes.
b. Does not permit uses the Comprehensive Plan prohibits in the area affected by the text amendment.	The proposed amendment does not affect any uses permitted in the Comprehensive Plan, as the additional platted lots would be developed as single-family residential as allowed in the Comprehensive Plan.
c. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the	The proposed text amendment does not allow densities or intensities in excess of what are permitted by the future land uses. Even with the slight increase of homes in Snapper Creek Lakes from the proposed exemption, the total density is far below the

future land use categories of the affected property.	maximum of 6 units per acre, as the average home is on 1 acre or more.
d. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than the minimum requirements of the Comprehensive Plan.	The proposed text amendment may introduce a maximum of 3 new homes – including the applicant - to the area, which will not affect the level of service for public infrastructure. The neighborhood – similar to many single-family neighborhoods in the city - is currently on septic and maintains adequate space to continue this method of disposal of sanitary waste.
e. Does not directly conflict with any objective or policy of the Comprehensive Plan.	The proposed amendment does not conflict with any objective or policy.

Staff comments:

The lot in question could not be developed as a matter-of-right because under subsection (g) of Section 14-202.6, “No structure on the proposed site is an accessory use to a structure on an adjacent parcel.” The Snapper Creek Lakes Subdivision is a unique community in Coral Gables, as it was not part of George Merrick’s original plan for the city. The lots in Snapper Creek are very large compared to most single-family properties in Coral Gables. When the area was annexed in 1996, all of the County’s development standards – including setbacks, ground coverage, heights, etc – were incorporated into the Coral Gables Zoning Code as Site Specifics in Section A-94. In particular, the Site Specifics states that “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.” The proposed text amendment to the Zoning Code clarifies that all the existing platted lots in 1996 are exempt from the building site determination process. This clarification allows owners of lots platted in 1996 or earlier to be developed as intended after being annexed into Coral Gables. The lots in this area are very large and are a minimum of one acre. A review of this area indicates only 3 properties in this subdivision involve two platted lots – including the property in question - which may be impacted by this proposed amendment to the Zoning Code. This amendment fulfills the goals, objectives, and policies of the Comprehensive Plan that considers the right of a property owner to use and develop their property, subject to state law and local ordinances. The amendment is also consistent with the Future Land Use objective to encourage infill and redevelopment within existing developed areas, when processing amendments to the Zoning Code. While this ‘infill’ of possibly 3 single-family homes in this neighborhood is relatively small, the impact will be minimal and be compatible with the existing neighborhood fabric. The standards identified in Section 14-212.5 for the proposed Zoning text amendment are **satisfied**.

5. STAFF RECOMMENDATION

Based upon the complete Findings of Fact contained within this report, staff recommends **Approval, with conditions** of the following:

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.

Conditions of Approval

In further review of the Snapper Creek Lakes Site Specifics Section A-94, Staff recommends the proposed text amendment to be located at the end of Subsection “B” to clarify existing building site language as follows:

Section A-94 – Snapper Creek Lakes.

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.

6. ATTACHMENTS

- A. Applicant’s Submittal and proposed text amendment.
- B. Mailed notice and legal advertisement published.
- C. Snapper Creek Lakes Subdivision Annexation map and plats.
- D. Public Comments.

Please visit the City’s webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,



Jennifer Garcia, AICP, CNU-A
City Planner
City of Coral Gables, Florida

10600 & 10640
Lakeside Drive
Coral Gables, Florida

Table of Contents:

	Pages
a. Planning Application	1 - 9
b. Proposed Text Amendment	10
c. Statement of Use	11 - 13
d. Snapper Creek Lakes Club, Inc. Board Meeting Minutes	14
e. Aerials	15 - 16
f. Application Representation	17
g. Lobbyist Registration Certificate	18 - 19
h. Property Owners list, notification radius map	20 - 32
i. Warranty Deeds	33 - 38



City of Coral Gables Planning Division Application

305.460.5211

planning@coralgables.com

www.coralgables.com

Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

- Abandonment and Vacations
- Annexation
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use - Administrative Review
- Conditional Use with Site Plan
- Conditional Use without Site Plan
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Development Agreement
- Mixed Use Site Plan
- Planned Area Development Designation and Site Plan
- Planned Area Development Major Amendment
- Restrictive Covenants and/or Easements
- Separation/Establishment of a Building Site
- Site Plan
- Subdivision Review for a Tentative Plat and Variance
- Transfer of Development Rights Receiving Site Plan
- University Campus District Modification to the Adopted Campus Master Plan
- Zoning Code Map Amendment
- Zoning Code Text Amendment
- Other: _____

General information

Street address of the subject property: 10600 and 10640 Lakeside Drive, Coral Gables, FL

Property/project name: _____

Legal description: Lot(s) Lot 7 and Lot 8

Block(s) 1 Section (s) Snapper Creek Lakes Subdivision

Property owner(s): Alejandro Alvarez and Maribety Alvarez

Property owner(s) mailing address: 3251 Ponce de Leon Blvd., Coral Gables, FL 33134

Telephone: Business 305-444-7675 Fax 305-444-0075

Other 305-283-3989 Email Alex@TALF.Law



City of Coral Gables Planning Division Application

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- Zoning Code Map Amendment
- Zoning Code Text Amendment
- Other: _____

General information

Street address of the subject property: 10600 and 10640 Lakeside Drive, Coral Gables, FL

Property/project name: _____

Legal description: Lot(s) Lot 7 and Lot 8

Block(s) 1 Section (s) Snapper Creek Lakes Subdivision

Property owner(s): Karla Joy Dascal, as Trustee of the Karla Joy Dascal Revocable Trust

Property owner(s) mailing address: 100 NE 25 St., Miami, FL 33137

Telephone: Business _____ Fax _____

Other 305-992-6225 Email karla@thesacredspacemiami.com



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Laura L. Russo, Esq.

Applicant(s)/agent(s) mailing address: 2334 Ponce de Leon Blvd., Suite 240, Coral Gables, FL 33134

Telephone: Business 305-476-8300 Fax 305-476-8383

Other 305-801-9002 Email Laura@Laurarussolaw.com

Property information

Current land use classification(s): Residential

Current zoning classification(s): Single Family

Proposed land use classification(s) (if applicable): N/A

Proposed zoning classification(s) (if applicable): N/A

Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Division Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- Aerial.
- Affidavit providing for property owner's authorization to process application.
- Annexation supporting materials.
- Application fees.
- Application representation and contact information.
- Appraisal.
- Architectural/building elevations.
- Art in Public Places plan or statement.
- Building floor plans.
- Comprehensive Plan analysis.
- Comprehensive Plan text amendment justification.
- Concurrency impact statement.
- Encroachments plan.
- Environmental assessment.
- Historic contextual study and/or historical significance determination.
- Landscape plan.
- Lighting plan.
- Massing model and/or 3D computer model.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Parking study.
- Photographs of property, adjacent uses and/or streetscape.
- Plat.
- Property owners list, notification radius map, and signed affidavit of mailed notice including MDCPS.



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Nina L. Boniske, Esq.

Applicant(s)/agent(s) mailing address: 1413 20th St., Apt. 113, Miami Beach, FL 33139-1485

Telephone: Business 305-409-9693 Fax _____

Other Cell: 305-409-9693 Email nina @ thesacredspacemiami.com

Property information

Current land use classification(s): Residential

Current zoning classification(s): Single Family

Proposed land use classification(s) (if applicable): N/A

Proposed zoning classification(s) (if applicable): N/A

Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Division Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

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- Landscape plan.
- Lighting plan.
- Massing model and/or 3D computer model.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Parking study.
- Photographs of property, adjacent uses and/or streetscape.
- Plat.
- Property owners list, notification radius map, and signed affidavit of mailed notice including MDCPS.



- Property survey and legal description.
- Public Realm Improvements Plan for mixed use projects.
- Public school preliminary concurrency analysis (residential land use/zoning applications only).
- Sign master plan.
- Site plan and supporting information.
- Statement of use and/or cover letter.
- Streetscape master plan.
- Traffic accumulation assessment.
- Traffic impact statement.
- Traffic impact study.
- Traffic stacking analysis.
- Utilities consent.
- Utilities location plan.
- Vegetation survey.
- Video of the subject property.
- Warranty Deed.
- Zoning Analysis (Preliminary).
- Zoning Code text amendment justification.
- Other: _____

Application submittal requirements

1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preapplication meeting.
2. Digital media copy. One (1) thumb-drive of the entire application including all items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 MB.

Applicant/agent/property owner affirmation and consent

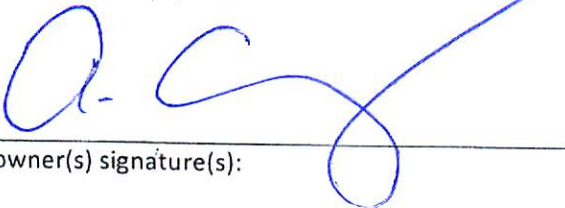
- (I) (We) affirm and certify to all of the following:
1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
 2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
 3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
 4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.



City of Coral Gables Planning Division Application

entity may cause application to be deferred without further review until such time the requested information is submitted.

- 6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
- 7. Understand that under Florida Law, all the information submitted as part of the application are public records.
- 8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s): 	Property owner(s) print name: Alejandro Alvarez
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address: 3251 Ponce de Leon Blvd., Coral Gables, FL 33134

Telephone: 305-444-7675

Fax:

Email: Alex@Integrityforjustice.com

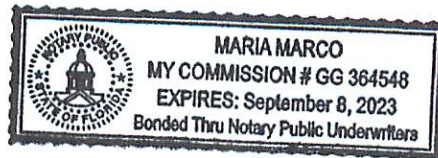
NOTARIZATION

STATE OF FLORIDA/COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 8th day of April 2022 by Alex Alvarez

(Signature of Notary Public - State of Florida)





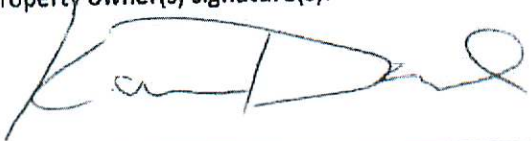
(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____



City of Coral Gables Planning Division Application

5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s): 	Property owner(s) print name: Karla Joy Dascal, as Trustee of the Karla Joy Dascal Revocable Trust
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address:

Telephone:

Fax:

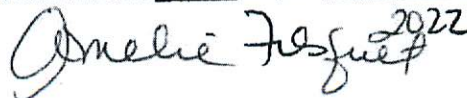
Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 10 day of MAY by Amelie Fresquet

(Signature of Notary Public - State of Florida)





Amelie Fresquet
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG287062
Expires 12/27/2022

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____



City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

Address:

Telephone:	Fax:	Email:
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NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____ by _____
(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: Laura L. Russo
--	---

Address: 2334 Ponce de Leon Blvd., Suite 240, Coral Gables, FL 33134

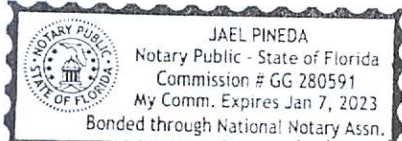
Telephone: 305-476-8300	Fax: 305-476-8383	Email: Laura@Laurarussolaw.com
-------------------------	-------------------	--------------------------------

NOTARIZATION

STATE OF FLORIDA/COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 8th day of April, 2022 by Laura Russo
(Signature of Notary Public - State of Florida)





(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____



City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature:		Contract Purchaser(s) Print Name:	
Contract Purchaser(s) Signature:		Contract Purchaser(s) Print Name:	
Address:			
Telephone:	Fax:	Email:	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____ by _____
(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____

Applicant(s)/Agent(s) Signature:	Applicant(s)/Agent(s) Print Name:
	Nina L. Boniske

Address: 1413 20th St., Apt. 113
Miami Beach, FL 33139-1485

Telephone: 305-409-9693	Fax:	Email: nina@thesacredspacemiami.com
-------------------------	------	-------------------------------------

NOTARIZATION

STATE OF FLORIDA/COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 10 day of MAY by Nina L. Boniske
(Signature of Notary Public - State of Florida) 2022



Amelie Fresquet
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG287062
Expires 12/27/2022

Amelie Fresquet
MIAMI DADE COUNTY

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____

Proposed Text Amendment

M. Exemption from Section 14-202.6 Building site determination.

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.

STATEMENT OF USE

The subject properties are two platted one-acre plus vacant residential lots in the Snapper Creek Lakes Subdivision (“Snapper Creek”). The properties are Lot 7 and Lot 8 in Block 1 in Snapper Creek (the “Lots”). The City of Coral Gables annexed Snapper Creek in 1996. The entire Snapper Creek subdivision totals 124 minimum one-acre platted and subdivided lots which allow for the development of one single family residential home per platted lot, all enclosed in a secured gated community. Membership approval by the Snapper Creek Club is required prior to purchasing a lot or home.

A single-family home was built on Lot 7 around 1970. An accessory tennis court was built on Lot 8 later. The single-family home and tennis court existed at the time of the City’s annexation in 1996. The home and tennis court remained in place until 2018 when the then owner of the Lots demolished both structures and the Lots were then declared vacant by the Miami-Dade County Property Appraiser. Alejandro and Maribety Alvarez purchased Lot 8 in December of 2020 and Karla Joy Dascal, as Trustee, purchased Lot 7 in August of 2021. As the improvements on the Lots had been demolished prior to either purchase, the Lots were “vacant” at the time of their respective purchases.

In 2021 the Alvarez family hired architect, Cesar Molina to design a home for them on their 57,500 square foot lot. When Mr. Molina submitted the architectural plans to the City for Board of Architects for their review in early 2022, the City advised Mr. Molina that Lot 8 was “not a legal building site.” In other words, the Alvarezes could not build a home on the lot. The reason provided by the City staff was that since Lot 7 had previously been improved with a

single-family home and Lot 8 with an accessory tennis court, now both demolished - the Zoning Code prohibited the construction of any new structures on the lot. Both lots were under the same ownership at the time that the home and tennis court were built back in 1970. The prior owner pulled a demolition permit in 2018 and demolished both the single-family home and tennis court prior to the Alvarez purchase.

Both lots are platted and have separate legal folios. The properties were never tied together with a recorded Unity of Title or any other unifying recorded restrictive covenants. Both the Alvarezes and Ms. Dascal were presented by real estate counsel in their separate purchases. Title searches conducted for both closings did not reveal any recorded unity of title or any other recorded restrictive covenants or document tying the lots together. Both the Alvarezes and Ms. Dascal purchased vacant lots and there was no prudent or reasonable way for them to know that the lots that either were purchasing was “technically” tied to the adjacent lot. Snapper Creek Lakes Club did not consider the lots tied as each purchaser was admitted separately to Snapper Creek Lakes Club as a prerequisite to their purchase. Snapper Creek Lakes Club also approved the Alvarezes architectural plans before they were submitted to City’s Board of Architects.

When the City annexed the Snapper Creek Lakes subdivision in 1996, the intent was to allow the zoning regulations that governed the subdivision to follow them to Coral Gables. These regulations were incorporated into the Site-Specific Section of the City of Coral Gables’ Zoning Code. The single-family home and tennis court were already built and existing prior to date of the annexation. At the time of annexation under the Miami Dade County Code the subject

properties as individual platted lots would have been considered separate legal building sites regardless of any future demolition of the structures, as the parcels were not unified.

The current City Code prohibits building a home on one lot if the lot previously had an accessory use on it in conjunction with a single-family house. To qualify as separate building sites, the lots would have to be owned by the same owner for 10 years and no structures voluntarily demolished. In effect, this Code section would make the lots at issue worthless by prohibiting any use for 10 years. This Code provision found in Section 14.202.6(E)(2) and (E)(3) of the Zoning Code is not consistent with the intent of the City at the time of annexation which was to honor the existing Snapper Creek Subdivision regulations which is why the "Site Specific" Zoning Code regulations were adopted in the first place. The two vacant lots, each one well over an acre in size (52,500 and 62,725 square feet) would not be able to meet the criteria to build as the Zoning Code would not recognize them as meeting the criteria for a "separate building site." The Code provision at issue inadvertently includes the Snapper Creek subdivision.

The proposed legislation excludes Snapper Creek from the provisions of Section 14.202.6(E) of the Zoning Code which would allow the intent of the City at the time of annexation to remain in place by having the "site specific" regulations continue to control development in Snapper Creek Lakes. The proposed text amendment was presented to the Snapper Creek Club Board of Governors, and they have reviewed and approved the requested legislation. Attached is a copy of the minutes of the Snapper Creek Board meeting approving the same.

Snapper Creek Lakes Club, Inc.

Board of Governors Meeting
Wednesday March 30th, 2022

SPECIAL BOARD MEETING

MEMBERS PRESENT: Kathy Simko, Alan Fine, Steve Risi, Dawn Fine, Roxanne Cason, Sid Perkins and Alex Quevedo

MEMBERS ABSENT: Alina Leon and Sonja Rodriguez

BOARD MEETING called to order at 6:29 pm by Board President, Mrs. Kathleen Simko

COMMENTS from Mrs. Simko. Meeting was called to discuss a proposed Text Amendment to the Coral Gables Building Code Section 14.202.6 with regard to meeting 3 of the 4 criteria of this code:

(2) Wherever there may exist a single-family residence(s), duplex building(s) or any lawful accessory building(s) or structure(s) which was heretofore constructed on property containing one (1) or more platted lots or portions thereof, such lot or lots shall thereafter constitute only one (1) building site and no permit shall be issued for the construction of more than one (1) single-family residence or duplex building. Such structures shall include but not be limited to swimming pools, tennis courts, walls, fences or other at grade and above ground improvements.

(3) If a single-family residence or duplex building is demolished or removed, whether voluntarily or involuntarily or by an act of God or casualty, no permit shall be issued for the construction of more than one (1) building on the building site.

Mrs. Simko explained due to Snapper Creek Lakes' own protective covenants this community would not benefit from the protection of the Coral Gables Code, most notably owning a property for 10 years prior to building. She continued by reading the Text Amendment in its entirety:

Site Specifics - Section A-94 - Snapper Creek Lakes

adding:

M. Exemption from Section 14-202.6 Building site determination.

Platted lots 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.

Mrs. Simko asked if there were any questions and there was a brief discussion why Coral Gables added this code but none on the Text Amendment.

There was a motion to approve the Snapper Creek Text Amendment as stated by Alex Quevedo and was seconded by Roxanne Cason and the motion was approved as all were in favor.

MEETING ADJOURNED by Mrs. Simko at 6:36pm.



PEDRO J. GARCIA MIAMI-DADE PROPERTY APPRAISER



Address Owner Name Subdivision Name Folio

SEARCH:

10600 Lakeside Drive



[Back to Search Results](#)

PROPERTY INFORMATION ?

Folio: 03-5107-004-0080

Sub-Division:
SNAPPER CREEK LAKES SUB

Property Address

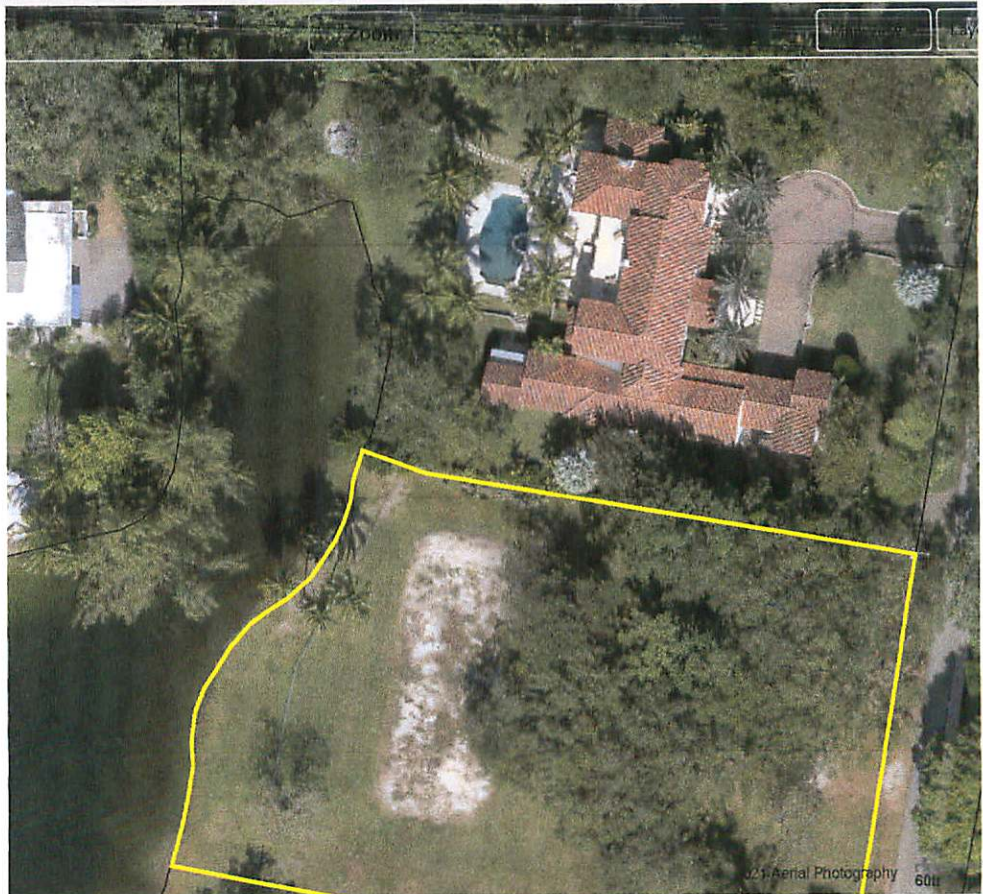
Owner
ALEJANDRO ALVAREZ
MARIBETY ALVAREZ

Mailing Address
3251 PONCE DE LEON BLVD
CORAL GABLES, FL 33134

PA Primary Zone
0100 SINGLE FAMILY - GENERAL

Primary Land Use
0081 VACANT RESIDENTIAL : VACANT LAND

Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0
Living Area	0
Adjusted Area	0
Lot Size	57,499 Sq.Ft
Year Built	0



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[Value Adjustment Board](#)

[Glossary](#)
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[Property Record Cards](#)
[Tax Comparison](#)

[Property Search Help](#)
[Tax Estimator](#)

[Property Taxes](#)
[TRIM Notice](#)

ASSESSMENT INFORMATION ?

Year	2021	2020	2019
Land Value	\$2,989,948	\$2,472,457	\$2,357,459
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$2,989,948	\$2,472,457	\$2,357,459
Assessed Value	\$2,989,948	\$2,472,457	\$2,357,459

TAXABLE VALUE INFORMATION ?

2021	2020	2019
------	------	------

BENEFITS INFORMATION ?

Benefit	Type	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).			

FULL LEGAL DESCRIPTION ?

SNAPPER CREEK LAKES SUB
PB 57-86
LOT 8 BLK 1
LOT SIZE IRREGULAR
OR 16954-0444 0995 5 (2)



PEDRO J. GARCIA MIAMI-DADE PROPERTY APPRAISER



Address Owner Name Subdivision Name Folio

SEARCH:

10600 Lakeside Drive



[Back to Search Results](#)

PROPERTY INFORMATION ⓘ

Folio: 03-5107-004-0070

Sub-Division:
SNAPPER CREEK LAKES SUB

Property Address
10640 LAKESIDE DR

Owner
KARLA JOY DASCAL TRS
THE KARLA JOY DASCAL REV TRUST

Mailing Address
400 ALTON RD 2204
MIAMI BEACH, FL 33139

PA Primary Zone
0100 SINGLE FAMILY - GENERAL

Primary Land Use
0066 VACANT RESIDENTIAL : EXTRA FEA OTHER THAN
PARKING

Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0
Living Area	0
Adjusted Area	0
Lot Size	62,726 Sq.Ft
Year Built	0



Featured Online Tools

Comparable Sales	Glossary	PA Additional Online Tools	Property Record Cards	Property Search Help	Property Taxes
Report Discrepancies	Report Homestead Fraud	Special Taxing Districts and Other Non-Ad valorem Assessments	Tax Comparison	Tax Estimator	TRIM Notice
Value Adjustment Board					

ASSESSMENT INFORMATION ⓘ

Year	2021	2020	2019
Land Value	\$3,261,752	\$2,697,218	\$2,571,766
Building Value	\$0	\$0	\$0
Extra Feature Value	\$3,783	\$3,783	\$3,783
Market Value	\$3,265,535	\$2,701,001	\$2,575,549
Assessed Value	\$2,971,101	\$2,701,001	\$2,575,549

BENEFITS INFORMATION ⓘ

Benefit	Type	2021	2020
Non-Homestead Cap	Assessment Reduction	\$294,434	

Note: Not all benefits are applicable to all Taxable Values (i. e. County, School Board, City, Regional).

FULL LEGAL DESCRIPTION ⓘ

SNAPPER CREEK LAKES SUB
PB 57-86
LOT 7 BLK 1
LOT SIZE IRREGULAR

TAXABLE VALUE INFORMATION ⓘ

	2021	2020	2019

APPLICATION REPRESENTATION

Owner:

Alejandro Alvarez and Maribety Alvarez
3251 Ponce de Leon Blvd.
Coral Gables, Florida 33134
Tel: 305-444-7675
Cell: 305-283-3989
Email: Alex@TALF.Law

Legal Representative:

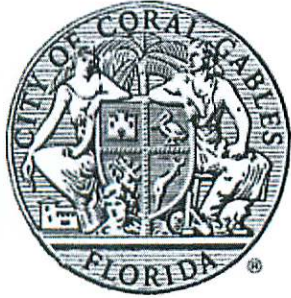
Laura L. Russo, Esq.
Laura L. Russo, Esq., LLC
2334 Ponce de Leon Blvd., Suite 240
Coral Gables, Florida 33134
Tel: 305-476-8300
Fax: 305-476-8383
Email: Laura@Laurarussolaw.com

Owner:

Karla Joy Dascal, Trustee
100 NE 25th Street
Miami, Florida 33137
Cell: (305) 992-6225
Email: karla@thesacredspacemiami.com

Legal Representative:

Nina L. Boniske, Esq.
Nina Boniske, PA
1413 20th St Apt 113
Miami Beach, FL 33139-1485
Office: 305-409-9693
Cell: 305-409-9693
Email: ninaboniske@yahoo.com



LOBBYIST REGISTRATION CERTIFICATE

CITY OF CORAL GABLES

CITY CLERK'S OFFICE

405 Biltmore Way - Coral Gables, FL 33134

305-460-5210 cityclerk@coralgables.com

LOBBYIST NAME: Laura L. Russo

LOBBYIST ADDRESS: 2334 Ponce De Leon Boulevard, Suite 240, Coral Gables, FL 33134

PRINCIPAL NAME: Alex Alvarez

PRINCIPAL ADDRESS: 3251 Ponce de Leon Blvd., Coral Gables, FL 33134

PRINCIPAL ISSUE: Conditional Use for lot separation.

REGISTERED DATE: 2/24/2022

EXPIRATION DATE: 12/31/2022

State of Florida, City of Coral Gables
I HEREBY CERTIFY, that the foregoing is an official copy
of a lobbyist record electronically filed in this office.

This 4th day of February AD 2022

Billy Y Urquia, City Clerk

OATH

I do solemnly swear that all facts contained on this Annual Lobbyist Registration form and principal are true and correct; and that I have read and am familiar with the Ordinance 2017-44 of the Code of City of Coral Gables.

Max Losner	(305)260-1049 121 Alhambra Plaza 10th Floor, Coral Gables, FL 33134	Robert Apple	832 Alhambra Circle, Coral Gables, FL 33134	(305)599-1800	02/24/2022	N/A	Obtaining the necessary development approvals for the proposed renovation expansion of property located at 832 Alhambra Circle in Coral Gables, Florida
Melissa Tapanes Llahues	(305)377-6227 200 S Biscayne Blvd, Suite 850, Miami, FL 33035	Alessandre Pastori & Joshua Roth	1011 Bayamo Avenue, Coral Gables, FL 33146	(305)308-9948	04/11/2022	N/A	Setback variance for construction of an addition to home located at 1011 Bayamo Avenue, Coral Gables, Florida
Nina L. Boniske	(305)409-9693 1413 20th Street, Miami Beach, FL 33139	Sanaproperty 2, LLC	3119 Ponce de Leon Blvd., Unit C, Coral Gables, FL 33134	(305)525-7185	05/03/2022	N/A	Development Approvals for redevelopment of the assemblage of properties located 3101 Ponce de Leon Blvd in Coral Gables Florida
Reshama McGovern	(202)442-2705 1349 West Peachtree, Suite 1050, Atlanta, GA 30309	Wade Trim, Inc.	2100 Ponce De Leon Blvd STE 940, Coral Gables, FL 33134	(313)319-3523	03/22/2022	n/a	Engineering Sewer project
Robert Behar, Jr.	(305)378-6020 600 Brickell Avenue, Suite 3500, Miami, FL 33131	Joseph Mancino	6797 Pullen Avenue, Coral Gables, FL 33133	(914)224-3102	01/07/2022	6797 Pullen Avenue	Variance for the Property located at 6797 Pullen Avenue, Coral Gables, Florida 33133
Sarah S Wright	(813)505-8847 3300 Publix Corporate Parkway, Lakeland, FL 33811	Karla Dascal	100 NE 25th Street, Miami, FL 33137	(305)992-6225	02/28/2022	N/A	Approvals for single family residence
Steven Martin	(305)971-8422 16155 SW 117 Ave, Suite B21, Miami, FL 33177	U.S. Bank National Association	1349 West Peachtree, Suite 105, Atlanta, GA 30309	(202)442-2705	12/16/2021		Banking & Financial Services
		Urban 301 Madeira, LLC	2875 NE 191 Street, PH 1, Aventura, FL 33180	(305)945-0405	01/31/2022	N/A	Obtaining the necessary land use and zoning approvals for proposed development of mixed use project at 301-341 Madeira Avenue in Coral Gables, Florida
		Publix Super Markets, Inc	3300 Publix Corporate Pkwy, Lakeland, FL 33811	(863)499-8476	02/24/2022	Current Stores in Coral Gables	Publix Super Market Stores in Coral Gables
		Marin and Sons, Inc.	16155 SW 117 AVE Ste B21, Miami, FL 33177	(305)971-8422	12/07/2021		Federal ID#:651012913; All issues related to Marin and Sons, Inc
		University of Miami	San Amaro Drive Suite 300, Coral Gables, FL 33146	(305)284-4085	12/07/2021		Federal ID#:651012913; All issues Related to University



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rdmiami.com | diana@rdmiami.com | 305.498.1614

May 6, 2022

City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

Re: Records of current property owners within the Snapper Creek Lakes Subdivision - Plat Book 57, Page 86, including Addn 1 and as highlighted on the accompanying map.

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within the Snapper Creek Lakes Subdivision - Plat Book 57, Page 86, including Addn 1 and as highlighted on the accompanying map. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Diana B. Rio', written in a cursive style.

Diana B. Rio

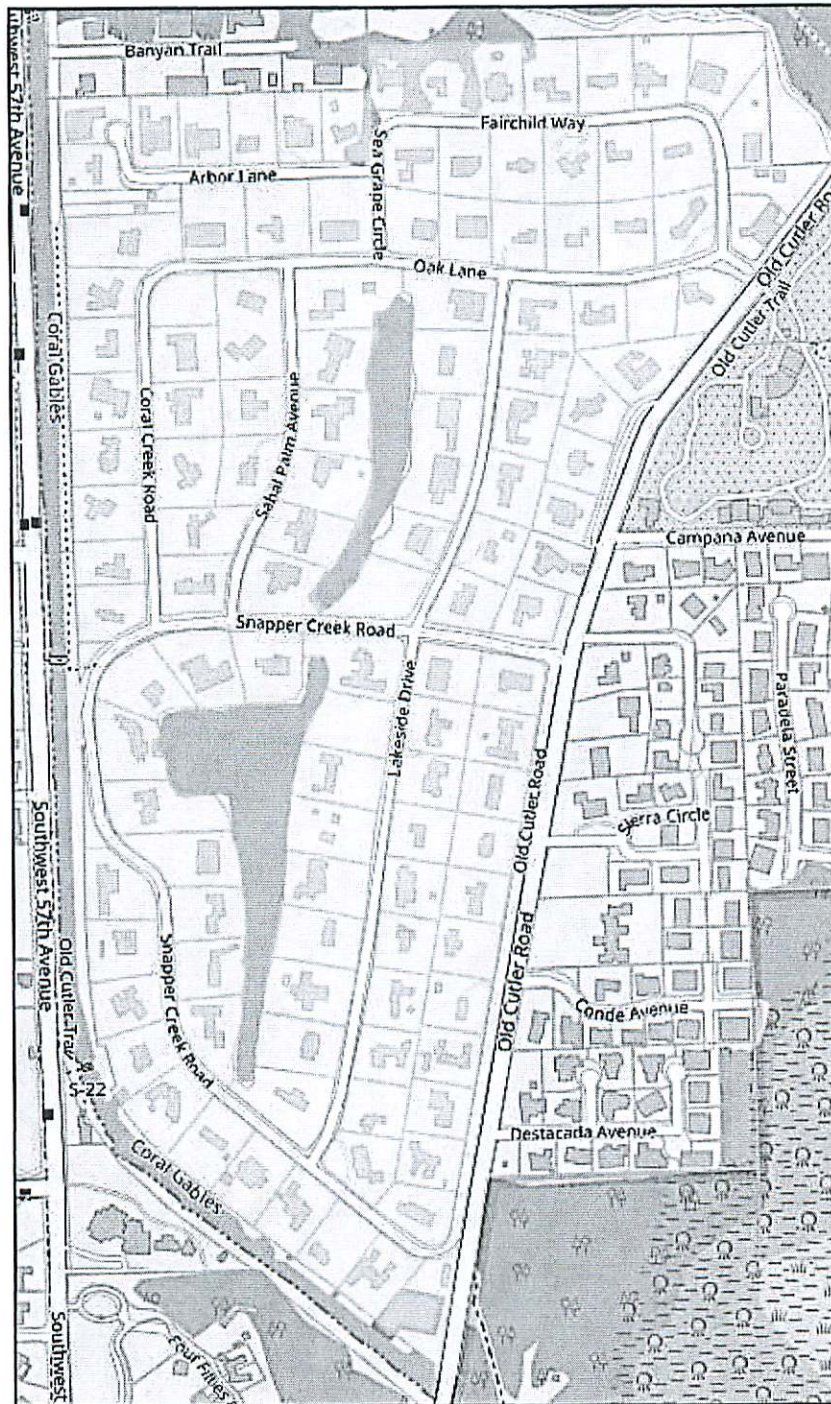
Total number of property owners without repetition: **127, including 0 international**



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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdmiami.com | diana@rdmiami.com | 305.498.1614

MAPS



CFN: 20210631336 BOOK 32703 PAGE 132
DATE:08/26/2021 10:44:16 AM
DEED DOC 31,500.00
SURTAX 23,625.00
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Prepared by:

Oscar R. Rivera, Esq.

Siegfried Rivera
201 Alhambra Circle, 11th Floor
Coral Gables, FL 33134
305-442-3334
File Number: 2210368

Return to:

Ana Maria Camacho, Esq.

Contreras & Camacho, P.A.
Attorneys at Law
141 Almeria Avenue
Coral Gables, Florida 33134

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 10 day of August, 2021 between Ricardo Zaldivar and Ana Zaldivar, husband and wife whose post office address is 10705 Snapper Creek Road Coral Gables, FL 33156 grantor, and Karla Joy Dascal, as Trustee of THE KARLA JOY DASCAL REVOCABLE TRUST whose post office address is 400 Alton Road, Apt 2204, Miami Beach FL, 33139, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lot 7, Block 1 of SNAPPER CREEK LAKES SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 57, Page 86, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 03-5107-004-0070

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

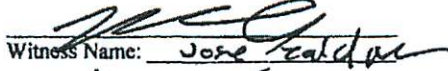
Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 10705 Snapper Creek Road Coral Gables, FL 33156.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

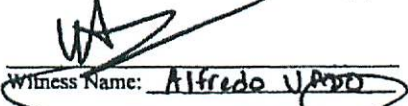
Signed, sealed and delivered in our presence:


Witness Name: MERCEDES ESTEVEZ


Ricardo Zaldivar (Seal)


Witness Name: Jose Zaldivar


Ana Zaldivar (Seal)

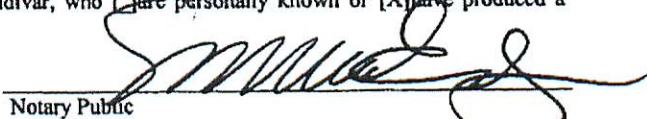

Witness Name: Alfredo V. Papp


Witness Name: MERCEDES ESTEVEZ

State of Florida
County of Miami-Dade

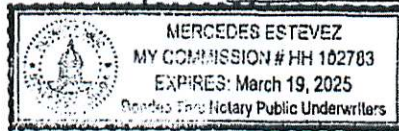
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of August, 2021 by Ricardo Zaldivar and Ana Zaldivar, who are personally known or have produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: MERCEDES ESTEVEZ

My Commission Expires:



SNAPPER CREEK LAKES CLUB, INC.

11190 SNAPPER CREEK ROAD

CORAL GABLES, FLORIDA 33156-4216

Diego Rodriguez, President
Alan Fine, Vice President
Steve Risi, Treasurer

Phone: (305) 661-0505
Email: scmdock@bellsouth.net

August 6, 2021

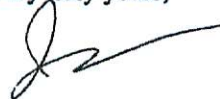
Mrs. Karla Dascal
400 Alton Road
Apartment 2204
Miami Beach, FL 33139

Dear Ms. Karla Dascal,

We are pleased to advise that your application for membership in Snapper Creek Lakes Club has been approved, subject to the completion of your purchase of a property in Snapper Creek Lakes subdivision. The Club's option to purchase as described in Article 15 of the Declaration of Protective Covenants of Snapper Creek Lakes Club, Inc., is waived.

We understand that you will purchase the property at 10640 Lakeside Drive, Coral Gables, FL 33156. Please advise us when you take title to this property so that we may send you further information.

Very truly yours,



Isa Quevedo
Membership Committee

CFN: 20200703360 BOOK 32227 PAGE 2443
 DATE:12/08/2020 09:58:03 AM
 DEED DOC 22,800.00
 SURTAX 17,100.00
 HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Prepared by:

Oscar R. Rivera, Esq.
 Siegfried Rivera
 201 Alhambra Circle, 11th Floor
 Coral Gables, FL 33134
 305-442-3334
 File Number: 2200419

Return to:

Greg Herskowitz, Esq.
 Herskowitz Shapiro PLLC
 9130 S. Dadeland Blvd., Suite 1609
 Miami, FL 33156

Parcel Identification No. 03-5107-004-0080

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 20 day of **November, 2020** between **Ricardo Zaldivar and Ana Zaldivar, husband and wife** whose post office address is **2600 SW 3rd Avenue, Suite 900, Miami, FL 33126** of the County of **Miami-Dade, State of Florida**, grantor*, and **Alejandro Alvarez and Maribety Alvarez, husband and wife** whose post office address is **3251 Ponce de Leon Boulevard, Coral Gables, FL 33134** of the County of **Miami-Dade, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida**, to-wit:

Lot 8, Block 1, Snapper Creek Lakes Subdivision, according to the Plat thereof, as recorded in Plat Book 57, Page 86, of the Public Records of Miami-Dade County, Florida.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, however, this provision shall not operate to reimpose same.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed/sealed and delivered in our presence:

[Signature]
Witness Name: Denise Vargal

[Signature] (Seal)
Ricardo Zaldivar

[Signature]
Witness Name: MERCY ESTEVEZ

[Signature]
Witness Name: DENISE VARGAL

[Signature] (Seal)
Ana Zaldivar

[Signature]
Witness Name: MERCY ESTEVEZ

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of November, 2020 by Ricardo Zaldivar and Ana Zaldivar, who are personally known or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: MERCEDES ESTEVEZ

My Commission Expires: _____



SNAPPER CREEK LAKES CLUB, INC.

11190 SNAPPER CREEK ROAD

CORAL GABLES, FLORIDA 33156-4216

Diego Rodriguez, President
Alan Fine, Vice President
Steve Risi, Treasurer

Phone: (305) 661-0505
Email: scmdock@bellsouth.net

October 28, 2020

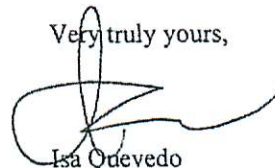
Mr. & Mrs. Alejandro Alvarez
800 Lugo Avenue
Coral Gables, FL 33156

Dear Mr. & Mrs. Alvarez,

We are pleased to advise that your application for membership in Snapper Creek Lakes Club has been approved, subject to the completion of your purchase of a property in Snapper Creek Lakes subdivision. The Club's option to purchase as described in Article 15 of the Declaration of Protective Covenants of Snapper Creek Lakes Club, Inc., is waived.

We understand that you will purchase the property at Lot 8 Block 1 on Lakeside Drive, Coral Gables, FL 33156. Please advise us when you take title to this property so that we may send you further information.

Very truly yours,



Isa Quevedo
Membership Committee

	City of Coral Gables Notice of Public Hearing	
Applicant:	Laura Russo, Esq.	
Application:	Zoning Code Text Amendment	
Property:	Snapper Creek Lakes Subdivision	
Public Hearing - Date/Time/ Location:	Planning & Zoning Board Wednesday, August 10, 2022, 6:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 e-comments: www.CoralGables.GranicusIdeas.com/meetings	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning & Zoning Board will conduct a Public Hearing on **Wednesday, August 10, 2022**.

An application has been submitted by Laura Russo, Esq. requesting for the review of a proposed Zoning Code Text Amendment to exempt the Snapper Creek Lakes Subdivision from the Building Site Determination process of Section 12-202.6. The proposed text amendment will allow each platted lot in the subdivision to be a separate building site, including the properties at 10600 and 10640 Lakeside Drive.

The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission. The following will be considered:

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 Article 14, "Process," Section 14-202.6, "Building Site Determination" to exempt platted lots within Snapper Creek Lakes from the Building Site Determination process, providing for severability, repealer, codification, and an effective date.

Additional information may be found at www.coralgables.com/pzb. Please forward to other interested parties.

The meeting will also be via Zoom at www.zoom.us/j/83788709513. A dedicated phone line will also be available by dialing: (305) 461-6769, Meeting ID: 837 8870 9513.

The public may also comment on an item on the agenda by sending an email to planning@coralgables.com prior to the meeting.

Sincerely,

City of Coral Gables, Florida

MIAMI-DADE

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE:**

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES - PUBLIC HEARING - LOCAL PLANNING AGENCY / PLANNING AND ZONING BOARD - AUG . 10, 2022

in the XXXX Court, was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on

07/29/2022

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

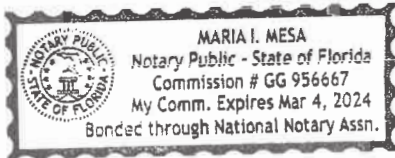
Guillermo Garcia

Sworn to and subscribed before me this 29 day of JULY A.D. 2022

[Signature]

(SEAL)

GUILLERMO GARCIA personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING
HYBRID MEETING ON ZOOM PLATFORM**

**City Public Hearing
Dates/Times
Local Planning Agency / Planning and Zoning Board
Wednesday, August 10, 2022, 6:00 p.m.
Location
City Commission Chamber, City Hall
405 Biltmore Way, Coral Gables, FL 33134**

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearing on the following:

1. 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 Article 14, "Process," Section 14-202.6, "Building Site Determination" to exempt platted lots within Snapper Creek Lakes from the Building Site Determination process; providing for severability, repealer, codification, and an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 14, "Process", Section 14-200 "Procedures", Section 14-202.6, "Building Site Determination" by eliminating size restrictions on residences in a separated building site based on what was permitted as a single building site; providing for severability, repealer, codification, and for an effective date.
3. 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 Article 14, "Process," Section 14-205, "Declaration of Restrictive Covenant in Lieu of a Unity of Title" to encourage the creation of City Parks by allowing non-contiguous building sites with dedicated park spaces; providing for severability, repealer, codification, and an effective date.
4. An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Uses", Section 3-317, "Permanently installed stand-by generators" removing the distance requirement of ten (10) feet from any opening in a building or structure; providing for severability, repealer, codification, and for an effective date.

CITY OF CORAL GABLES (AUG 10, 2022)

5. An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 2, "Zoning Districts," Section 2-101, "Single-Family Residential (SFR) District," Section 2-102, "Multi-Family 1 Duplex (MF1)," Section 2-104, "Multi-Family 4 (MF4)," Article 3, "Uses," Section 3-316, "Flagpoles," Section 3-702, "Docks, wharves, and mooring piles - canals, lakes, or waterways," Article 5, "Architecture," Section 5-305, "Dormer windows," Section 5-312, "Fountains and reflecting pools," Section 5-313, "Planters," Section 5-403, "Height of walls and fences," and Section 5-606, "Mechanical equipment location and aesthetics standards;" to remove the discretionary review by the Board of Architects for setbacks, ground area coverage, building floor area, driveways, dormer windows, wing walls, fences, fountains, planters, flagpoles, and mechanical equipment requirements; providing for severability, repealer, codification, and for an effective date.

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, August 10, 2022, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers. However, the City Commission has established the ability for the public to provide comments (non-sworn and without evidentiary value) virtually. Accordingly, only individuals who wishes to provide public comment in this format, may appear and provide those comments via Zoom.

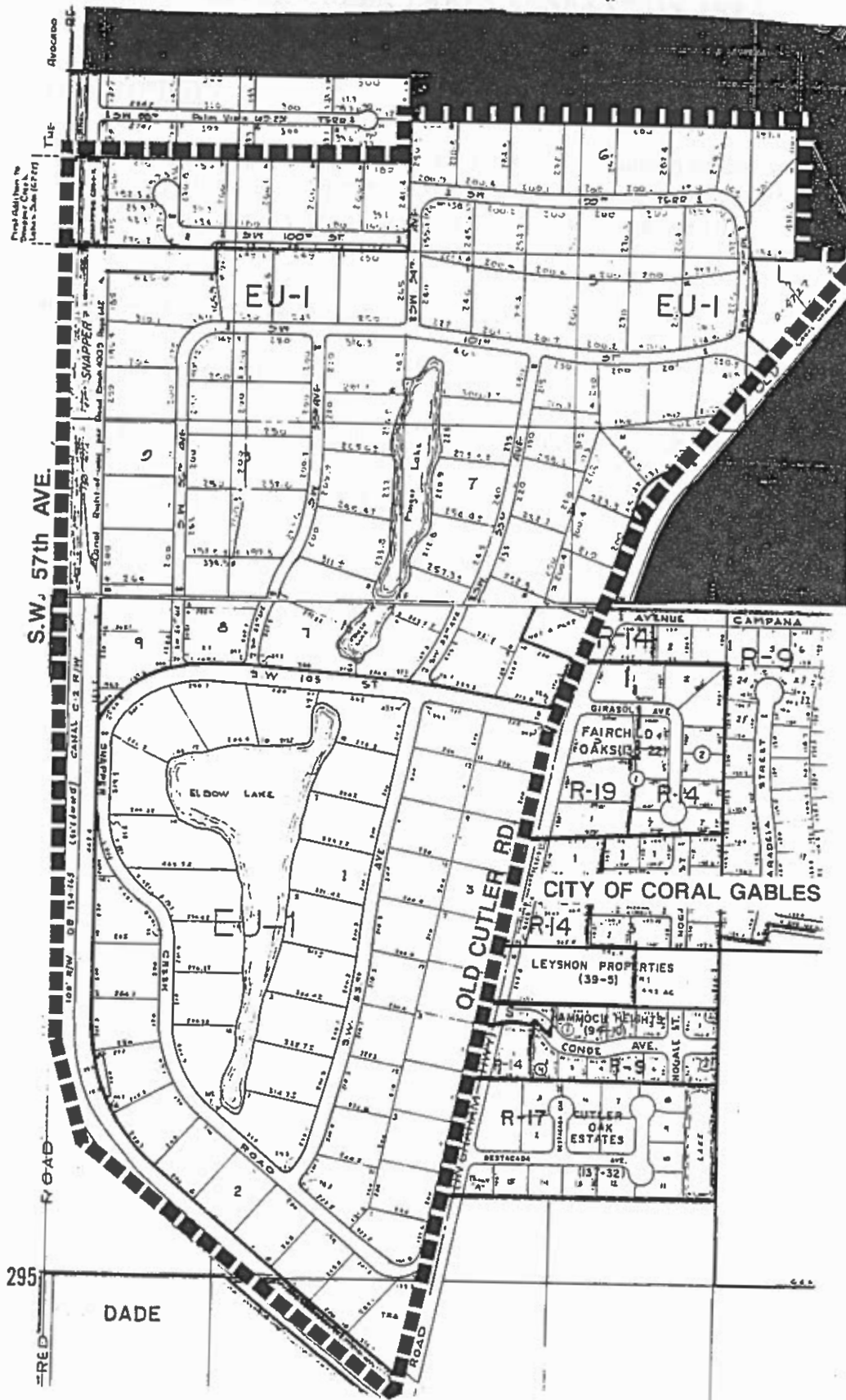
Members of the public may join the meeting via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an item using the City's E-Comment function which may be found on the City's website at: (www.coralgables.com/pzb) once the meeting's agenda is published, or by sending an email to planning@coralgables.com prior to the meeting.

The meeting will also be broadcasted live for members of the public to view on the City's website (www.coralgables.com/cgtv) as well as Channel 77 on Comcast.

Sincerely,
City of Coral Gables, Florida
7/29

22-94/0000611170M

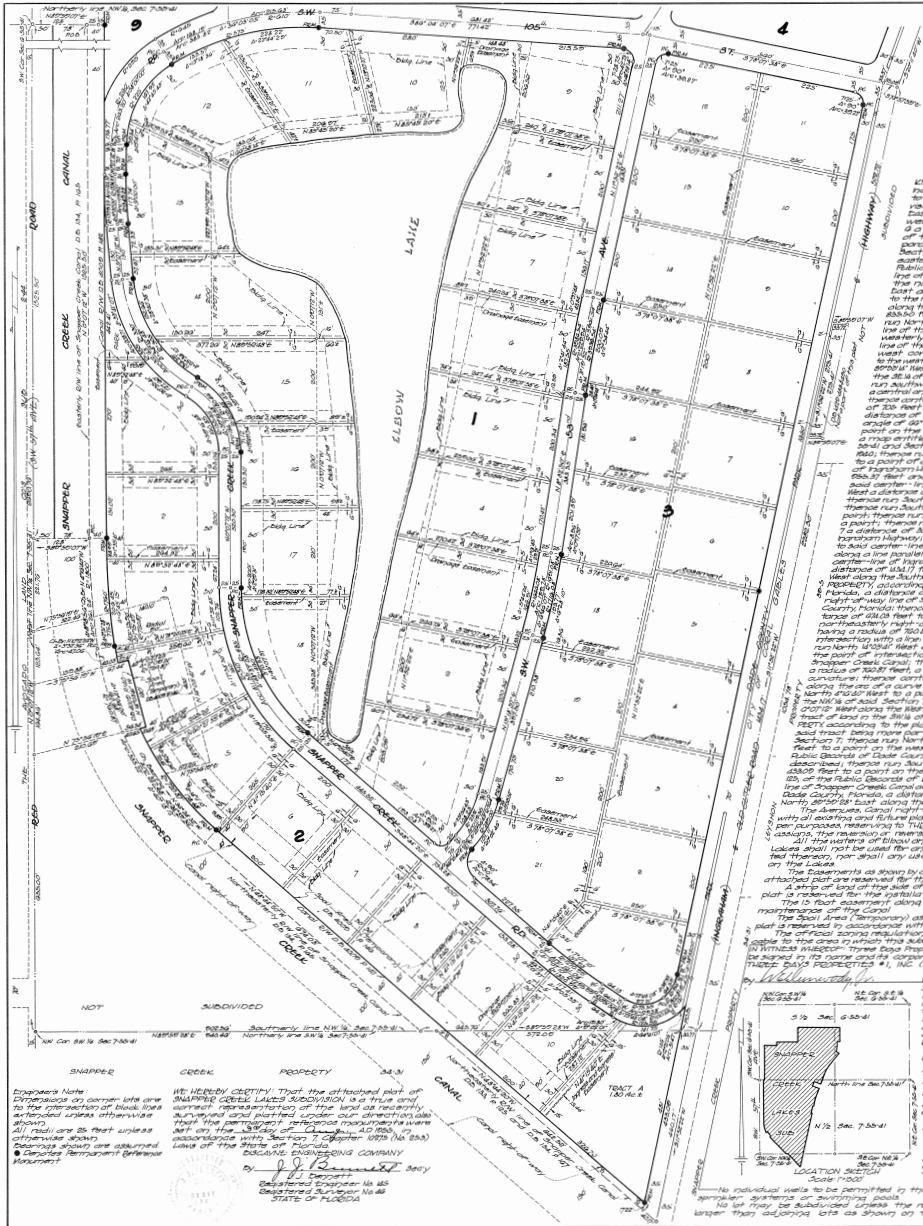
e/a



CITY OF CORAL GABLES ANNEXATION BOUNDARY LINE

CITY OF CORAL GABLES PLANNING DEPT. JUNE, 1996

SNAPPER CREEK LAKES SUBDIVISION



KNOW ALL MEN BY THESE PRESENTS THAT THESE TWO PROPERTIES (Formerly Three Day Property) incorporated, as follows: corporation authorized to do business in the State of Florida, have caused the attached plan of subdivision to be prepared and recorded in the Public Records of the State of Florida...

Engineers Note: Expressions as corner line are to the intersection of lines, lines extended unless otherwise shown. All radii are 36 feet unless otherwise shown. Distances shown are assumed. See Section 2, Chapter 100A, Florida Statutes.

WE HEREBY CERTIFY that the attached plan of SNAPPER CREEK LAKES SUBDIVISION is a true and correct representation of the land as actually surveyed and plotted under our direction and that the necessary reference measurements were set on the 26th day of August, AD 1955, in accordance with Section 2, Chapter 100A, Florida Statutes.



My Commission expires August 1, 1957. Approved by the Board of County Commissioners of Duval County, Florida. Filed for record this 26th day of August, AD 1955, at 12:00 A.M. in Book 152 of Public Records of the State of Florida.

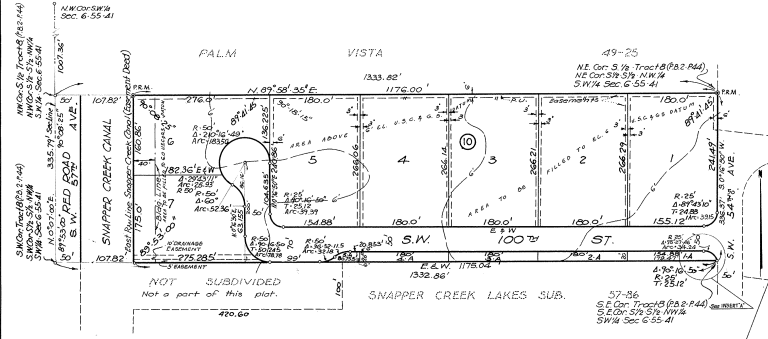


ENGINEER'S NOTE:
 For description, dedication, restrictions, affidavits and location maps, see sheet 1.
 Dimensions on corner lots are to the intersection of block lines extended.
 All radii are 50' unless otherwise shown.
 ● Denotes Permanent Reference Monument
 Bearings shown are assumed.

SHEET TWO OF TWO SHEETS
SNAPPER CREEK LAKES SUBDIVISION

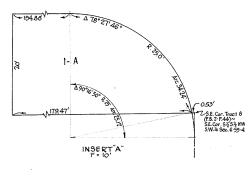
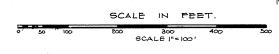
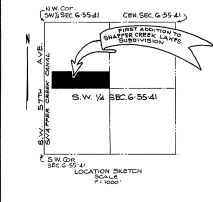
A SUBDIVISION OF
 A PORTION OF SNAPPER CREEK PROPERTY RD. 34, R.M.
 A PORTION OF 5 1/4 SEC. 6 - A PORTION OF NW 1/4 SEC. 7
 TOWNSHIP 28 SOUTH RANGE 41 EAST
 DREXEL COUNTY, FLORIDA

BIGGS ENGINEERING COMPANY
 Civil Engineers
 1000 N. W. 10th St.
 Miami, Florida 33136
 Order No. 27578
 P. O. No. 10346
 Scale: 1" = 50'
 Date: 25th day of OCT 1955
 Prepared by: P.L.H.
 Checked by: E.M.
 P.L.H.
 E.M.
 RAYCOAST, HERRING, SHELLE & BURMAN
 ARCHITECTS
 Miami Beach, Florida
 SHEET #2



**FIRST ADDITION TO
SNAPPER CREEK LAKES SUBDIVISION**
A SUBDIVISION IN THE S 1/2 OF S 1/4 OF NW 1/4 OF SW 1/4 OF SECTION 6-55-41
DADE COUNTY, FLORIDA

M. B. GARRIS
MIAMI, FLORIDA
CIVIL & CONSULTING ENGINEER
NOVEMBER, 1957.



Engineers Note:
* Denotes P.D.M. set.
Bearings shown are based
on an assumed meridian.

I HEREBY CERTIFY that the attached plat of FIRST ADDITION TO SNAPPER CREEK LAKES SUBDIVISION is a true and correct plat of such property as was recently surveyed and platted under my direction. (Also Certify that permanent reference monuments were set the 14th day of Jan. A.D. 1958 in accordance with Section 7, Chapter 10275 (N#253) Laws of the State of Florida.



M. B. GARRIS
Reg. Civil Engineer No 321
Land Surveyor No 49
State of Florida.

KNOW ALL MEN BY THESE PRESENTS--
That THREE BAYS PROPERTIES #1, INC. (Formerly Three Bays Properties, Incorporated, an Indiana corporation authorized to do business in the State of Florida, has caused to be made the attached plat of FIRST ADDITION TO SNAPPER CREEK LAKES SUBDIVISION, the same being a subdivision of the South 1/2 of Tract 8, Avocado Land Company's Subdivision according to plat thereof recorded in plat book 2 of page 44 of the public records of Dade County, Florida, lying east of the East right of way line of Snapper Creek according to Easement Deed filed October 9, 1956 in the public records of Dade County, Florida under Clerk's File No. 157541.
The STREET and Avenue as shown on the attached plat together with all existing and future planting, trees and shrubbery thereon are hereby dedicated to the perpetual use of the public for proper purposes, reserving to THREE BAYS PROPERTIES #1, INC. (Formerly Three Bays Properties Incorporated), its successors and assigns the reversion or reversions thereof whenever discontinued by law.
That portion of the public road that is below plat 67-22 is to be filed to said plat U.S.C. & S. Datum. The Easement along the Southern side of Lot 10e shown on the attached plat is hereby reserved for the installation and maintenance of public utilities. The Initial Draining Easement as shown on Lot 7 on the attached plat is hereby reserved for the installation and maintenance of public utilities. The same may from time to time be changed or amended applicable to the area in which this subdivision is located will be observed. No lot as shown on this plat shall be divided or resubdivided.
IN WITNESS WHEREOF Three Bays Properties #1, Inc. (Formerly Three Bays Properties Incorporated) has caused these presents to be signed in its name by its Vice President and attested by its Asst. Secretary and its corporate seal to be hereunto affixed and with the authority of its Board of Directors this 24th day of February A.D. 1958.

Witnesses:
Jackman S. Conroy
Tom J. Keellogg
By *Walter Dunwoody Jr.* Vice President
Attest: *Robert W. Mathis* Asst. Secy.

STATE OF FLORIDA S.S.
COUNTY OF DADE
Before me this day personally appeared *W. E. Dunwoody Jr.* and *Robert W. Mathis*, Vice President and Asst. Secretary respectively of THREE BAYS PROPERTIES #1, INC. (Formerly Three Bays Properties Incorporated) to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged that they executed the same freely and voluntarily, that they affixed the official seal of said corporation, all by and with the authority of the Board of Directors of said corporation and that it is the free act and deed of said corporation.
Witness my hand and official seal this 24th day of February A.D. 1958

My commission expires *July 12, 1961*
Ann Russell Sledge
Notary Public State of Florida

This plat was approved by the Dade County Planning, Zoning and Building Department this 26th day of *May* A.D. 1958.
By *E. B. Leatherman* Director.

This plat was approved and the foregoing dedication was accepted and approved by Resolution No 2134 adopted by the Board of County Commissioners of Dade County, Florida this 26th day of *September* A.D. 1958.
Approved: *E. B. Leatherman* Signed: *Edmund P. Moran*
County Engineer Chairman of the Board.

Attest: *E. B. Leatherman*, Clerk of the Circuit Court
Filed for record this 28th day of *October* A.D. 1958 at *9:34 A.M.*
in Book *67* of Plats of page *22* of the Public Records of Dade County, Florida.
This plat complies with the provisions of the Laws of the State of Florida and Ordinance No 17039 of Dade County, Fla.

E. B. Leatherman
Clerk of the Circuit Court
By *E. M. Schell*
Deputy Clerk. 58R151050

These boundaries should be used to increase the size of the adjacent lots as shown on the attached plat will be permitted on any lot within this subdivision except for swimming, swimming pool or other recreational purposes.

Garcia, Jennifer

From: G. ED, II Williamson <ewill@wagmiami.com>
Sent: Wednesday, August 3, 2022 9:26 AM
To: Garcia, Jennifer
Cc: laura@laurarussolaw.com
Subject: Snapper Creek Lakes Text Amendment

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My wife, Carol, and I live at and own the home at 5501 Oak Lane in Snapper Creek Lakes in Coral Gables and have for 44 years. We have read the proposed text amendment and have no objection to the proposed amendment.
Thank You,
Carol and George.

G. Ed Williamson,II
Chairman and CEO

WILLIAMSON AUTOMOTIVE GROUP
[7815 S.W. 104 Street](#)
[Miami,FL 33156](#)
(O) [305-670-7101](#)
(F) [305-670-7329](#)
(C)[305-794-9599](#)



This message contains confidential information and is intended only for the individual named. If you are not the named addressee, you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. Email transmission cannot be guaranteed to be secure or error-free, as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender, therefore, does not accept liability for any errors or omissions in the contents of this message, which arise as a result of email transmission. If verification is required, please request a hard-copy version. It may also be privileged or otherwise protected by work-product immunity or other legal rules. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the organization.