



Date: 09/04/2012
 Revised: 09/07/2012
 Revised: 10/11/2012
 Revised: 10/18/2012
 Revised: 10/31/2012
 Revised: 12/19/2012
 Revised: 01/02/2013

PRELIMINARY ZONING ANALYSIS-11190 SNAPPER CREEK ROAD
SNAPPER CREEK LAKES COMMUNITY CENTER

Project Architect: EASTSHORE ARCHITECTS
 Site: WWW.EASTSHORE.NET
 Phone: 305-648-2006
 Fax: 305-648-0521
 Project BL#: Preliminary
 Project Description: New Community Center building within existing Marina Facility
 Project Address: 11190 Snapper Creek Road
 Development Review Committee (DRC): 05/25/2012 – DR-12-05-7952
 Planning and Zoning Board Meeting: TBD
 Board of Architects Preliminary Approval (BOA): October 25, 2012
 Board of Architects Final Approval: TBD
 Waste Management Approval: Required on the official plan(s) submittal.

PROPOSED PROJECT WILL CONSIST OF THE FOLLOWING PROPERTIES:

Property Address:	Legal Description:	Current Land Use: (Plate 17 of 18)	Zoning District: (Plate 17 of 18)
11190 Snapper Creek Road. 03-5107-004-0290	Snapper Creek Lakes Sub. PB 57-86 Tract A BLK 2 PR. Add. Cutler RD & Snapper Creek RD Lot Size Irregular	Residential Single-Family Low Density (6 UNITS/ACRE)	(SFR) Single-Family Residential District

In the provided column below items in italics require approval/verification from City Departments other than Zoning. Items in bold require approval/verification from the Zoning Department.

CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
	Signed and sealed survey.	Survey provided dated 04/11/2012.
Lot size as per Architect =78,370.	Site Area and/or lot area.	Lot size as per survey 78,318.6.

**Site Specifics
Section A-94-1 Snapper Creek Lakes Sub.**

Refer to section A-56 Hammock Lakes for applicable site-specific requirements in addition to general code requirements.
The application includes a zoning code text amendment that provides for new site specific standards that shall govern the marina (Tract A) pursuant to the City Commission approval of the marina via ord. #'s 3249 & 3207 (attached hereto).

**Site Specifics
Section A-56 Hammock Lakes**

SITE SPECIFICS REQUIREMENT	PROVIDED/PROPOSED
Architectural type. The primary architectural feature of Hammock Lakes is the landscape, which includes irregular topography, two lakes, stands of gumbo limbos, oaks, and other native vegetation. A predominant part of the landscape is the use of native coral rock in slabs as fence material or as individual landscape boulder type decoration. Homes are built in the classical contemporary style; however, there are homes built in other classical styles. <u>It shall be the duty of the Board of Architects to insure that any addition to an existing structure in the Hammock Lakes area be consistent with the existing architecture of the structure and any new buildings must be compatible with the landscape environs and the architecture of neighboring structures.</u>	<i>To be approved by Board of Architects.</i>
Awnings & canopies. Carport canopies and shelter canopies shall be permitted to be free standing.	Complies.
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 and twenty-five (125) feet. All existing building sites shall be as existing at the time Hammock Lakes was annexed into the City on July 31, 1996 and shall be deemed in conformity with this Ordinance.	Complies, survey shows one fully platted lot labeled "Track A".
Ground coverage. No single-family residence shall occupy more than fifteen (7.5%) percent of the ground area of the building site upon which the residence is erected. In addition, up to five (5%) percent of the rear yard may be used for accessory uses and structures.	Lot Size = 78,319 78,319 X 7.5% = 5,873.9 Ground coverage number to be provided.

<p>Height of buildings. No single-family residence shall exceed a height of two and one-half (2½) stories. In all instances, a single-family residence shall not exceed thirty-five (35) feet above established grade including ridgeline, dome, steeples, towers, and such other similar structures. No subordinate or accessory building permitted by this code as an Auxiliary-Use shall exceed in height the maximum height of the principal building on the building site.</p>	<p>Building is shown at a height of 34'-6" feet from established grade.</p>
<p>Height of walls and fences. Walls and fences may have a maximum height of six (6) feet; provided that in no case shall a wall or fence violate the triangle of visibility requirements of this code.</p>	<p>Plans now show the triangle of visibility</p>
<p>Roof-Materials. Roofs of new and existing structures shall use materials which are consistent with the roof materials which have been used for the existing buildings in the Hammock Lakes area.</p>	<p><i>To be approved by Board of Architects.</i></p>
<p>Setbacks-Principal building.</p> <ol style="list-style-type: none"> 1. <u>All lots shall provide a minimum front setback of fifty (50) feet.</u> 2. <u>All lots shall provide a minimum side setback of fifteen (15) feet.</u> 3. All lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet. 4. All lots shall provide a minimum rear setback of twenty-five (25) feet. <p>5. * General Code requires "On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used for occupancy for residential purposes shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted."</p>	<p>Front Required: 15' – 0" (as per revised text amendment) Front proposed: 15' – 6"</p> <p>Side Required: 15' – 0" Side Proposed: 20' – 0"</p> <p>Side Required: 15' – 0" Side Proposed: 96' – 7 ½"</p> <p>*Rear Required: 35' – 0" *Rear Proposed: 254' – 8 ¾"</p> <p>*Shall be addressed by amendments to Site Specifics.</p>
<p>Setbacks-Accessory buildings general.</p> <ol style="list-style-type: none"> 1. All accessory buildings shall provide a minimum front setback of seventy-five (75) feet. 2. All accessory buildings shall provide a minimum side setback of twenty feet (20) feet. 3. All accessory buildings located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet. 4. All accessory buildings shall provide a minimum rear setback of seven (7) feet and six (6) inches. 	<p>Complies, no accessory building proposed.</p>
<p>Setbacks-Swimming pools.</p> <ol style="list-style-type: none"> 1. Swimming pools shall provide a minimum front setback of seventy-five (75) feet. 2. Swimming pools shall provide a minimum side setback of twenty 	<p>Complies, no Swimming pool proposed.</p>

<p>(20) feet. 3. Swimming pools located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet. 4. Swimming pools not located on a water body shall provide a minimum rear setback of seven (7) feet and six (6) inches.</p>	
<p>Setbacks-Tennis courts. 1. Tennis courts shall provide a minimum front setback of seventy-five (75) feet. 2. Tennis courts shall provide a minimum side setback of twenty (20) feet. 3. Tennis courts located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet. 4. Tennis courts shall provide a minimum rear setback of seven (7) feet and six (6) inches.</p>	<p>Complies, no Tennis court proposed.</p>
<p>Setbacks-Screened enclosures. 1. Screened enclosures shall provide a minimum front setback of seventy-five (75) feet. 2. Screened enclosures shall provide a minimum side setback of fifteen (15) feet. 3. Screened enclosures located on lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet. 4. Screened enclosures shall provide a minimum rear setback of six (6) feet.</p>	<p>Complies, no Screen enclosure proposed.</p>
<p>As according to the Florida Building Code, where repairs and alterations amounting to more than the prescribed percentage of the replacement value of the existing building are made during any twelve (12) month period, the building or structure shall be made to conform to all Zoning Code requirements for a new building or structure.</p>	
<p>No boathouse or other structure shall be erected on the shore of lakes or extended into the waters thereof unless the same shall be approved by a majority of the owners of other property fronting on said lake.</p>	<p>Proposed Community Center requires approved by a majority of the owners of other property fronting on said lake.</p>

ARTICLE 4 –DIVISION 1. RESIDENTIAL DISTRICT SECTION 4-101		
CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
Marina facility means a use of land involved in the operation	Permitted Uses. The Single-Family Residential	A Marina facility is not an allowed use in a S.F.R.

<p>of a marina including structures and activities normally integral to the <u>operation of a marina, such as servicing, fueling, pumping-out, chartering, launching, and dry-storage of boats and boating equipment.</u></p>	<p>(SFR) District is intended to accommodate low density, single-family dwelling units with adequate yards and open space that characterize the residential neighborhoods of the City.</p>	<p>*Shall be addressed by amendments to Site Specifics.</p>
	<p>Performance standards. The following performance standards shall govern the general development of structures in the SFR District. Where there are specific standards for properties that are specifically set forth in the Site Specific Zoning Regulations, the regulations in the Site Specific Zoning Regulations shall apply (see Appendix A).</p> <p>1. Building sites. Buildings and structures shall be constructed or erected upon a building site containing at least one (1) platted lot, and such building site shall have a minimum street frontage of fifty (50) feet. See also Section 3-206, Building site determination.</p> <p>2. Density. One (1) principal building per building site.</p> <p>3. Facing of lots and buildings. The facing of a building site shall be based on the platting of the lots that comprise the building site, except for specific deviations or exceptions prescribed in the Site Specific Zoning Regulations in Appendix A.</p> <p>4. Setback requirements.</p>	<p>1. Complies, survey shows one fully platted lot labeled "Track A".</p> <p>2. Complies, only one building proposed.</p> <p>3. Facing to be addressed by Site Specifics. (addressed via amendment)</p> <p>4. Setbacks must comply with Site Specific setbacks. (addressed via amendment)</p> <p>*Shall be addressed by amendments to Site Specifics.</p>
	<p>Height of single-family residence buildings and height of special-use buildings. No single-family</p>	<p>Height superseded by Site Specifics.</p>

	building shall be constructed in the City that is more than two (2) stories in height.	
	<p>a. That the elevation of the garage floor shall not be more than six (6) inches above established grade.</p> <p>b. That the area of the garage shall not exceed a gross floor area of greater than six-hundred (600) square feet or one-third (1/3) of the ground area of the main building on the premises, whichever is greater, including any service or storage, or access area located within the garage.</p>	Complies, no garage proposed. Plans show a "Boat Storage".
<p>Site Specifics: No single-family residence shall occupy more than fifteen (15%) percent of the ground area of the building site upon which the residence is erected. In addition, up to five (5%) percent of the rear yard may be used for accessory uses and structures.</p>	Ground area coverage. Buildings or structures designed and constructed shall not occupy more than thirty-five (35%) percent of the ground area of the building site upon which the building or structure is erected.	Superseded by Site Specifics.
<p>1st Floor <u>as per Arch.</u> Vending = 326 (open) Boat Storage = 1,070 (open) Foyer, Restroom, Ves. = 309 Cove. Entry = 22 N. Stairs & Elec. Rm. = 176 <u>Stairs = 158</u> Total = 2,061 Open = 1,396</p> <p>2nd Floor <u>as per Arch.</u> N. Storage = 75 N. Stairs = 93 Meeting Room = 964 Vest. Restrooms... = 461 Control Room = 326 <u>Stairs = 142</u> Total = 2,061</p>	Maximum square foot floor area for single-family residences. The maximum square foot floor area permitted for single-family residences shall be equal to forty-eight (48%) percent for the first five-thousand (5,000) square feet of building site area and thirty-five (35%) percent for the next five-thousand (5,000) square feet of building site area and thirty (30%) percent for the remainder of the building site area.	<p>Lot Size = 78,319 5,000 x 48% = 2,400 5,000 x 35% = 1,750 68,319 x 30% = 20,495.7</p> <p>Total FAR allowed = 24,645.7 FAR Proposed = 2,726</p>

<p>New sheets A-2 & A-3 zoning legend labels do not match proposed drawing. Zoning legend must be relabeled to match drawing.</p> <p>Total = 4,122 - <u>1,396 (open area)</u> FAR = 2,726</p>		
	<p>Garage facades. A garage that faces upon a street shall not exceed one-third (1/3) of the width of the façade of the residence that faces upon a street and the remaining two-third (2/3) of the façade shall not include other garage areas or detached garages visible from the front of the street. In the event a building site has less than fifty (50) feet of street frontage or does not have sufficient depth on a side street to provide a garage, then a one (1) car garage with a maximum interior dimension of twelve (12) feet by twenty-five (25) feet deep shall be permitted to face upon the front street.</p>	<p>Complies, no garage proposed. Plans show a “Boat Storage”.</p>

Flagpoles Section 5-122		
CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
	<p>Flagpoles are permitted as an accessory use in any zoning district subject to City Architect approval. Limit one (1) per property with a maximum height of twenty-five (25) feet.</p>	<p>Flagpoles have a height restriction of 25’ feet. Revised plans have removed the flags from the roof.</p>

**Awning and Canopies
Section 5-301**

CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
	<p>Awnings, shelter canopies, entrance canopies and carport canopies placed upon, attached to or forming any part of a building shall conform to the conditions and restrictions set out in this Division. All awnings, shelter canopies, entrance canopies and carport canopies within the City shall comply with all of the following requirements:</p> <p>Lengthy, see sections 5-301 & 5-302.</p>	Complies, with section.

**Landscape Requirements
Section 5-1105**

CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
	<p>a. The landscape open space for building sites shall be provided as follows:</p> <p>i. All building sites shall provide landscaped open space of not less than forty (40%) percent of the area of the building site.</p> <p>ii. At least twenty (20%) percent of the required forty (40%) percent of landscape open space shall be located in the front yard area.</p>	<p>Required landscaping will be addressed via future amendment.</p> <p>*Shall be addressed by amendments to Site Specifics.</p>

**Visibility Triangle
Section 5-1406**

CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
	<p>All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of two and a half (2½) feet and eight (8) feet above the established grade.</p> <p>Visibility triangles for driveways and intersections that are not included in this section shall be provided in accordance with the standards set out in the</p> <p>Miami-Dade County Code. Ingress and egress driveways. All ingress and egress driveways in residential districts and Special Use Districts that connect to streets shall provide triangles of visibility as follows:</p> <p>1. If a sidewalk is located between the property line and the street (see Figure B.1), then the legs of the triangle of visibility shall:</p> <ul style="list-style-type: none"> a. Be ten (10) feet long; and b. Meet at the point of intersection of the driveway and the edge of the sidewalk that is closest to or on the property line. 	<p>Plans now show required triangle of visibility.</p>

**Geometric standards for parking and vehicular use areas.
Section 5-1402**

CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
	<p>A. Dimensions and configuration of parking spaces.</p>	<p>Complies, plans show 9' X 22'.</p>

	a. Parallel parking spaces: Nine (9) feet by twenty-two (22) feet.	
	<p>3. Required aisle widths. Minimum required aisle widths shall be as follows:</p> <p>Parallel parking one-way minimum aisle width 11' – 0"</p> <p>Parallel parking two-way minimum aisle width 22' – 0".</p>	<p>Must indicate aisle width code requires a minimum of 11' for one-way, or 22' for two-way aisle.</p> <p>*Shall be addressed by amendments to Site Specifics.</p>
	4. Parallel parking pull-out. A five (5) foot long pull-out area shall be provided at the front end of each group of contiguous parallel parking spaces. It shall be marked "no parking."	<p>A five (5) foot long pull-out area shall be provided at the front end of each group of contiguous parallel parking spaces. It shall be marked "no parking."</p> <p>Need to indicate direction of parking.</p> <p>*Shall be addressed by amendments to Site Specifics.</p>

Visibility Triangle. Section 5-1406		
CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
	<p>A. General.</p> <p>1. All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of two and a half (2½) feet and eight (8) feet above the established grade.</p>	<p>Complies, proposed gate is not within the triangle of visibility.</p>

<p>Amount of Required Parking Section 5-1409</p>

CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
Marine Facility One (1) space per marina slip, plus one (1) space per three-hundred-and-fifty (350) square feet of floor area of marina facilities.	Parking shall be addressed with Site Specific amendment.	*Shall be addressed by amendments to Site Specifics.

Signs Article 5, Division 19		
CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
	The provisions contained in the following table shall be applicable within the following zoning districts: Single-Family Residential (SFR) District, Multi-Family 1 Duplex (MF1) District, Multi-Family 2 (MF2) District and Multi-Family Special Use (MFSA) District, but only with regard to such signs that include the said district names in the column entitled "Type of Sign."	Plans must indicate that "all signs will be on a separate permit." Complies, note added to sheet A-1.

Division 25 Section 5-2501 Private yacht Basin.		
CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
	A Private Yacht Basin may be permitted as a conditional use in the SFR, MF1, MF2 or C Districts only after a special ordinance granting permission for such use	*Shall be addressed by amendments to Site Specifics.

	shall have been passed and adopted the City Commission, after a public hearing before the Planning and Zoning Board at which all interested persons shall be accorded an opportunity to be heard, providing, however, that such use shall be subject to the following conditions and restrictions:	
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<p style="text-align: center;">Nonconforming uses Section 6-202 Extension or expansion of nonconforming use.</p>		
CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
Extension or expansion of nonconforming use.	A nonconforming use shall not be extended or expanded.	*Shall be addressed by amendments to Site Specifics.

<p style="text-align: center;">Commercial trash container. Section 5-1702</p>		
CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
	<p>Renovation projects having a setback of ten (10) feet or more on the side of the property best suited for the servicing of trash containers shall include a trash container room pursuant to subsection A(1) and A(2) above, or a trash container enclosure in accordance with the following:</p> <ol style="list-style-type: none"> 1. The trash container enclosure may only be located in the rear yard, rear setback area, side yard or side setback area. 2. <u>The trash container enclosure shall be placed at least five (5) feet</u> 	<ol style="list-style-type: none"> 1. Complies, trash container is proposed in the side setback area. 2. Plans show container within 5' feet of

	<p><u>from any property line</u>, but not within the triangle of visibility required in Section 5-1406.</p> <p>3. The trash container enclosure shall be located such that garbage or trash trucks will not block the intersections of streets or alleys while servicing trash containers.</p> <p>4. The trash container enclosure shall consist of:</p> <ul style="list-style-type: none"> a. A concrete pad or impervious pavers as a base; b. Five (5) foot high enclosure walls; and c. An access gate. <p>5. An impervious surface shall be provided between the trash container enclosure and the street or alley from which the containers will be serviced.</p> <p>6. Whenever possible, a hedge, or similar landscaping material, shall abut the enclosure walls.</p>	<p>property line. (addressed via amendment)</p> <p>3. Complies.</p> <p>4. Complies.</p> <p>5. Complies, plans show asphalt driveway leading to enclosure.</p> <p>6. Complies, plans show a landscaping island behind enclosure.</p> <p>*Shall be addressed by amendments to Site Specifics.</p>
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Prepare by: Erick R Tejera
Zoning Technician
T: 305-460-5254
E-mail: Etejera@coralgables.com
Verified by: Martha Salazar-Blanco
Date: TBD

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO 3249

AN ORDINANCE AMENDING ORDINANCE NO 1525, AS AMENDED AND KNOWN AS "ZONING CODE" AND IN PARTICULAR USE AND AREA MAP PLATE NO 15 BY ESTABLISHING ZONING CLASSIFICATION AND ARTICLE IV - SITE SPECIFIC REGULATIONS, BY ADDING SECTION 4-87 1 SNAPPER CREEK, PROVIDING AN EFFECTIVE DATE, AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH

WHEREAS, the Snapper creek Section was annexed into the City of coral Gables on June 26, 1996, and

WHEREAS, snapper Creek is a neighborhood of one (1) acre building sites which have been developed with a character unique to the neighborhood and in harmony with its landscape environs, that includes a changing topography, rich native vegetation, two lakes and homes designed in a classical contemporary style, and

WHEREAS, the residents of Snapper creek want to preserve and maintain the character of their neighborhood as it has been developed, and in a manner which is consistent with the high standards of the "Zoning Code" of the City of Coral Gables by having site specific regulations for Snapper Creek, and

WHEREAS, after notice duly published a public hearing was held before the Planning and zoning Board on March 12, 1997, at which hearing all interested persons were given an opportunity to be heard, and the Board recommended that the proposed amendment to the zoning code providing for site specific regulations for the Snapper Creek area be approved, and

WHEREAS, the City commission after due consideration at its regular meeting of April 15, 1997, approved the proposed amendment on first reading,

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

SECTION 1 The Use and Area Map Plate No 15 of Ordinance No 1525, as amended and known as the "Zoning Code", attached thereto and by reference made a part thereof, is hereby amended by establishing the following zoning classification for the recently annexed snapper creek section

Entire section shall be zoned "R-16 Residential", thereby permitting single-family residences with a minimum of 2,500 square feet

SECTION 2 That ordinance NO 1525, as amended and known as the zoning Code is hereby amended as it pertains to Article IV - Site Specific Regulations by adding Section 4-87 1, "Snapper Creek", as hereinafter set forth

ARTICLE IV - SITE SPECIFIC REGULATIONS

SEC 4-87 1 SNAPPER CREEK The Snapper Creek Section is that neighborhood which is commonly known as Snapper Creek and which was annexed into the City on June 26, 1996

- (a) **Awnings & Canopies** Carport canopies and shelter canopies shall be permitted to be free-standing.
- (b) **Building Sites** No new building site shall contain less than one 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 and 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.
- (c) **Ground coverage** No single-family residence shall occupy more than fifteen (15%) percent of the ground area of the building site upon which the residence is erected. In addition, up to five (5%) percent of the rear yard may be used for accessory uses and structures.
- (d) **Height of Buildings** No single-family residence shall exceed a height of two and one-half (2 ½) stories. In all instances, a single-family residence shall not exceed thirty-five (35) feet above established grade including ridgetline, dome, steeples, towers, and such other similar structures. No subordinate or accessory building permitted by this code as an Auxiliary-use shall exceed in height the maximum height of the principal building on the building site.
- (e) **Height of walls and Fences** walls and fences may have a maximum height of six (6) feet, provided that in no case shall a wall or fence violate the triangle of visibility requirements of this code.
- (f) **Roof - Materials** Roofs of new and existing structures shall use materials which are consistent with the roof materials which have been used for the existing buildings in the snapper Creek area.
- (g) **setbacks - Principal Building**
- 1 All lots shall provide a minimum front setback of fifty (50) feet
 - 2 All lots shall provide a minimum side setback of fifteen (15) feet
 - 3 All lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet
 - 4 All lots shall provide a minimum rear setback of twenty-five (25) feet
 - 5 All lots located on a lake or waterway shall provide a minimum waterfront setback of thirty-five (35) feet
- (h) **Setbacks - Accessory Buildings General**
- 1 All accessory buildings shall provide a minimum front setback of seventy-five (75) feet
 - 2 All accessory buildings shall provide a minimum side setback of twenty (20) feet

- 3 All accessory buildings located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet
- 4 All accessory buildings shall provide a minimum rear setback of seven feet six inches (7'6")
- 5 All accessory buildings on lots located on a lake or waterway shall provide a minimum waterfront setback of seven feet six inches (7'6")

(i) setbacks - swimming Pools

- 1 Swimming pools shall provide a minimum front setback of seventy-five (75) feet
- 2 swimming pools shall provide a minimum side setback of twenty (20) feet
- 3 Swimming pools located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet
- 4 swimming pools shall provide a minimum rear setback of seven feet six inches (7'6")
- 5 swimming pools on lots located on a lake or waterway shall provide a minimum waterfront setback of seven feet six inches (7'6")

(j) setbacks - Tennis courts

- 1 Tennis courts shall provide a minimum front setback of seventy-five (75) feet
- 2 Tennis courts shall provide a minimum side setback of fifteen (15) feet
- 3 Tennis courts located on lots which have a side street shall provide a minimum side street setback of fifteen (15) feet
- 4 Tennis courts shall provide a minimum rear setback of seven feet six inches (7'6")
- 5 Tennis courts on lots located on a lake or waterway shall provide a minimum waterfront setback of seven feet six inches (7'6")

(k) setbacks - screened Enclosures

- 1 screened enclosures shall provide a minimum front setback of seventy-five (75) feet
- 2 screened enclosures shall provide a minimum side setback of fifteen (15) feet

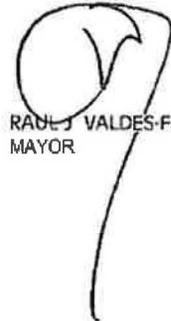
- 3 Screened enclosures located on lots which have a side street shall provide a minimum side street setback of twenty-five (25') feet
- 4 Screened enclosures shall provide a minimum rear setback of six (6') feet
- 5. Screened enclosures on lots located on a lake or waterway shall provide a minimum waterfront setback of seven feet six inches (7'6")

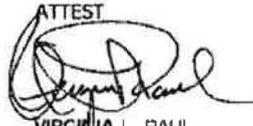
(l) As according to the south Florida Building Code, where repairs and alterations amounting to more than the prescribed percentage of the replacement value of the existing building area made during any 12 month period, the building or structure shall be made to conform to all zoning Code requirements for a new building or structure

SECTION 5 That this ordinance shall become effective thirty (30) days from the date of its adoption on second reading

SECTION 4 That all ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed insofar as there is conflict or inconsistency

PASSED AND ADOPTED ON THIS THIRTEENTH DAY OF MAY, A D , 1987


RAUL J VALDES-FAULI
MAYOR

ATTEST

VIRGINIA L PAUL
CITY CLERK

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO 3207

AN ORDINANCE AMENDING FUTURE LAND USE MAP OF "CITY OF CORAL GABLES COMPREHENSIVE PLAN," BY CHANGING FUTURE LAND USE MAP BOUNDARIES AND DESIGNATING ONE HUNDRED TWENTY-THREE BUILDING SITES WITHIN RECENTLY ANNEXED SNAPPER CREEK SECTION AS "RESIDENTIAL USE, SINGLE-FAMILY LOW DENSITY;" AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH

WHEREAS, after notice of hearing duly published, a public hearing was held before the Local Planning Agency (Planning and Zoning Board) on September 11, 1996, to consider a change in the boundaries of the Future Land Use Map of the "City of coral Gables Comprehensive Plan" in order to designate the one hundred twenty-three (123) building sites within the recently annexed snapper creek as "Residential Use, Single-Family Low Density," at which hearing all interested persons were afforded the opportunity to be heard, and it was recommended that the request be approved; and

WHEREAS, pursuant to the provisions of Chapter 163.3187, Florida statutes, the City commission held a public hearing on November 12, 1996, at which hearing all interested persons were afforded an opportunity to be heard, and the ordinance was approved on first reading; and

WHEREAS, pursuant to the provisions of Chapter 163 3184(7) the City commission has received and reviewed written comments received from the Florida Department of Community Affairs,

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

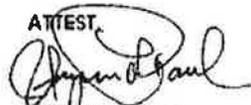
SECTION 1. That from and after the effective date of this ordinance, the "City of coral Gables Comprehensive Plan," and in particular that portion of the Future Land Use Element known as the Future Land Use Map of Coral Gables is hereby amended by expanding the municipal boundaries to include the recently annexed Snapper Creek and that all properties within that subdivision shall be designated "Residential (Single-Family) Low Density "

SECTION 2. That this ordinance shall become effective thirty (30) days from the date of its adoption.

SECTION 3. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and they are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS SEVENTEENTH DAY OF DECEMBER, A. D., 1996


RAUL J. VALDES-FAULI
MAYOR

ATTEST.

VIRGINIA L. PAUL
CITY CLERK