

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. \_\_\_\_\_

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.

**WHEREAS**, an Application was submitted requesting 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 and the encroachment of landscaping and other associated improvements into the Old Cutler Road public right-of-way on Tract "A", Snapper Creek Lakes Subdivision (11190 Snapper Creek Road), Coral Gables, Florida; and,

**WHEREAS**, this request is being submitted in conjunction with a request for a Zoning Code text amendment to provide provisions governing the use of the existing Snapper Creek Lakes marina facility and community center; and,

**WHEREAS**, after notice of public hearing duly published and notification of all property owners within the Snapper Creek Lakes Subdivision and as well as within one thousand (1,000) feet of the perimeter boundary of Subdivision and City of Pinecrest, Florida, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on January 9, 2013, at which hearing all interested persons were afforded the opportunity to be heard; and,

**WHEREAS**, at the Planning and Zoning Board's January 9, 2013 meeting, the Board recommended (approval/denial) of the proposed site plan and encroachment of landscaping (vote: \_\_ - \_\_) with conditions; and,

**WHEREAS**, the City Commission held a public hearing on (date) at which hearing all interested persons were afforded an opportunity to be heard and this application for the site plan encroachment of landscaping was (approved/denied) on first reading (vote: \_\_ - \_\_) subject to the conditions provided herein; and,

**WHEREAS**, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request for site plan review as required by the Zoning Code, and including careful consideration of written and oral comments by members of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

**SECTION 1.** The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The 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 and the encroachment of landscaping and other associated improvements into the Old Cutler Road public right-of-way on Tract “A”, Snapper Creek Lakes Subdivision (11190 Snapper Creek Road), Coral Gables, Florida shall be and is hereby approved with the following conditions:

(insert conditions of approval)

**SECTION 3.** All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

**SECTION 4.** All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

**SECTION 5.** If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 6.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or re-lettered and that the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

**SECTION 7.** This ordinance shall become effective \_\_\_\_\_, 2013.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2013.

APPROVED:

JIM CASON  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN  
CITY ATTORNEY

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. \_\_\_\_\_**

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.

**WHEREAS**, an Application for a text amendment to the Zoning Code has been submitted in order to provide provisions governing the use of the existing Snapper Creek Lakes marina facility and community center; and,

**WHEREAS**, the proposed Zoning Code text amendment has been submitted in conjunction with an application for Site Plan Review for the demolition of the existing one-story harbor master/boat storage building and construction of a new two-story community center building; and,

**WHEREAS**, after notice duly published, a public hearing was held before the Planning and Zoning Board on January 9, 2013, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the Board was presented with the text amendment to the Zoning Code providing for provisions governing the use of the existing Snapper Creek Lakes marina facility and community center, and after due consideration, recommended (approval/denial) (vote: \_\_ - \_\_) of the Zoning Code text amendment; and,

**WHEREAS**, after notice duly published, a public hearing for First Reading was held before the City Commission on (date) at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, (approved/denied) the Zoning Code text amendment on First Reading (vote: \_\_ - \_\_).

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

**SECTION 1.** The foregoing ‘WHEREAS’ clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The Zoning Code of the City of Coral Gables Appendix A, “Site Specific Zoning Regulations”, is hereby amended by creating a new section, “Section A-94 - Snapper Creek Lakes - Tract “A ” as follows (changes in ~~striketrough~~ / underline format):

(insert Zoning Code text amendment)

**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 5.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

**SECTION 6.** If the Official Zoning Code Table of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 7.** This ordinance shall become effective \_\_\_\_\_, 2013.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2013.

APPROVED:

JIM CASON  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN  
CITY ATTORNEY

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