



**City of Coral Gables, Florida  
Planning and Zoning Staff Recommendation**

<b>Applicant:</b>	<b>Snapper Creek Lakes Club, Inc.</b>
<b>Applications:</b>	<b>Site Plan Review and Zoning Code Text Amendments</b>
<b>Property:</b>	<b>11190 Snapper Creek Road (Tract A - Snapper Creek Lakes Community Center and Marina)</b>
<b>Public Hearing - Date/Time/ Location:</b>	<b>Planning and Zoning Board, January 9, 2013, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b>

**Request.**

Snapper Creek Lakes Club, Inc. (hereinafter referred to as “Applicant”) submitted two (2) applications (hereinafter referred to as the “Application” or “Applications”) for 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 (hereinafter referenced as “Community Center”) and construction of a new two-story, 4,000 sq. ft. 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 text provisions (Site Specific Standards) governing the use of the existing marina facility and proposed new 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 subdivision was annexed into the City, Zoning Code provisions were not created governing the use of the existing community center building or 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 specifically for Tract A.

More specifically, the Applications under consideration include the following (see Attachment A for a copy of the DRAFT Ordinances):

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)*

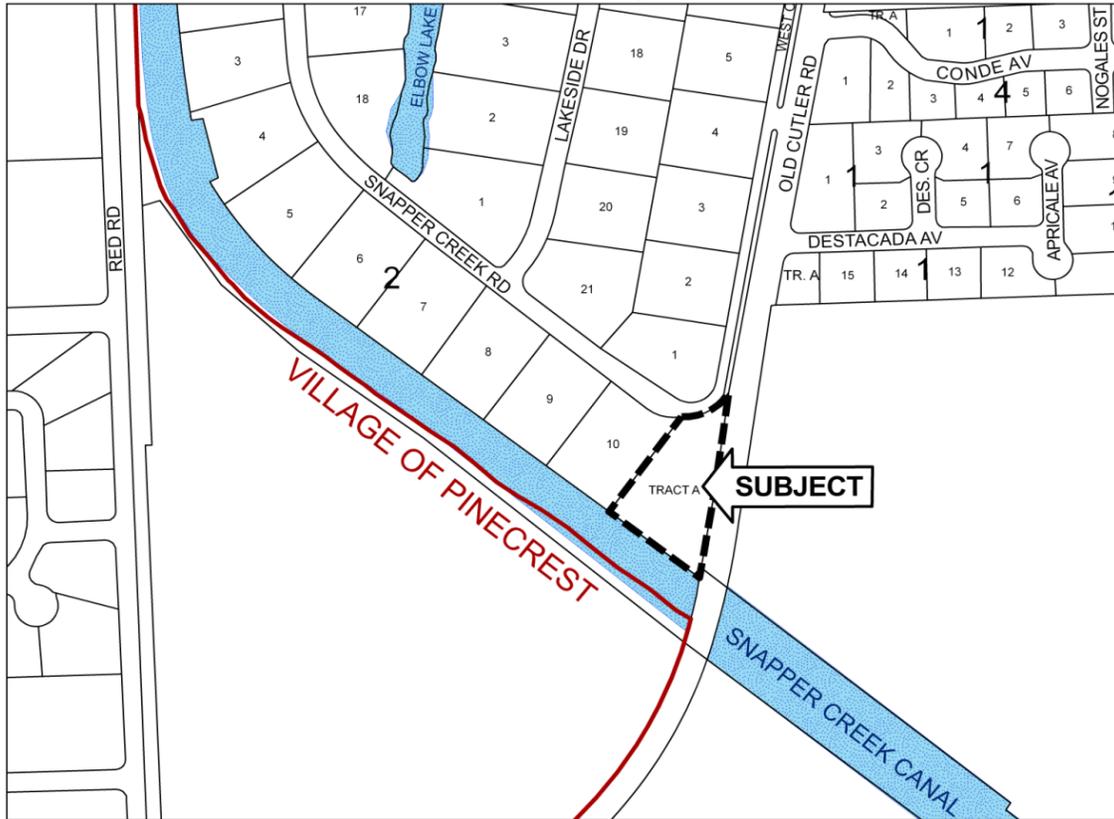
Site Plan review and Zoning Code text amendment applications require review and recommendation by the Planning and Zoning Board at one (1) advertised public hearing, and consideration by the City Commission at two (2) advertised public hearings (Ordinance format).

<b>Summary of the Applications.</b>
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The subject property is located on the west side of Old Cutler Road at the Snapper Creek Canal and is legally described as Tract A, Snapper Creek Lakes Subdivision (11190 Snapper Creek Road), Coral Gables, Florida, as shown in the following location map and aerial:

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Location Map



Aerial



### Site Data and Surrounding Uses

The following tables provide the subject property’s designations and surrounding land uses:

#### Existing Property Designations

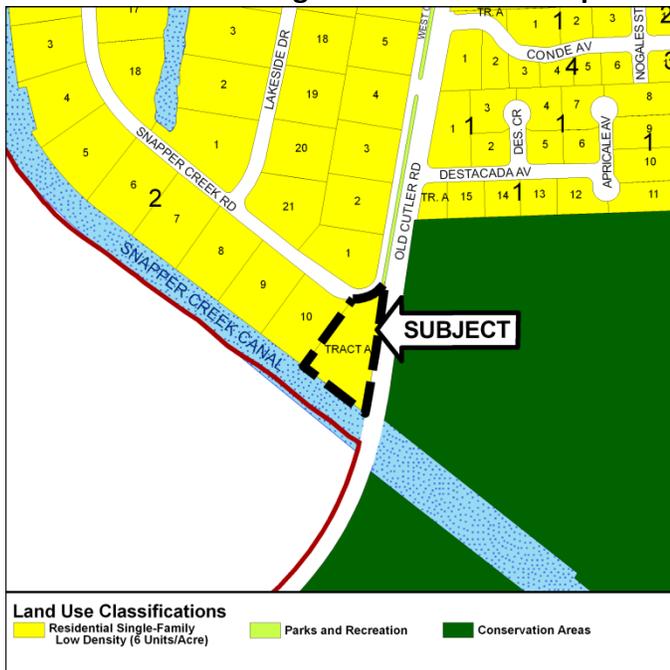
Comprehensive Plan Map designation	Residential Single-Family Low Density
Zoning Map designation	Single-Family Residential (SFR)

#### Surrounding Land Uses

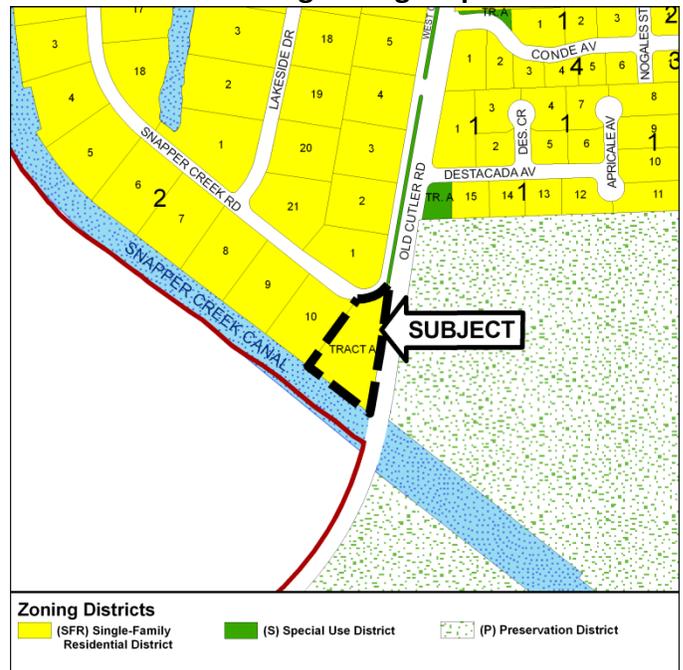
Location	Existing Land Uses	Comprehensive Plan Designations	Zoning Designations
North	Single-family residences	Residential Single-Family Low Density	Single-Family Residential (SFR)
South	Snapper Creek Conservation Area and Village of Pinecrest	Conservation Area	Preservation District (P)
East	Snapper Creek Conservation Area	Conservation Area	Preservation District (P)
West	Single-family residences	Residential Single-Family Low Density	Single-Family Residential (SFR)

The Applicant proposes no changes to the property’s existing land use and zoning designations, as illustrated in the following maps:

Existing Future Land Use Map



Existing Zoning Map



**City Review Timeline**

The submitted Applications have undergone the following City reviews:

Types of Review	Dates
Development Review Committee	05.25.11
Board of Architects	11.01.12 and 12.13.12
Planning and Zoning Board	01.09.13
City Commission, 1 <sup>st</sup> reading	01.22.13
City Commission, 2 <sup>nd</sup> reading	02.05.13

**City Legislative History**

The Snapper Creek Section was annexed into the City on 06.26.96. The following is a chronology of previous approvals/legislation affecting the subject property:

1. Resolution No. 28947 (adopted 11.14.95) - Annexation of the Snapper Creek Lakes Subdivision in the City of Coral Gables.
2. Miami-Dade County Ordinance No. 96-58 (adopted 06.26.96) – Ratification by Miami-Dade County of City of Coral Gables Annexation.
3. Ordinance No. 3207 (adopted 12.17.96) – Amended boundaries of City’s Future Land Use Map and assigned “Residential Use, Single-Family Low Density” land use designation.
4. Ordinance No. 3249 (adopted 05.13.97) – Assigned Single-Family Residential zoning designation and amended Zoning Code by adding Site Specific Regulations.

**Proposed Site Plan Review and Zoning Code Text Amendments.**

**Proposal – Site Plan Review and Zoning Code Text Amendments**

The Applicant’s proposed Site Plan, Ground Floor Plan and Second Floor Plan, Building Elevations and Landscape Plans are provided on the following pages. Please refer to Attachment B, the Application submittal for additional information and all other applicable plans and support materials.

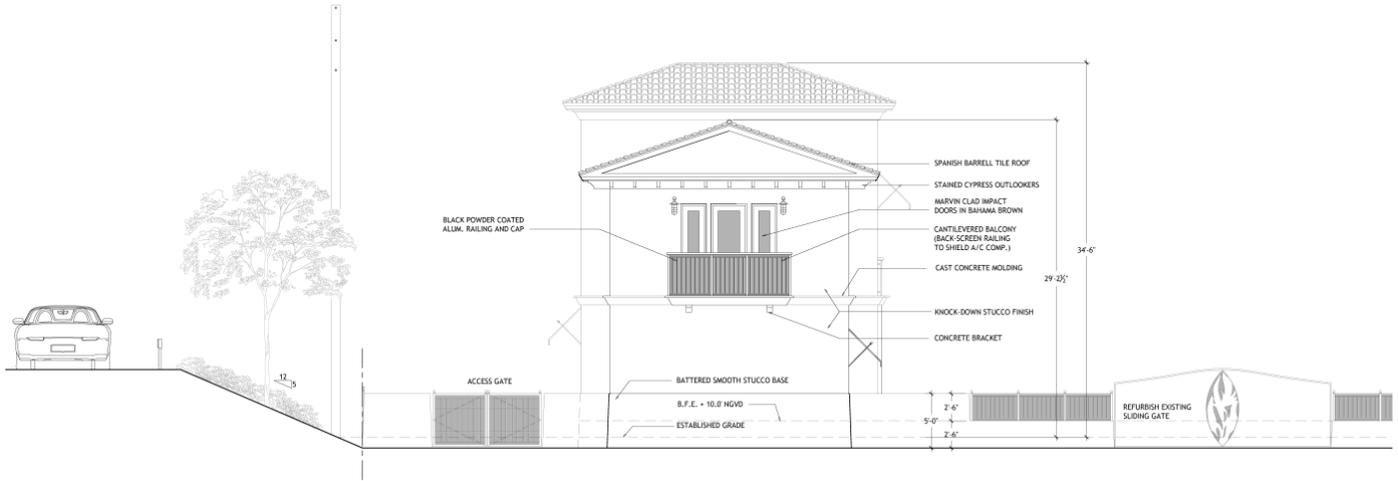
The Applicant has submitted proposed Zoning Code text amendments to Appendix A, “Site Specific Zoning Regulations” creating Section A-94 – Snapper Creek – Tract A that would govern the existing marina facility and the proposed community center. These provisions are provided in Attachment C in ~~strike through~~/underline format.



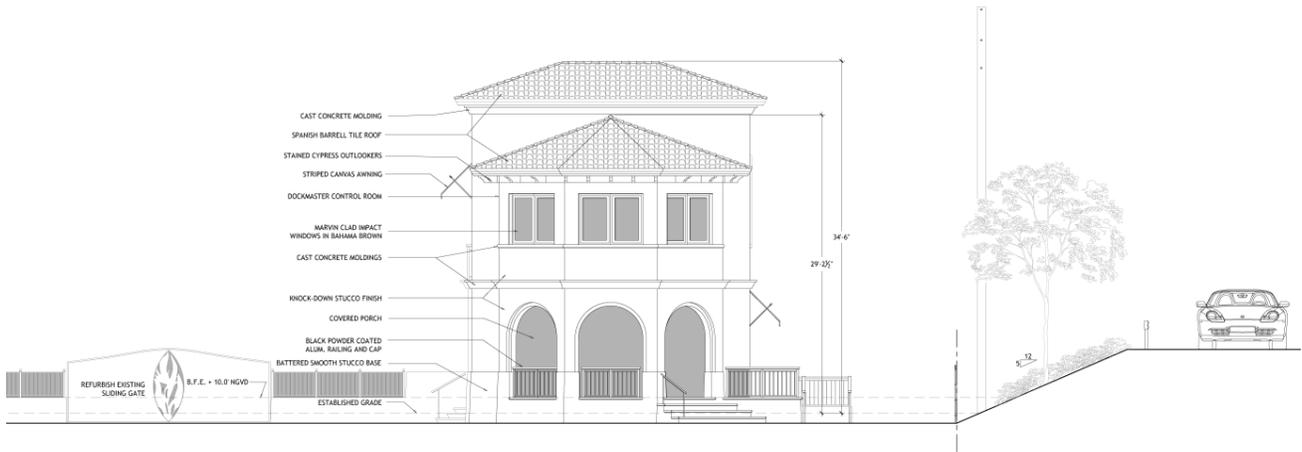


**Staff Recommendation**

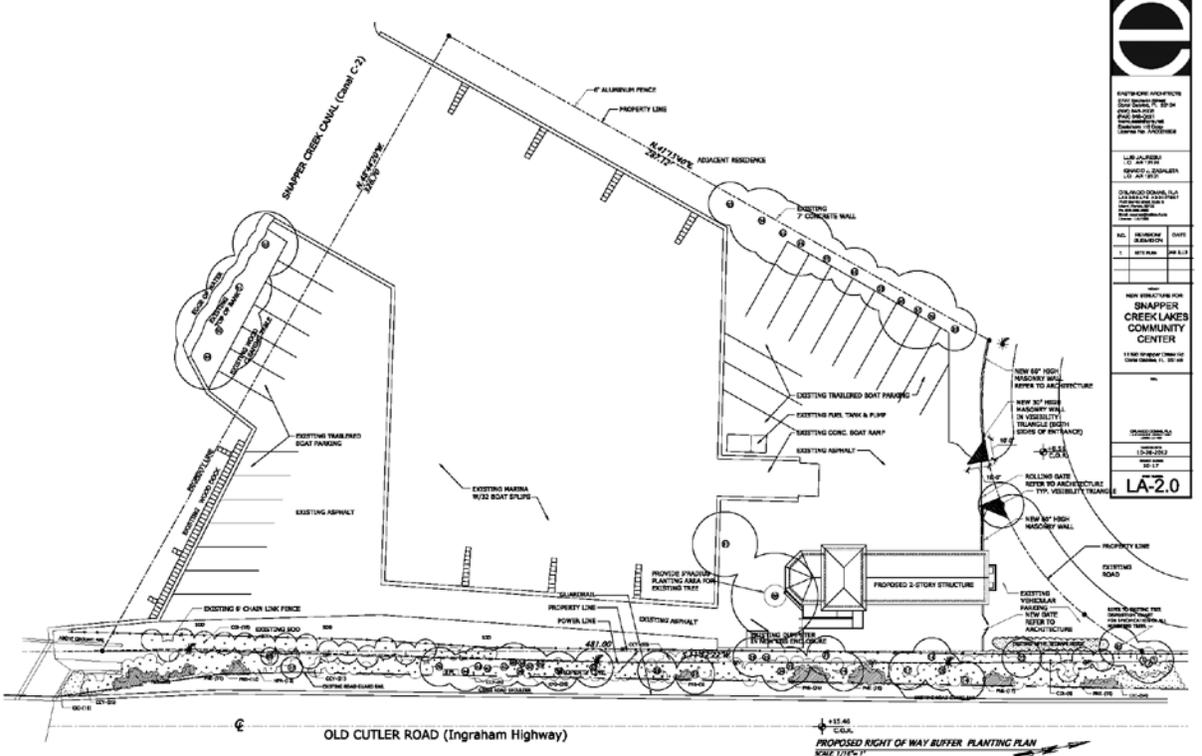
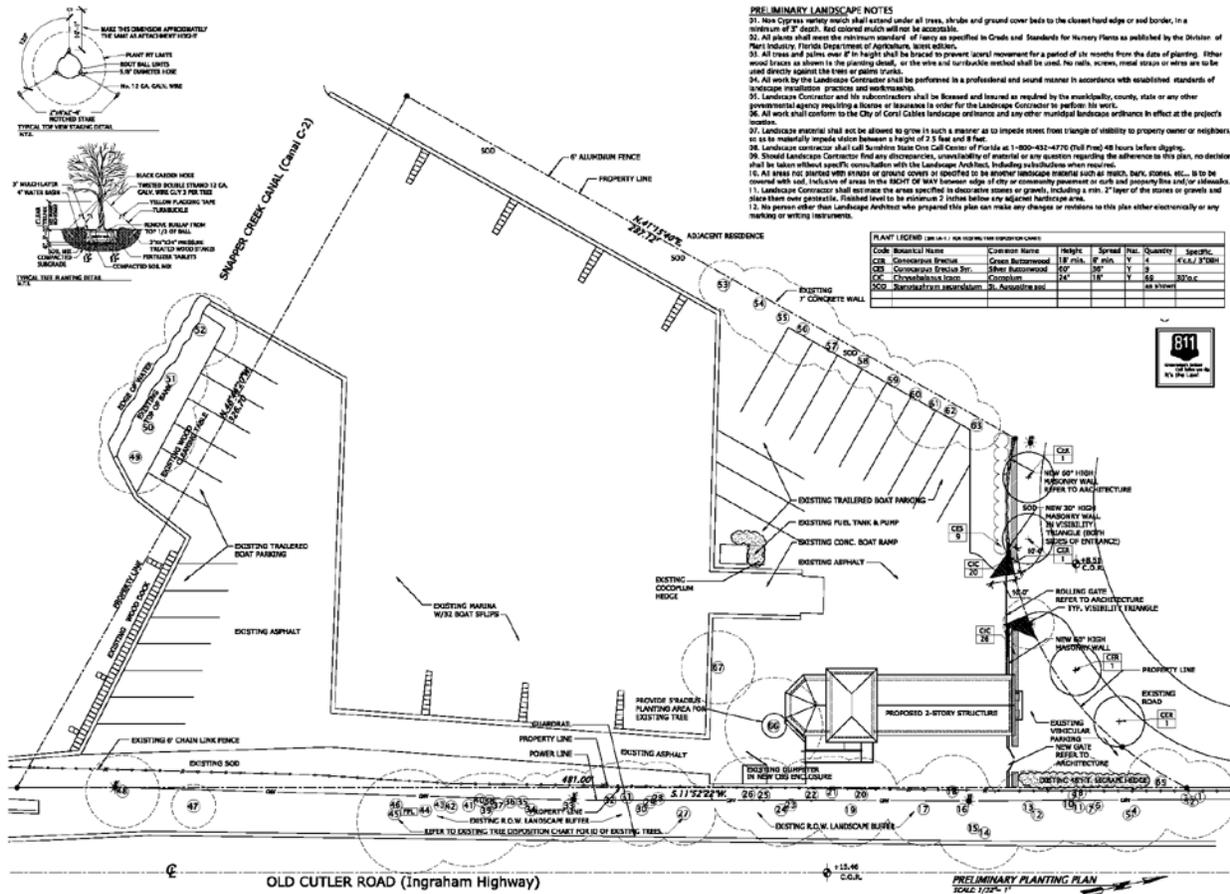
**North Building Elevation**



**South Building Elevation**



### Landscape Plans



*Board of Architects Review/Approval*

The proposed plans for Snapper Creek Lakes Tract A were reviewed by the Board of Architects and received Preliminary Approval on 12.13.12.

*City Staff Comments*

This proposal has been reviewed as a part of the Development Review Committee process as well as the public hearing review process. City reviews were conducted by the following Divisions/Departments: Zoning, Historical Resources, Public Works, Police, Fire and Public Service. All City Division/Department comments that were provided have been addressed by the Applicant.

**Findings of Fact.**

This section of the report presents City Staff's evaluation of the Applications and Findings of Facts. The City's responsibility is to review the Applications for consistency with the City's Comprehensive Plan (CP) Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

**Findings of Fact**

The Planning and Zoning Division has prepared a Preliminary Zoning Analysis of the site plan request in conjunction with the proposed new Zoning Code text amendments creating Site Specific Regulations for Tract A. Presently no provisions exist governing improvements on Tract A. The current Snapper Creek Lakes Zoning Code provisions only govern construction of single family residences. The Applicant drafted the new provisions in consultation with City Staff and proffered more stringent regulations, or "Site Specific Regulations," for the expansion of the community center and the continued operations of the existing marina.

The Applicant's proffered provisions are modeled after and are more restrictive than the City's current Zoning Code provisions governing yacht facilities. See Attachment C for the specific provisions in Attachment B in ~~strike through~~/underline format.

In summary, the new provisions provides for the following:

1. Continued operation of the private community center use and private marina per the approvals granted by the City of Coral Gables City Commission via the following:
  - a. Annexation via Resolution No. 28947 on 11.14.95 (ratified by Miami-Dade County via Ordinance No. 96-58 on 06.26.96);
  - b. Land Use and Zoning Designation via Ordinance No. 3207 on 12.07.96;
  - c. Establishment of Site Specific Regulations via Ordinance No. 3249 on 05.13.97.
2. Continuance of current marina operations including the following:
  - a. Wet and ground level dry boat storage.
  - b. Boat ramp and launching.
  - c. Dispensing of fuel.
  - d. Associated accessory uses and operations such as:

- i. Bait and tackle sales.
  - ii. Vending machine facilities for the dispensing of food and nonalcoholic beverages located within a building.
  - iii. Exterior storage of kayaks, canoes, boat trailers, and non-motorized small boat(s) less than a total of fourteen (14) feet in length.
  - iv. Minor customary vessel maintenance and repair.
3. Expansion of the private community center with limitations of total square footage, maximum height, maximum number of stories, setbacks and ground coverage.
4. Installation of landscaping. Currently the eastern property line (Old Cutler Road property line) contains a dense vegetative hedge that includes numerous exotic or prohibited plant materials. At the request of City Staff, new landscaping shall be installed along the entire property line both within the right-of-way and on Tract A. Installation of landscaping within the right-of-way requires encroachment approval which has been included as a part of the site plan consideration.
5. Prohibited uses and operations that include the following:
  - a. Community center third party rental. No portion of the community center may be rented to third parties. The center shall remain as a private facility for use by the members of Snapper Creek.
  - b. Dry storage stacking of boats.
  - c. Food preparation for distribution to the public.
  - d. Mooring or operation of commercial vessels, charter boats or other similar commercial operations.
  - e. Overnight stays. No overnight accommodations shall be permitted on any portion of the property.
  - f. Rental or leasing of vessels.
  - g. Retail sales, professional office and boat repair facilities.
6. Maximum number of boats currently stored at the facility shall be limited to thirty-five (35) wet slips and thirty-two (32) ground level dry storage spaces.
7. Provisions for the addition of six (6) vehicle parking spaces. The facility is a private facility for Snapper Creek Lakes therefore, parking was not previously required. However, vehicle parking spaces have been added.
8. Maximum height for fences and walls subject to triangle of visibility requirements.
9. Roof materials shall match material approved for single family residences within the subdivision.
10. Fifty (50) square foot non-illuminated sign limitation for the building.

Therefore, with the creation of the new provisions proffered by the Applicant that specifically govern the current operations of the property; the Zoning Division has determined the proposed project meets the requirements of the Zoning Code. The Preliminary Zoning Analysis and the findings are provided as Attachment D.

Zoning Code Section 3-1405, "Standards for review of text amendments to these regulations and for City-initiated district boundary changes" requires that the Planning and Zoning Board shall not adopt

Zoning Code text amendments shall satisfy the below standards. Staff evaluation of each standard is provided below.

A. *“Promotes the public health, safety, and welfare.”*

*Staff comments:* The Applicant has proffered newly drafted Site Specific Standards that are more restrictive than current Zoning Code provisions governing boating facilities. The community center and marina have been in operation at the site since the late 1950's. The Applicant has previously sought numerous improvements to the facility while within the Miami-Dade County jurisdiction as well as the City's jurisdiction. The City has issued and approved numerous Building and Public Work permits for various improvements to the facility in recent years. The Applicant has also secured the required annual, local, county and state reviews for the operation of the marina (i.e., Miami-Dade County Department of Environmental Resource Management Marina Facilities Annual Operating Permit [MOP]), etc. Based upon the above, Staff finds the Application continues to “Promote the public health, safety, and welfare.”

B. *“Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.”*

*Staff comments:* The use of the property as a private community center and private marina for Snapper Creek Lakes was approved by the City of Coral Gables City Commission. Specifically the following approvals were granted: 1) Annexation via Resolution No. 28947 on November 14, 1995 (ratified by Miami-Dade County via Ordinance No. 96-58 on June 26, 1996); 2) Land Use and Zoning Designation via Ordinance No. 3207 on December 7, 1996; and 3) establishment of Site Specific Regulations via Ordinance No. 3249 on May 13, 1997. Further evaluation of the proposed uses finds the uses consistent with the City Zoning Code and Comprehensive Plan.

C. *“Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.”*

*Staff comments:* The proposed changes include an addition of a second floor to an existing community center. No changes are proposed to the marina. The increase in building square footage is minimal and the continued operation of the facility will now be managed (enforceable) via more restrictive Zoning Code provisions that currently are not in place. The Applicant's proffered restrictions shall provide the City significantly more opportunities to enforce daily operation of the facility. The Applicant has also proffered to mitigate any potential impacts related to the height of the building via the replacement of the current exotic vegetative hedge along the east property line (Old Cutler Road right-of-way) with new landscaping.

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 minimum requirements of the Comprehensive Plan.”*

*Staff comments:* The Application shall have no substantial impact on public infrastructure.

E. “Does not directly conflict with an objective or policy of the Comprehensive Plan.”

*Staff comments:* Based upon the Applicant’s proffered limitations for the operation of the community center and marina, Staff finds the Application does not conflict with the Comprehensive Plan which is provided below.

**Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies**

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

Ref. No.	CP Goal, Objective and Policy	Staff Review
1.	<b>Goal FLU-1.</b> Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	<b>Objective FLU-1.1.</b> Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	<b>Policy FLU-1.1.1.</b> The City’s Future Land Use Classifications and Map shall describe, assign, and depict the future land uses found to be in the public interest and to be the basis for regulations, programs, actions and rules of the City and other affected agencies.	Complies
4.	<b>Policy FLU-1.3.2.</b> All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.	Complies
5.	<b>Policy FLU-1.3.3.</b> Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.	Complies
6.	<b>Objective FLU-1.11.</b> Maintain a pattern of overall low density residential use with	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	
7.	<b>Policy FLU-1.11.1.</b> Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
8.	<b>Policy FLU-1.12.1.</b> Maintain and enforce effective development and maintenance regulations.	Complies
9.	<b>Objective FLU-1.13.</b> The City shall enforce the recently adopted Zoning Code which creates, preserves and maintains scenic vistas in keeping with the classic traditions as embodied in the original city plan.	Complies
10.	<b>Objective FLU-1.14.</b> The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
11.	<b>Policy FLU-1.14.1.</b> The City shall enforce Zoning Code provisions which continue to address the location and extent of residential and non-residential land uses consistent with the Future Land Use Map in order to preserve the character of existing neighborhoods.	Complies
12.	<b>Goal FLU-3.</b> The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
13.	<b>Objective FLU-3.1.</b> The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.	Complies
14.	<b>Policy FLU-3.1.1.</b> The Planning Department shall, when necessary, assist in the dissemination of information of applications to surrounding properties with the intent of supporting all the goals, objective and policies of the Comprehensive Plan. Specifically as it relates to ensuring residential areas are protected from potential impacts which may include noise, light, traffic, and vehicular access.	Complies
15.	<b>Policy FLU-3.2.2.</b> The Planning Department, when receiving a development proposal for property that adjoins a single-family residential district, shall facilitate the contact and discussion between applicants and known organized neighborhood groups and neighborhood associations to provide the opportunity to resolve potential neighborhood issues prior to City review at public hearings. The necessity to complete further collaboration and consensus decision making to mitigate or resolve identified issues may be conducted by the City's Planning Department or outside mediation services such as the South Florida Regional Planning Council, Institute for Community Collaboration.	Complies
16.	<b>Goal DES-1.</b> Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
17.	<b>Objective DES-1.1.</b> Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.	Complies
18.	<b>Policy DES-1.1.5.</b> Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	
19.	<b>Policy DES-1.1.6.</b> Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
20.	<b>Policy MOB-1.1.8.</b> Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas.	Complies
21.	<b>Policy MOB-2.7.1.</b> The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design.	Complies
22.	<b>Policy MOB-2.8.1.</b> The City shall continue implementation and further strengthen the City’s existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following: <ul style="list-style-type: none"> <li>•Promote expansion of the City’s existing tree canopy.</li> <li>•Provide screening of potentially objectionable uses.</li> <li>•Serve as visual and sound buffers.</li> <li>•Provide a comfortable environment for pedestrian walking (walkability) and other activities.</li> <li>•Improve the visual attractiveness of the urban and residential areas (neighborhoods).</li> </ul>	Complies
23.	<b>Goal NAT-1.</b> The City is an environmentally sustainable entity containing a healthy ecosystem in which natural resources are conserved, protected, maintained, enhanced, and restored.	Complies
24.	<b>Objective NAT-1.4.</b> The City shall conserve and protect the remaining natural systems of the City in recognition of the inherent values of these areas left in their natural state, through appropriate land use designations and implementation of protective development regulations.	Complies
25.	<b>Policy NAT-1.6.2.</b> Require site-plan review and approval of all proposed development and redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites.	Complies
26.	<b>Policy NAT-1.6.3.</b> Continue to enforce landscaping standards that require the preservation of existing natural growth where practical, and the removal of invasive, exotic plant species.	Complies
27.	<b>Policy NAT-1.7.1.</b> Ensure the preservation of trees during development or redevelopment wherever possible, and consistent with the tree preservation ordinance and landscape ordinance. Where trees approved for removal as a last resort, require that they be replaced with quality trees of equal or greater canopy.	Complies
28.	<b>Goal NAT-2.</b> The City shall conserve, manage, use and protect natural and	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	environmental resources and maintain and enhance the natural balance of ecological functions in the coastal area.	

**Conclusions - Findings of Fact**

Staff’s Findings of Facts has determined that the Application is “consistent” with the Zoning Code via the establishment of new Site Specific Standards that shall be codified into the Zoning Code. The provisions exceed comparable regulations in the Zoning Code that govern the use of similar boating facilities. Staff has also determined the Application is consistent with the Comprehensive Plan, more specifically, the Goals, Objectives and Policies identified above. The Application submittal is consistent with the existing use of the property as a community center and marina since its construction in the late 1950’s. The Applicant’s proffered limitations for the operation of the marina exceeds the current Zoning Code requirements, therefore, Staff recommends approval of the Applications subject to Conditions of Approval.

**Public Notification and Comments.**

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the subject property. The Applicant has exceeded this requirement by providing courtesy notification to all property owners within the Snapper Creek Lakes Subdivision and as well as within 1,000 feet of the perimeter boundary of Subdivision. Notice of the Public Hearing was also provided to the Village of Pinecrest Administrative Staff. The notice lists the type of applications filed, proposed public hearing dates/time, location where the application files can be reviewed and the opportunity to submit comments. A total of 288 notices were mailed.

At the request of Staff, the Applicant contacted the two (2) neighbors that are contiguous to the Tract A to advise of the pending Application and provide an opportunity for comment. No opposition has been received. A copy of the legal advertisement and courtesy notice are provided as Attachment E. No comments were received. A map of the notice radius is as follows:

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**Courtesy Notification Radius Map**



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

**Public Notice**

Type	Date
Courtesy notification of all property owners within the Snapper Creek Subdivision, within 1,000 feet of the boundary of the entire Subdivision and Village of Pinecrest, Florida Administration.	12.27.12
Posting of property.	12.27.12
Legal advertisement.	12.27.12
Posted agenda on City web page/City Hall.	12.27.12
Posted Staff report and the Application on City web page.	01.04.13

**Staff Recommendation and Conditions of Approval.**

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **approval** of the following subject to all of the conditions of approval as specified herein:

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)*

**Summary of the Basis for Approval**

Staff's support and recommendation of approval of the site plan and Zoning Code text amendment is subject to all of the below listed conditions of approval. Planning Staff, as enumerated with the Findings of Fact contained herein, finds the Application in compliance with the CP Goals, Objectives and Policies, Zoning Code and the City Codes subject to all of the following Conditions of Approval.

**Conditions of Approval**

In furtherance of the Comprehensive Land Use Plan's Goals, Objectives and Policies, Zoning Code, and Section 3-1405, "Standards for review of text amendments to these regulations and for City-initiated district boundary changes" and pursuant to previous City Commission approval of Resolution No. 28947 (Annexation of the Snapper Creek Lakes Subdivision into the City of Coral Gables); Ordinance No. 3207 (Land Use and Zoning Designation) and Ordinance No. 3249 (Site Specific Regulations) and in association with Applicant's proffered Site Specific Standards, the recommendation for approval of the Application is subject to all of the following Conditions of Approval:

1. Application/supporting documentation. Construction of the proposed project shall be in substantial conformance with all of the following:

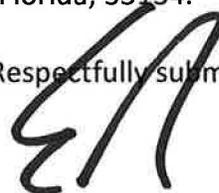
- a. Applicant's Plan Submittal Package dated 01.03.13 date stamped and received by the Planning Division on 01.03.13.
- b. All representations proffered by the Applicant's representatives as a part of the review of the Application at all Public Hearings.
- 2. Restrictive covenant. Within thirty (30) days of City Commission approval of the Applications, the Applicant, property owner(s), its successors or assigns shall submit a Draft Restrictive Covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended.
- 3. Perimeter buffering/landscape improvements.
  - a. Within sixty (60) days of issuance of the Certificate of Occupancy for the new Community Center, all landscaping identified on the approved landscape plan shall be installed. The Applicant shall be responsible for securing all applicable, federal, state and county reviews and approvals for the installation of the landscaping within the Old Cutler Road right-of-way.
  - b. Changes to and departures from the approved Site Plan and Landscape Plan and associated detail plans, specifications, and changes necessary via the permitting process shall be subject to review and approval by Public Works Director, Public Service Director and City Planner.

**Attachments.**

- A. Draft Ordinances.
- B. Applicant's Plan Submittal Package dated 01.03.13 date stamped and received by the Planning and Zoning Division on 01.03.13.
- C. 01.09.13 DRAFT Zoning Code, Appendix A, Site Specific Zoning Regulations, Section A-94 - Snapper Creek Lakes - Tract A provisions
- D. 01.02.13 Preliminary Zoning Analysis.
- E. 12.27.12 Legal notice and courtesy notice mailed to all property owners.

Please visit the City's webpage at [www.coralgables.com](http://www.coralgables.com) to view all application materials. The complete Application is also 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,



Eric Riel, Jr.  
City Planner  
City of Coral Gables, Florida