



# City of Coral Gables Planning and Zoning Staff Report

Applicant: David Cabarrocas

Application: Marin Boat Slips - Zoning Code Text Amendment and Conditional Use with Site Plan Review

Property: 11093 Marin Street, Coral Gables, Florida

Public Hearing: Planning and Zoning Board

Date & Time: **July 11, 2018, 6:00 – 9:00 p.m.**

Location: City Commission Chambers, City Hall,  
405 Biltmore Way, Coral Gables, Florida 3313

## 1. APPLICATION REQUEST

An application has been submitted for a Zoning Code Text Amendment and Conditional Use with Site Plan Review for Marin Boat Slips located at 11093 Marin Street.

The request is for consideration of the following:

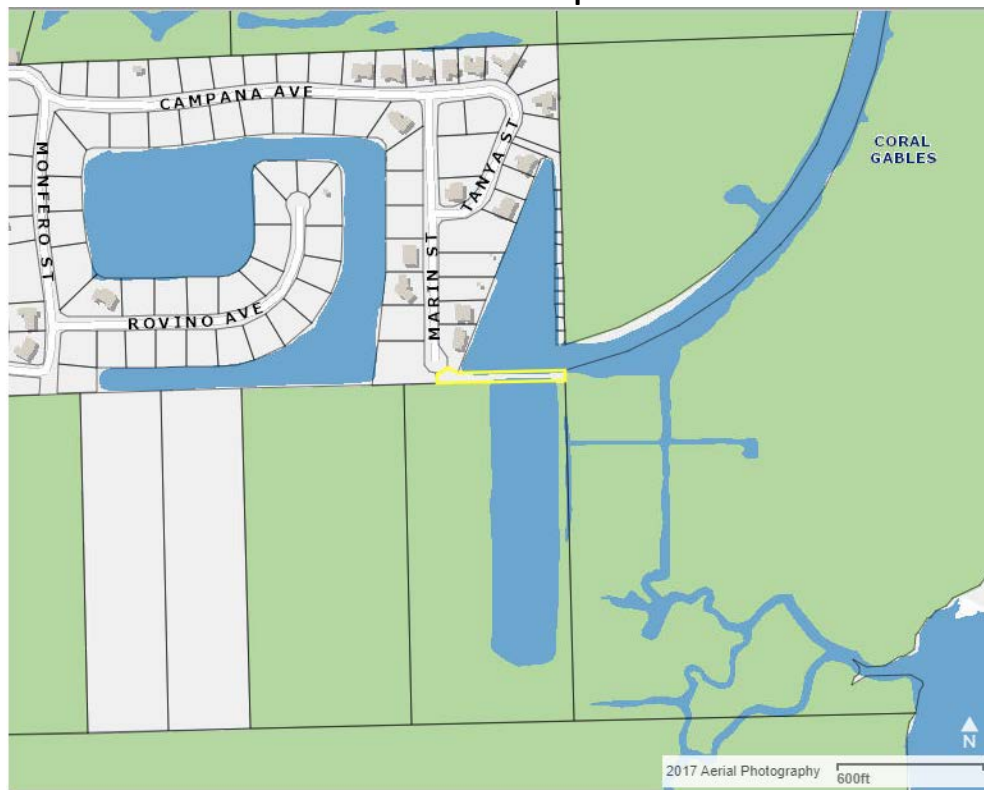
1. *An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Appendix A, "Site Specific Zoning Regulations," by creating a new subsection, "Section A-58 – Hammock Oaks Harbor Section 2 (F)," providing provisions governing the use of the proposed private yacht basin facility, on property legally described as A portion of Tract E, Block 4 of Hammock Oaks Harbor Section Two (11093 Marin Street), Coral Gables, Florida; providing for severability, repealer, codification, and an effective date.*
2. *A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for a private yacht basin on property zoned Single-Family Residential for the property legally described as A portion of Tract E, Block 4 of Hammock Oaks Harbor Section Two (11093 Marin Street), Coral Gables, Florida; including required conditions; providing for severability, repealer, providing for a clause, and providing for an effective date.*

## 2. APPLICATION SUMMARY

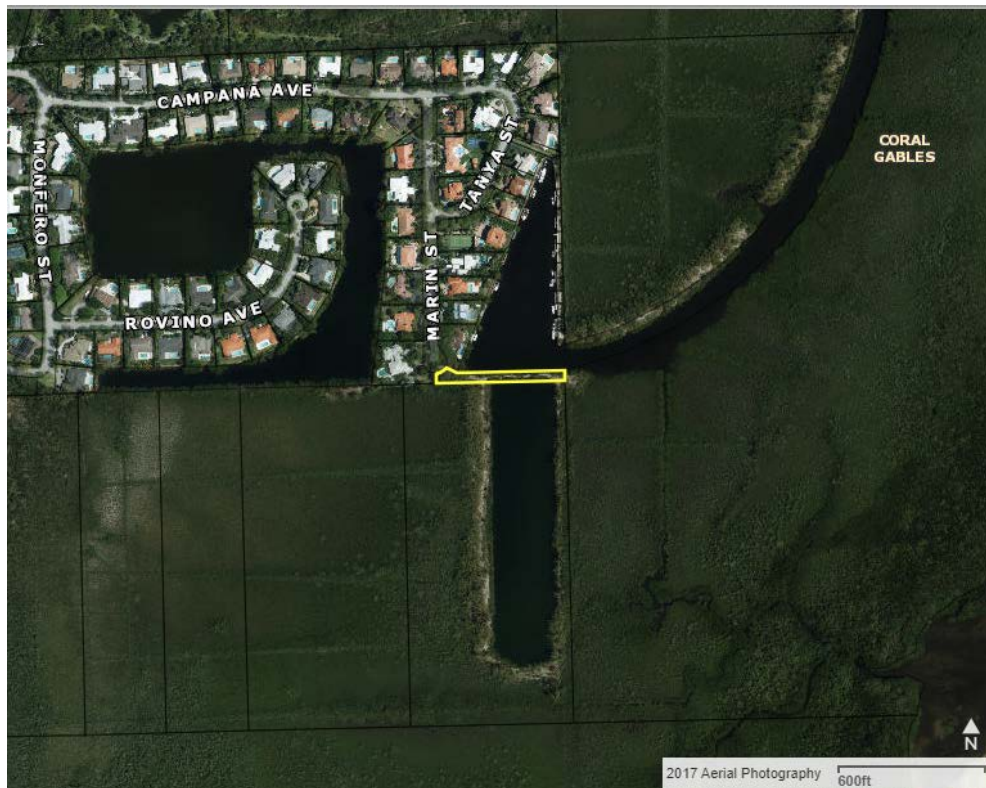
The proposal is to develop a private yacht basin that includes 8 slips. The property is a long narrow strip of land that is located at the southern boundary of Lake "B." The 8 slips are for the use of the property owners and other property owners in the Hammock Oaks Harbor Subdivisions. The site plan includes a proposed wall along the Marin Street cul de sac; a motorized vehicular gate; a pedestrian gate; 2 full sized parking spaces; 8 golf cart spaces inside the gated area; and garbage and recycling bins. The Zoning Code text amendment will provide restrictions to ensure the safety and consideration of Hammock Oaks Harbor property owners. 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).

The subject property is a long narrow strip that is located at the southern boundary of Lake B on Tract E, Hammock Oaks Harbor, Section #2 at the end of the Marin Street cul de sac.

### 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	Vacant Land	Residential Single-Family Low Density	Single-Family Residential (SFR)
East	Matheson Hammock Park	Special Use (S)	Special Use (S)
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



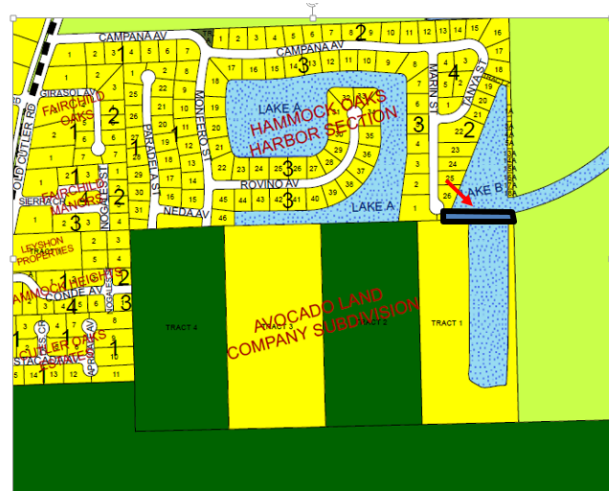
**Zoning Map**

**Plate 15 of 18**  
 City of Coral Gables  
 Planning & Zoning Division  
 July 2013

**Zoning Districts**

- (SFR) Single-Family Residential District
- (MFL) Multi-Family 1 District
- (MFL2) Multi-Family 2 District
- (MFL3) Multi-Family Special Area District
- (UCD) University Campus District
- (SU) Special Use District
- (P) Preservation District
- (C) Commercial District
- (I) Industrial District

Existing Zoning Map



**Future Land Use Map**

**Plate 15 of 18**  
 City of Coral Gables  
 Planning & Zoning Division  
 July 2013

**Land Use Classifications**

- Residential Single-Family Low Density (8 Units/Acre)
- Residential Single-Family High Density (16 Units/Acre)
- Residential Multi-Family Low Density (20 Units/Acre)
- Residential Multi-Family High Density (25 Units/Acre)
- Residential Multi-Family Medium Density (10 Units/Acre)
- Residential Multi-Family High Density (150 Feet: 3.0 F.A.R.)
- Residential Multi-Family Medium Density (150 Feet: 3.0 F.A.R.)
- Industrial
- Residential Multi-Family High Density (100 Feet: 3.0 F.A.R.)
- Commercial Medium-Density Intensity (170 Feet: 3.0 F.A.R.)
- Commercial High-Density Intensity (150 Feet: 3.0 F.A.R.)
- University Campus
- University Campus Multi-Care Area
- Education
- Parks and Recreation
- Open Space
- Conservation Areas
- Public Buildings and Grounds
- Hospital
- Religious/Institutional
- Community Services and Facilities

### City Review Timeline

The submitted Applications have undergone the following City reviews:

Types of Review	Dates
Development Review Committee	02.23.18
Courtesy Notice	06.28.18

Types of Review	Dates
Planning and Zoning Board	07.11.18
City Commission, 1 <sup>st</sup> reading	To be determined
City Commission, 2 <sup>nd</sup> reading	To be determined

### City Legislative History

The following is a chronology of previous approvals/legislation affecting the subject property:

ORDINANCE 1128 approved plat Hammock Oaks Harbor – adopted May 5, 1959.

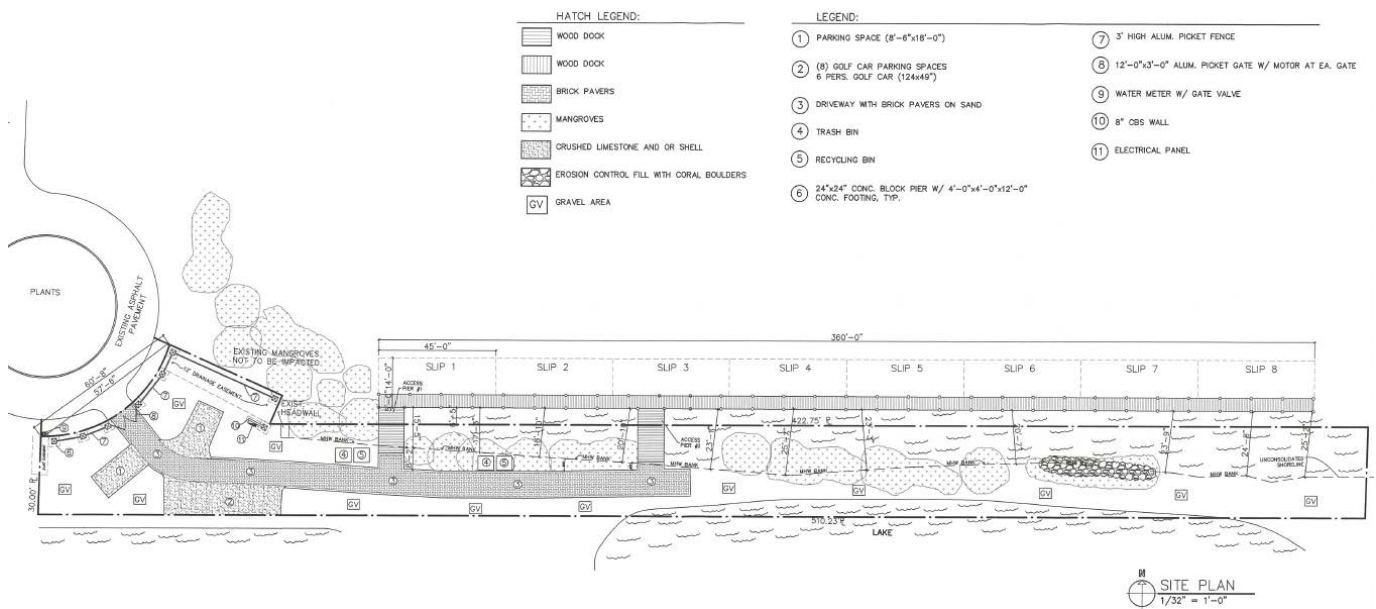
ORDINANCE 1249 approved plat Hammock Oaks Harbor Section #2 - adopted May , 7, 1961.

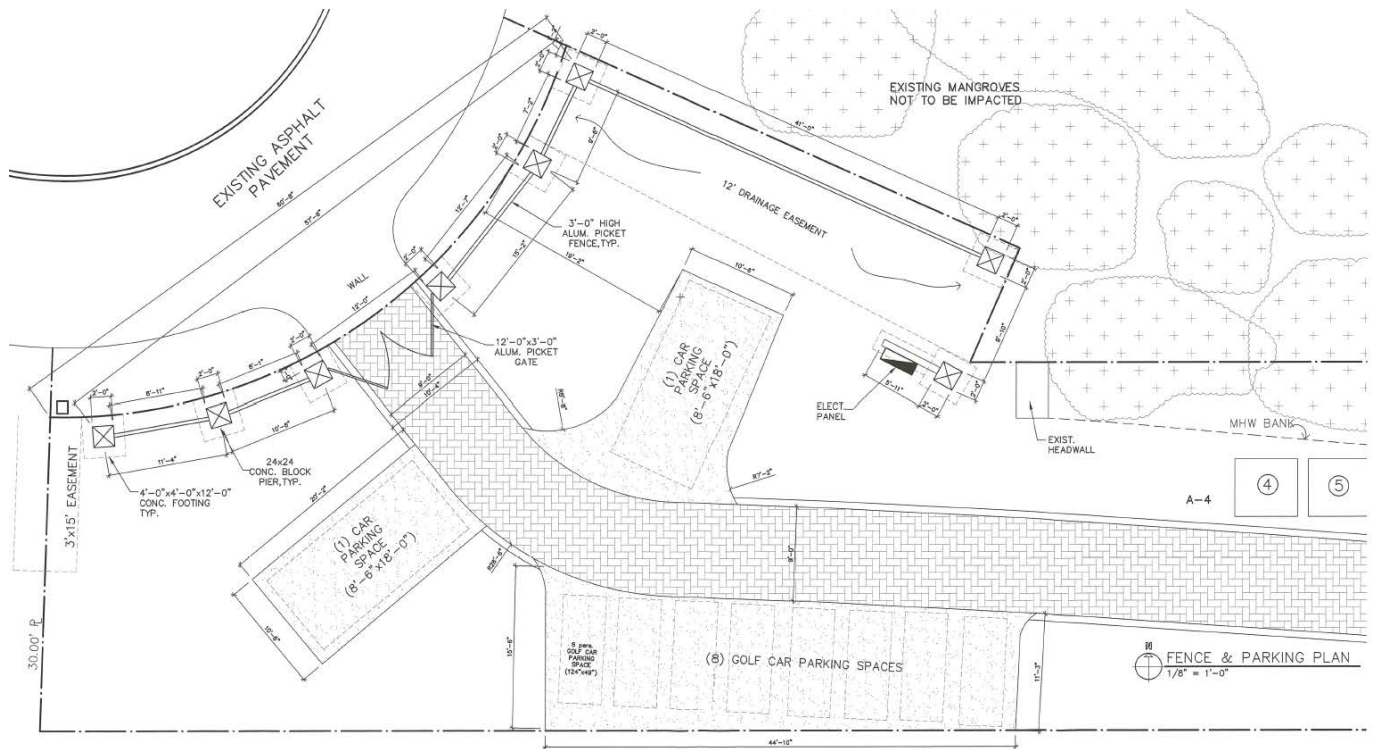
ORDINANCE 2315 zoning to revert to single family residential use - adopted August 28, 1979.

### 3. PROPOSAL- Site Plan Review and Zoning Code Text Amendments

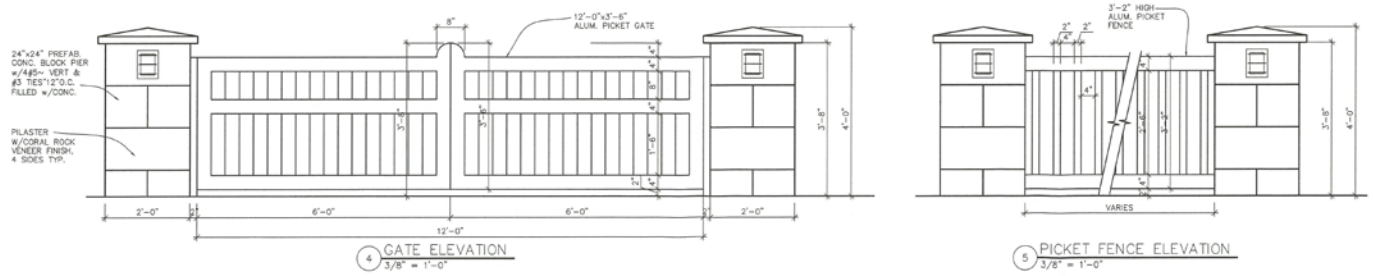
The applicant is proposing a site specific Zoning Code text amendment for proposed private boat basin. The text amendment addresses the total number of slips, spells out prohibited uses, sets forth an ownership and use restriction to property owners or residents in Hammock Oaks Harbor Subdivision and establishes the location for docks from Lake Bank to protect the existing mangroves.

#### Site plan proposed





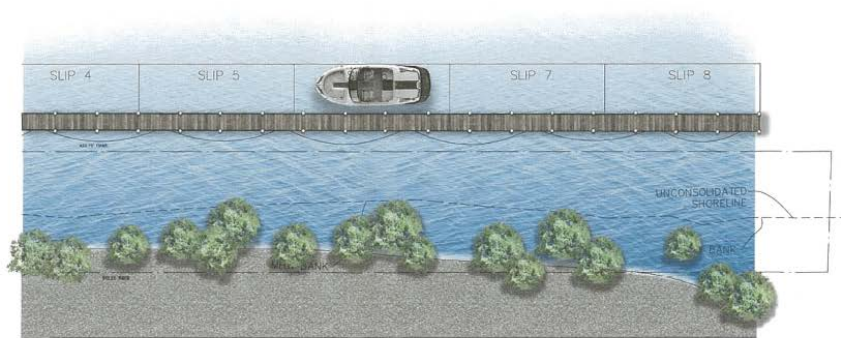
**Gate Elevations**



**Renderings of Proposed Gate**



**Renderings of Proposed Site Plan**



*Board of Architects Review/Approval*

The proposed plans for proposed private boat basin will be presented to the Board of Architects for Preliminary Approval on July 12, 2018. Plans for Final Approval will be submitted upon City Commission approval.

*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.

**4. 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.

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 E, Hammock Oaks Harbor, Section 2. Presently no provisions exist that govern improvements on

Tract E; the current Hammock Oaks Harbor, Section 2 Zoning Code provisions only govern construction of single family residences. The Applicant drafted the proposed provisions in consultation with City Staff and proffered more stringent regulations, or “Site Specific Regulations,” for a new Yacht Basin. The number of dock slips shall be 8. The Applicant’s proffered provisions are modeled after and are more restrictive than the City’s current Zoning Code provisions governing yacht facilities.

In summary, the new provisions provides for the following:

- 8 dock slips pursuant to Section 5-2501 that is available for property owners and residents in the community only
- Prohibited uses such as no parking on swale or right of way; no food preparation on site; no mooring of commercial vessels; no charter boats and other commercial operations; no overnight stays; no rental or leasing of spaces; no commercial storage of fuel; no truck delivery of fuel; no retail sales; professional offices or boat repair facilities; no discharge of sewage from any boat located in basin
- A minimum of 3 foot landscape buffer Marin Street and the boundary of the property to the north
- Two (2) parking spaces for cars and eight (8) parking spaces for golf cars
- Walls and gates with a maximum 4- feet in height
- Secured preliminary site plan approval from DERM Coastal Resources Section on September 12, 2016
- Defined dock as “that portion of a pier where boat is moored for berthing, embarking or disembarking”

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 recommend approval of Zoning Code text amendments if the amendments 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 Site Specific Standards that are more restrictive than current Zoning Code provisions governing boating facilities. Proposed prohibited uses and operations limit uses maintaining the welfare, safety of the proposed docks

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 yacht basin containing 8 dock slips is allowed under conditional use approval by Zoning Code in Single Family Residential Districts 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 Applicant’s proffered restrictions to the use and clearly stipulated prohibited activities of boat slips provide the City and neighborhood patrol 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 wall and providing vegetative buffer in landscape design.

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.

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

*Staff comments:* Based on the proffered operation limitations of the private yacht basin, restrictions, and the statement that boat slips shall be only for Hammock Oak Harbor property owners or residents, 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



Ref. No.	CP Goal, Objective and Policy	Staff Review
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 limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
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

Ref. No.	CP Goal, Objective and Policy	Staff Review
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 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.	Complies
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	Complies

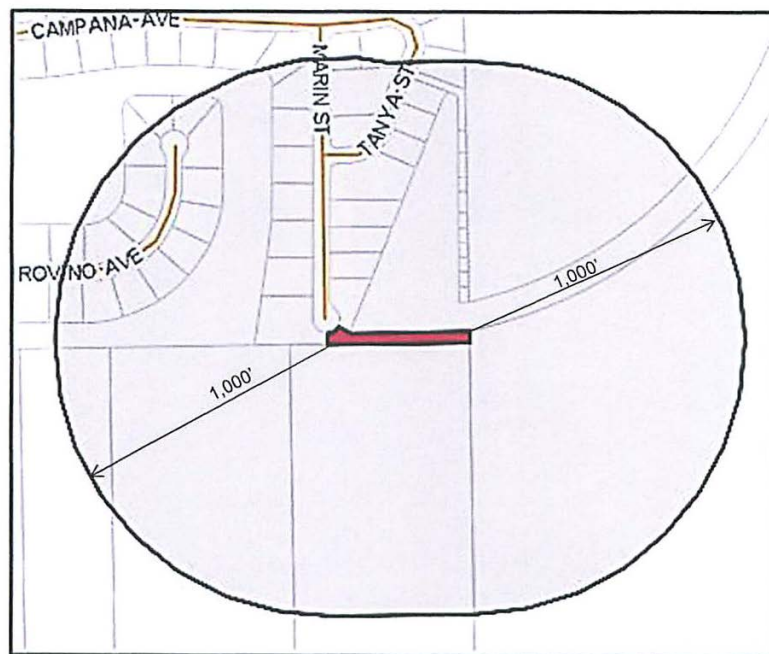
Ref. No.	CP Goal, Objective and Policy	Staff Review
	ordinance and landscape ordinance. Where trees approved for removal as a last resort, require that they be replaced with quality trees of equal or greater canopy.	
28.	<b>Goal NAT-2.</b> The City shall conserve, manage, use and protect natural and environmental resources and maintain and enhance the natural balance of ecological functions in the coastal area.	Complies

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.

**5. PUBLIC NOTIFICATION**

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 a 1,000-foot radius, as well as all property owners in the Hammock Oaks subdivision. A total of 105 notices were mailed; 48 being within 1000 ft of property as required by City of Coral Gables Zoning Code.

**Courtesy Notification Radius Map**



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

**Public Notice**

Type	Date
Neighborhood meeting.	06.14.18
Courtesy notification of all property owners within 1,000 feet of Subject site.	06.28.18

Type	Date
Posting of property.	06.28.18
Legal advertisement.	06.29.18
Posted agenda on City web page/City Hall.	07.02.18
Posted Staff report and the Application on City web page.	07.06.18

## 6. STAFF RECOMMENDATION

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **approval, with conditions** of the site plan and Zoning Code text amendment is subject to all of the below listed conditions of approval.

### Conditions of Approval

1. Simplify language for F.1. to read: "Permitted use: Private yacht basin contain 8 dock slips pursuant to Section 5.2501."
2. Incorporate recommendations provided by Public Works as per Attachment B.

## 7. ATTACHMENTS

- A. Applicant's Plan Submittal Package.
- B. Public Works Department recommendations.
- C. Legal notice and courtesy notice mailed to all property owners.
- D. Power Point presentation 07 11 18

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,



Ramon Trias  
Assistant Director of Development Services  
for Planning and Zoning  
City of Coral Gables, Florida

# Marin Boat Slips

## Planning & Zoning Board Meeting

July 11, 2018

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- h. Plat
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- j. Survey
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- l. Site Plan
- m. Renderings
- n. Landscape Plan
- o. Lighting Plan
- p. Preliminary approved DERM plans
- q. Property Owner's list, notification radius map & labels



# 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
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use - Administrative Review
- Conditional Use without Site Plan
- Conditional Use with Site Plan
- Development Agreement
- Development of Regional Impact
- Development of Regional Impact - Notice of Proposed Change
- Mixed Use Site Plan
- Planned Area Development Designation and Site Plan
- Planned Area Development Major Amendment
- Restrictive Covenants and/or Easements
- Site Plan
- Separation/Establishment of a Building Site
- 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: 11093 Marin Street

Property/project name: Marin Boat Slips

Legal description: Lot(s) See Exhibit "A" attached hereto

Block(s) \_\_\_\_\_ Section (s) \_\_\_\_\_

Property owner(s): David Cabarrocas

Property owner(s) mailing address: 8950 SW 117 Street, Miami, Florida 33176

Telephone: Business 305-216-1851 Fax \_\_\_\_\_

Other 305-216-1800 Email Davidcabarrocas@att.net



# City of Coral Gables Planning Division Application

305.460.5211

planning@coralgables.com

www.coralgables.com

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Property/project name: Marin Boat Slips

Legal description: Lot(s) See Exhibit "A" attached hereto

Block(s) \_\_\_\_\_ Section (s) \_\_\_\_\_

Property owner(s): David Cabarrocas

Property owner(s) mailing address: 8950 SW 117 Street, Miami, Florida 33176

Telephone: Business 305-216-1851 Fax \_\_\_\_\_

Other 305-216-1800 Email Davidcabarrocas@att.net





# City of Coral Gables Planning Division Application

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

Applicant(s)/agent(s) mailing address: 2655 Le Jeune Road, Suite PH 1-F, Coral Gables, Florida 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): Single Family

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. Renderings
- Building floor plans.
- Comprehensive Plan text amendment justification.
- Comprehensive Plan analysis.
- 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 survey and legal description.



- Property owners list, notification radius map and two sets of labels.
- 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.
- Zoning Analysis ( Preliminary).
- Zoning Code text amendment justification. and Proposed Text Amendment
- Warranty Deed.
- Other: Preliminary Approved DERM plans

## 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 copies. Two (2) compact discs (CD ROMs) of the entire application including all the 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. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

## Applicant/agent/property owner affirmation and consent

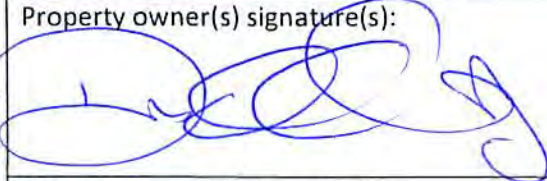
(I) (We) affirm and certify to all of the following:

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

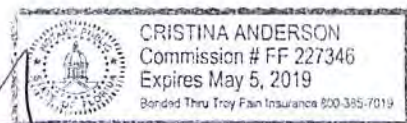
5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until 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: <u>DAVID CABARROCAS</u>
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:
Address: <u>8950 SW 117 Street</u> <u>Miami, Florida 33174</u>	
Telephone: <u>305-216-1851</u>	Fax:
Email: <u>DAVIDCABARROCAS@ATT.NET</u>	

### NOTARIZATION

STATE OF FLORIDA/COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 11 day of May by David Cabarrocas  
(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 FL ID



# 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 \_\_\_\_\_

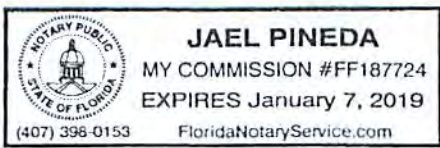
Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: Laura L. Russo
--------------------------------------	---

Address: 2655 Le Jeune Road, Suite PH 1-F  
 Coral Gables, Florida 33134

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

STATE OF FLORIDA/COUNTY OF \_\_\_\_\_  
 The foregoing instrument was acknowledged before me this 11 day of May, 2018 by Laura L. 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 \_\_\_\_\_

## Exhibit "A"

### Legal Description:

A portion of Tract Lot E, in Block 4, of "Hammock Oaks Harbor Section Two", according to the Plat thereof, as recorded in Plat Book 73, at Page 35, of the Public Records of Miami-Dade County, Florida, described as follows:

Begin at the Southeast corner of Tract E of "Hammock Oaks Harbor Section Two", according to the Plat thereof, as recorded in Plat Book 73, at Page 35, of the Public Records of Miami-Dade County, Florida, said point being the Southeast corner of the N  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of Section 7, Township 55 South, Range 41 East, Miami-Dade County, Florida; thence run S89°53'59"W along the South line of said Tract E and along the South line of the N  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of said Section 7, for a distance of 510.23 feet to the Southeast Corner of Lot 1, in Block 3, of said "Hammock Oaks Harbor Section Two"; thence run N1°37'17"E along the East boundary line of said Lot 1 for a distance of 30.00 feet to a point of intersection with the Cul-De-Sac at the South end of Marlin Street as shown on said Plat of "Hammock Oaks Harbor Section Two", and a point on a Circular Curve whose center bears N1°37'17"E from said point; thence Northeasterly along said Circular Curve Concave to the Northwest, having a radius of 50.00 feet, through a Central Angle of 74°40'54", for an Arc distance of 65.17 feet; thence run S65°58'11"E for a distance of 47.357 feet to a point on the West boundary line of said Lake B as shown on said Plat of "Hammock Oaks Harbor Section Two"; thence run S24°01'49"W along the West boundary of said Lake B for a distance of 12.00 feet to a point which is 35.00 feet North of, as measured at right angles to, the South line of Tract E, thence run N89°53'39"E along a line which is 35.00 feet North of and parallel to the South line of said Tract E and along the South line of said Lake B for a distance of 422.75 feet to a point on the East line of the N  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of said Section 7; thence run S°37'17"W, along the East line of the N  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of said Section 7, for a distance of 35.016 feet to the Point of Beginning.

Together with a portion of Lake B, in Block 4, of "Hammock Oaks Harbor Section Two", according to the Plat thereof, as recorded in Plat Book 73, at Page 35, of the Public Records of Miami-Dade County, Florida, a/k/a Lake B, "Hammock Oaks Harbor Section 3", according to the Plat thereof, as recorded in Plat Book 105, at Page 46, of the Public Records of Miami-Dade County, Florida.

## **List of Representatives for Marin Boat Slips**

### **Owner:**

David Cabarrocas  
8950 SW 117 Street  
Miami, Florida 33176  
Tel: 305-216-1851  
Email: Davidcabarrocas@att.net

### **Architect:**

David J.Cabarrocas  
169 E. Flagler Street, Suite 1619  
Miami, Florida 33131  
Email: dcabarrocas@bellsouth.net

### **Attorney:**

Laura L. Russo, Esq.  
Laura L. Russo, Esq., LLC  
2655 Le Jeune Road, Suite PH 1-F  
Coral Gables, Florida 33134  
Tel: 305-476-8300  
Fax: 305-476-8383  
Email: Laura@Laurarussolaw.com



CITY OF CORAL GABLES  
PLANNING DEPARTMENT  
OFFICE OF THE CITY CLERK

**CITY OF CORAL GABLES  
LOBBYIST ANNUAL REGISTRATION APPLICATION  
FOR EACH PRINCIPAL REPRESENTED**

2018 FEB 12 AM 9:12

REGISTRATION #: \_\_\_\_\_

**HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?**

**CITY OFFICIALS:** Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager(s), Deputy/Assistant City Attorney(s), Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.

**FOR THIS PURPOSE:** To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

**IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:**

Print Your Name and Email Address: Laura L. Russo, Esq. / Laura@Laurarussolaw.com  
LOBBYIST EMAIL ADDRESS

Print Your Business Name, if applicable: Laura L. Russo, Esq., LLC

Business Telephone Number: 305-476-8300

Business Address 2655 Le Jeune Road, Suite PH 1-F, Coral Gables, FL 33134  
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 26-3602751

State the extent of any business or professional relationship you have with any current member of the City Commission. None

**PRINCIPAL REPRESENTED:**

NAME David Cabarocas COMPANY NAME, IF APPLICABLE \_\_\_\_\_

BUSINESS ADDRESS 8950 SW 117 St., Miami, FL 33176 TELEPHONE NO.: 305-216-1851

**ANNUAL REPORT:** On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is not required to be filed if there were no expenditures.

**LOBBYIST ISSUE APPLICATION:** Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

**NOTICE OF WITHDRAWAL:** If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

**ANNUAL LOBBYIST REGISTRATION FEE:** This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a \$250.00 Lobbyist Registration Fee is required.

I Laura L. Russo hereby swear or affirm under penalty of per-  
jury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that I agree to pay the \$250.00 Annual Lobbyist Registration Fee.

  
Signature of Lobbyist

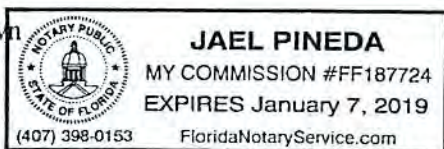
STATE OF FLORIDA     )  
  )  
COUNTY OF MIAMI-     )  
DADE

BEFORE ME personally appeared Laura L. Russo to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 1/31/2018.

Personally Known

Produced ID



  
Notary Public  
State of Florida

\$250.00 Fee Paid \_\_\_\_\_ Received By \_\_\_\_\_ Date: \_\_\_\_\_

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) \_\_\_\_\_ FL. ID#: \_\_\_\_\_

**For Office Use Only**

Data Entry Date: \_\_\_\_\_, 20\_\_\_\_ Entered By: \_\_\_\_\_





CITY OF CORAL GABLES  
OFFICE OF THE CITY CLERK

**CITY OF CORAL GABLES  
LOBBYIST  
ISSUE APPLICATION**

2018 FEB -2 AM 9: 12

REGISTRATION #: \_\_\_\_\_

**HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?**

**CITY OFFICIALS:** Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager(s), Deputy/Assistant City Attorney(s), Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board/Committee Members, or any City Official or staff.

**FOR THIS PURPOSE:** To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

**IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.**

Print Your Name and Email Address: Laura L. Russo, Esq. / Laura@Laurarussolaw.com  
LOBBYIST EMAIL ADDRESS

Print Your Business Name: Laura L. Russo, Esq., LLC

Business Telephone Number: 305-476-8300

Business Address: 2655 LeJeune Road, Suite PH 1-F, Coral Gables, FL 33134  
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: David Cabarrocas

Principal Address: 8950 SW 117 St., Miami, FL 33176 Telephone Number: 305-216-1851

**ISSUE:** Describe in detail, including address, if applicable, of the specific issue on which you will lobby: **(Separate Application is required for each specific issue)**

Approval of private yacht basin

I Laura L. Russo hereby swear or affirm under penalty of per-  
jury that all the facts contained in this Application are true and that I am aware  
that these requirements are in compliance with the provisions of the City of Coral  
Gables Ordinance No. 2006-11 (06/06/2006); Ordinance No. 2017-44  
(12/05/2017); governing Lobbying.

  
Signature of Lobbyist

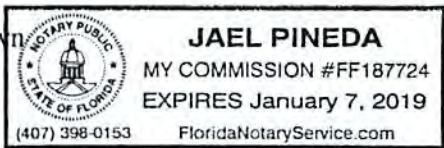
1/31/18  
Date

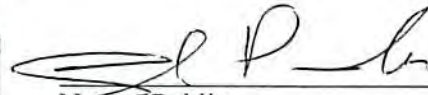
STATE OF FLORIDA     )  
  )  
COUNTY OF MIAMI-     )  
DADE

BEFORE ME personally appeared Laura L. Russo to me well known and known to me to be the person  
described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said in-  
strument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 1/31/2018.

Personally Known  
 Produced ID




  
Notary Public  
State of Florida

**For Office Use Only**

Data Entry Date: \_\_\_\_\_, 20\_\_\_\_. Entered By: \_\_\_\_\_

Annual Fees Waived for Not-for-Profit Organizations (documentary proof attached.) \_\_\_\_\_  
FL ID #: \_\_\_\_\_

TE



**CFN 2014R0880255**  
 OR Bk 29442 Pgs 2384 - 2386 (3p)  
 RECORDED 12/24/2014 09:50:45  
 DEED DOC TAX 1,380.00  
 SURTAX 1,035.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:  
**Bertram A. Sapurstein, Esq.**  
 Attorney at Law  
**SAPURSTEIN & BLOCH, P.A.**  
 9700 S. Dixie Highway Suite #1000  
 Miami, FL 33156  
 305-670-9500  
 File Number: 97258.00108

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 15th day of December, 2014 between **TANYA ROVIN, an unmarried woman** whose post office address is **9055 SW 73 CT, #2201, Miami, FL 33156**, grantor, and **DAVID CABARROCAS, a married man** whose post office address is **8950 SW 117 Street, Miami, FL 33176-4347**, 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 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:

**SEE ATTACHED EXHIBIT "A"**

**Parcel Identification Number: 03-5107-007-0610**

**Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**SUBJECT TO a Purchase Money First Mortgage, given by Grantee to Grantor, securing the original principal sum of \$190,000.00.**

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

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.

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

DoubleTimes 

TK

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: Brandon Davis

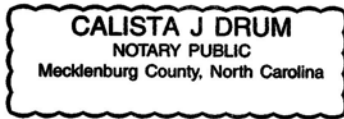
[Signature]  
Witness Name: TERRY P. LETT

Tanya Rovin (Seal)  
TANYA ROVIN

State of North Carolina  
County of Mecklenburg

The foregoing instrument was acknowledged before me this 12 day of December, 2014 by TANYA ROVIN, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public

Printed Name: Calista J Drum

My Commission Expires: 3/16/19

OR BK 29442 PG 2386  
LAST PAGE**EXHIBIT "A"**

A portion of Tract Lot E, in Block 4, of "Hammock Oaks Harbor Section Two", according to the Plat thereof, as recorded in Plat Book 73, at Page 35, of the Public Records of Miami-Dade County, Florida, described as follows:  
begin at the Southeast corner of Tract E of "Hammock Oaks Harbor Section Two", according to the Plat thereof, as recorded in Plat Book 73, at Page 35, of the Public Records of Miami-Dade County, Florida, said point being the Southeast corner of the N ½ of the NE ¼ of Section 7, Township 55 South, Range 41 East, Miami-Dade County, Florida; thence run S89°53'59"W along the South line of said Tract E and along The South line of the N ½ of the NE ¼ of said Section 7, for a distance of 510.23 feet to the Southeast Corner of Lot 1, in Block 3, of said "Hammock Oaks Harbor Section Two"; thence run N1°37'17"E along the East boundary line of said Lot 1 for a distance of 30.00 feet to a point of intersection with the Cul-De-Sac at the South and of Marlin Street as shown on said Plat of "Hammock Oaks Harbor Section Two", and a point on a Circular Curve whose center bears N1°37'17"E from said point; thence Northeasterly along said Circular Curve Concave to the Northwest, having a radius of 50.00 feet, through a Central Angle of 74°40'54", for an Arc distance of 65.17 feet; thence run S65°58'11"E for a distance of 47.357 feet to a point on the West boundary line of said Lake B as shown on said Plat of "Hammock Oaks Harbor Section Two"; thence run S24°01'49"W along the West boundary of said Lake B for a distance of 12.00 feet to a point which is 35.00 feet North of, as measured at right angles to, the South line of Tract E, thence run N89°53'39"E along a line which is 35.00 feet North of and parallel to the South line of said Tract E and along the South line of said Lake B for a distance of 422.75 feet to a point on the East line of the N ½ of the NE ¼ of said Section 7; thence run S1°37'17"W, along the East line of the N ½ of the NE ¼ of said Section 7, for a distance of 35.016 feet to the Point of Beginning.

Together with a portion of Lake B, in Block 4, of "Hammock Oaks Harbor Section Two", according to the Plat thereof, as recorded in Plat Book 73, at Page 35, of the Public Records of Miami-Dade County, Florida, a/k/a Lake B, "Hammock Oaks Harbor Section 3", according to the Plat thereof, as recorded in Plat Book 105, at Page 46, of the Public Records of Miami-Dade County, Florida.

## **STATEMENT OF USE**

The property owner wants to develop a private yacht basin with 8 slips on a portion of Tract E, Hammock Oaks Harbor, Section Two. The property is a long narrow strip that is located at the southern boundary of Lake B. The 8 slips are only for the use of the property owner and other property owners in the Hammock Oaks Harbor Subdivisions.

The site plan includes a proposed wall along the Marin Street cul de sac with both a motorized vehicular gate as well as pedestrian gate. A crushed limestone path connects to 2 access wooden piers that lead to the 8 marine slips along a 5 foot wide, 360 foot long wooden dock.

The site specific text amendment will provide restrictions to ensure safety and consideration of neighbors. To avoid owners of the slips from parking at the street or swale, 2 full sized parking spaces and 8 golf cart spaces area provided inside the gated area. Garbage and recycling bins are provided.

## Proposed Text Amendment

### Section A.58 – Hammocks Oak Harbor Section 2

F. The following provisions shall apply exclusively to Hammock Oak Harbor Section 2. Subdivision – A portion of Tract E, Block 4, except as specified in the following provisions, all requirements of this section and all other applicable requirements of the City of Coral Gables Zoning Code and City Code and federal, state, county governments shall apply.

1. Permitted use: The following use may be permitted on the property:
  - a. Private yacht basin containing 8 dock slips pursuant to Section 5-2501 herein and to Ordinance No. \_\_\_\_\_.
  
2. **Prohibited Uses and Operations:** The following uses and/or operations shall be prohibited on any portion of the property:
  - a. Sale, conveyance, transfer or leasing of a dock to anyone who is not an owner in Hammock Oaks subdivision. Boat slips shall be only for the use of Hammock Oak Harbor property owners or residents.
  - b. Parking on swale or right of way along the entrance gates. Parking of vehicles shall be on site only.
  - c. Dry stacking of boats/vessels.
  - d. Food preparation for distribution to the public.
  - e. Mooring or operation of commercial vessels, charter boats or other similar commercial operations.
  - f. Overnight stays. No overnight accommodations shall be permitted on any portion of the property.
  - g. Rental or leasing of boats/vessels.
  - h. Commercial Storage of fuel. Onsite fuel truck delivery dispensing is permitted.

- i. Retail sales, professional offices and/or boat repair facilities.
  - j. Discharge of raw sewage from any boat or vessel located within the yacht basin.
  - k. Fish cleaning on the property.
3. Yacht basin. The number of dock slips shall be 8. The private yacht basin shall satisfy all applicable local, county, state, and federal requirements for the operations permitted pursuant to the approvals granted by the City of Coral Gables. A dock as referenced herein is defined as that portion of a pier where a boat is moored for berthing, embarking or disembarking.
4. Landscape requirements. A minimum 3-foot landscape buffer shall be maintained along the portion of the property abutting Marin Street and along the boundary of the property to the north. The site shall be landscaped as shown on the plans prepared by David J. Cabarrocas, Architect dated May 9, 2018.
5. Parking. A minimum of 10 vehicles: two car parking spaces and 8 golf cart parking spaces shall be provided.
6. Height of entrance wall and gate. Walls and gates may have a maximum height of 4-feet, provided that in no case shall a wall or gate violate the triangle of visibility.
7. The outward location of docks from the lake bank shall vary from 15'5 feet to 25'7 feet, as shown on the plans prepared by David J. Cabarrocas, Architect dated May 9, 2018.
8. Trash pick up shall be twice a week.
9. All vehicles: cars, boats and golf carts shall be required to display a visible Marin Boat Basin decal. Fines for undocumented vehicles shall be issued.
10. Security. There shall be a daily roving patrol to confirm ownership and Marin Boat Basin decal.



## **Zoning Code Text Amendment Justification**

The applicant is proposing a site specific text amendment for the proposed private boat basin on a portion of Tract E, Hammock Oaks Harbor, Section 2.

The text amendment addresses the total number of slips, spells out prohibited uses and provides consistency with other dock facilities in the City. In addition, the site specific text amendment sets forth an ownership and use restriction to property owners or residents in Hammock Oaks Harbor Subdivision. It also establishes the outward locations for the docks from the lake bank to protect existing mangroves.

The site plan of the facility, included in the application documentation, is noted in the text amendment and will be on record in the Planning and Zoning Department for future reference.



# Hammock Oaks Harbor Section 3

A REPLAT OF TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 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# SKETCH OF SURVEY

SCALE: 1"=20'

FOR: DAVID CABARROCAS

ADDRESS: 11093 MARIN STREET, CORAL GABLES, FLORIDA 33156

LEGAL DESCRIPTION:

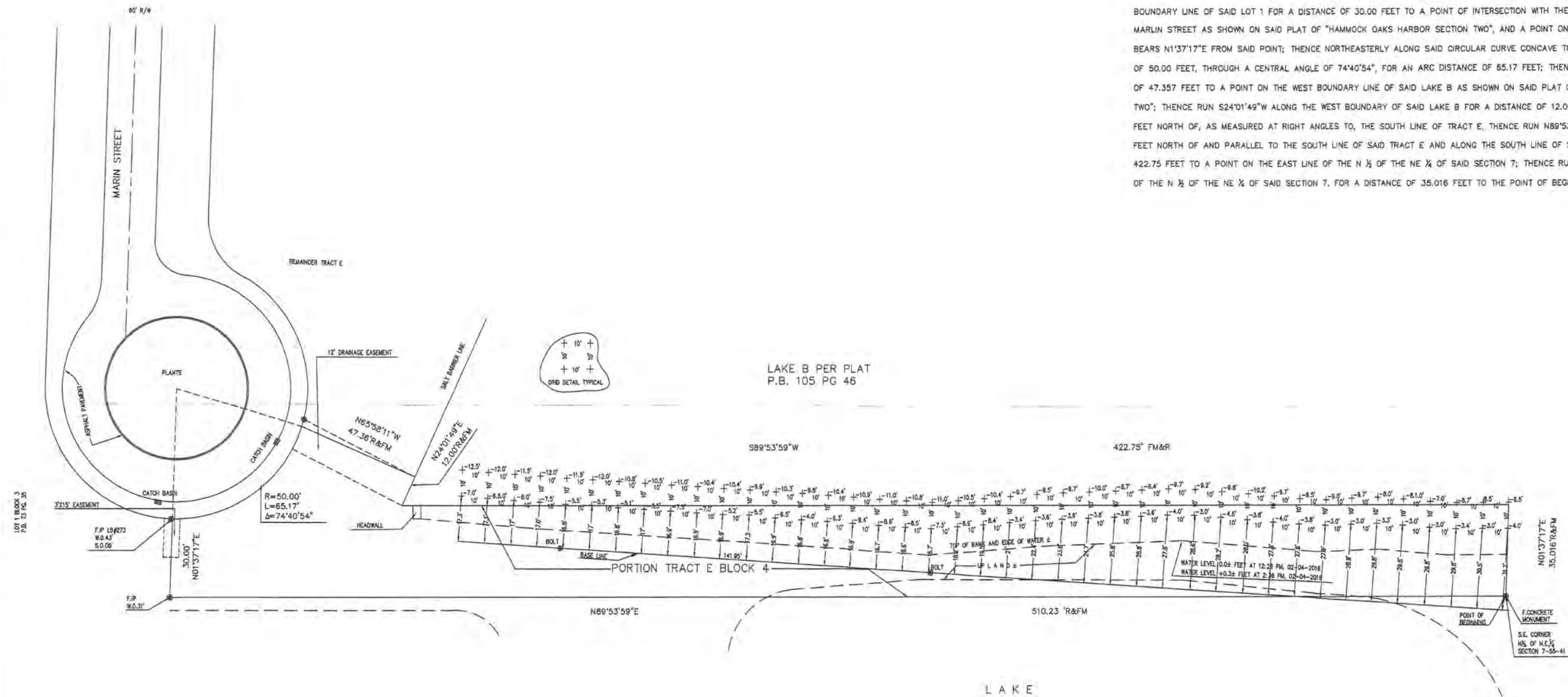
A PORTION OF TRACT E, BLOCK 4, "HAMMOCK OAKS HARBOR SECTION TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
 BEGIN AT THE SOUTHEAST CORNER OF TRACT E OF "HAMMOCK OAKS HARBOR SECTION TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT BEING THE SOUTHEAST CORNER OF THE N 1/2 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 55 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY FLORIDA; THENCE RUN S89°53'59"W ALONG THE SOUTH LINE OF SAID TRACT E AND ALONG THE SOUTH LINE OF THE N 1/2 OF THE NE 1/4 OF SAID SECTION 7 FOR A DISTANCE OF 510.23 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 3 OF SAID "HAMMOCK OAKS HARBOR SECTION TWO"; THENCE RUN N1°37'17"E ALONG THE EAST BOUNDARY LINE OF SAID LOT 1 FOR A DISTANCE OF 30.00 FEET TO A POINT OF INTERSECTION WITH THE CUL-DE-SAC AT THE SOUTH END OF MARLIN STREET AS SHOWN ON SAID PLAT OF "HAMMOCK OAKS HARBOR SECTION TWO", AND A POINT ON A CIRCULAR CURVE WHOSE CENTER BEARS N1°37'17"E FROM SAID POINT; THENCE NORTHEASTERLY ALONG SAID CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 74°40'54", FOR AN ARC DISTANCE OF 65.17 FEET; THENCE RUN S65°58'11"E FOR A DISTANCE OF 47.36 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID LAKE B AS SHOWN ON SAID PLAT OF "HAMMOCK OAKS HARBOR SECTION TWO"; THENCE RUN S24°01'49"W ALONG THE WEST BOUNDARY OF SAID LAKE B FOR A DISTANCE OF 12.00 FEET TO A POINT WHICH IS 35.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF TRACT E, THENCE RUN N89°53'39"E ALONG A LINE WHICH IS 35.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT E AND ALONG THE SOUTH LINE OF SAID LAKE B FOR A DISTANCE OF 422.75 FEET TO A POINT ON THE EAST LINE OF THE N 1/2 OF THE NE 1/4 OF SAID SECTION 7; THENCE RUN S1°37'17"W, ALONG THE EAST LINE OF THE N 1/2 OF THE NE 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 35.016 FEET TO THE POINT OF BEGINNING.

JOB No.: 1125141

SURVEY DATE: 11-25-2014  
 SOUNDING ELEVATIONS: 02-04-2016



THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.



- LEGENDS**
- ☐ = CATCH BASIN
  - ⊙ = GUY ANCHOR
  - ⊕ = HYDRANT
  - ⊗ = IRON PIPE
  - ⊙ = IRON ROD
  - ☆ = LIGHT POLE
  - ⊙ = SEWER MANHOLE
  - ⊙ = DRAINAGE MANHOLE
  - ⊙ = NAIL & DISC
  - ⊙ = POWER POLE
  - ⊙ = WATER METER
  - ⊙ = WELL
  - ⊙ = SIGN
  - = CENTERLINE
  - = MONUMENT LINE
  - = CHAIN LINK FENCE
  - = OVERHEAD POWERLINE
  - = CONCRETE FENCE
  - = METAL FENCE
  - = WOOD FENCE

- NOTES:**
- 1) BEARINGS HEREON REFERRED TO THE PLAT BEARING OF S89°53'59"W ON THE SOUTH LINE OF THE N 1/2 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 55 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY FLORIDA.
  - 2) ALL BOTTOM WATER ELEVATIONS WERE TAKEN FROM EDGE OF UP LAND, A ±10 FEET GRID WAS USED. ELEVATIONS ARE SHOWN AS NEGATIVE VALUES TO REPRESENT DEPTH.
  - 3) BENCHMARK USED CITY OF CORAL GABLES #531 ELEVATION 6.36 FEET NGVD OF 1929
  - 4) X 0.00' DENOTES EXISTING ELEVATION (NGVD 1929)
  - 5) LOW TIDE ARBITRARY ELEVATIONS WERE TAKEN; NO STUDIES OF LOW TIDE OR HIGH TIDE WERE MADE.

**ABBREVIATIONS**

ENC=ENCROACHMENT (BASED ON APPARENT PHYSICAL USE), SDWK=SIDEWALK, PL=PROPERTY LINE, F=FOUND, STY=STORY, A/C=AIR CONDITIONING UNIT, PC=POINT OF CURVATURE, PT=POINT OF TANGENCY, D/H=DRILL HOLE, RES=RESIDENCE, CONC=CONCRETE, R/W=RIGHT-OF-WAY, (TYP)=TYPICAL, (FM)=FIELD MEASURED, (C)=CALCULATED, (R)=RECORD, C/N=CUTNAIL, R/N=ROUND NAIL, N/TT=NAIL & TIN TAB, S=SET, FFE=FINISH FLOOR ELEVATION, O/S=OFF SET, PB=PLAT BOOK, PG.=PAGE, NTS=NOT TO SCALE, PRC=POINT OF REVERSE CURVE, PCC=POINT OF COMPOUND CURVE, POC=POINT OF COMMENCEMENT, POB=POINT OF BEGINNING, CB=CHORD BEARING, BLDG=BUILDING, EASM=EASEMENT, UT EASM=UTILITY EASEMENT, DME=DRAINAGE MAINTENANCE EASEMENT, C.N.A.=CORNER NOT ACCESSIBLE, M.SH.=METAL SHED, P/F=PLASTIC FENCE, MH=MANHOLE.

**SURVEYOR'S NOTES:**








- 1) PROPERTY SURVEYED ACCORDING TO LEGAL DESCRIPTION PROVIDED BY CLIENT; 2) UNLESS NOTED PROPERTY CORNER MONUMENTS HAVE NO ID;
- 3) EXAMINATION OF ABSTRACT OF TITLE AND A SEARCH OF THE PUBLIC RECORDS WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS AFFECTING THE PROPERTY; 4) BELOW SURFACE LOCATION NOT DONE; 5) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON; 6) THIS SURVEY IS FOR SPECIFIC PURPOSE ONLY, NOT TO BE USED FOR CONSTRUCTION; 7) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" MEETS THE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472-027, FLORIDA STATUTES.

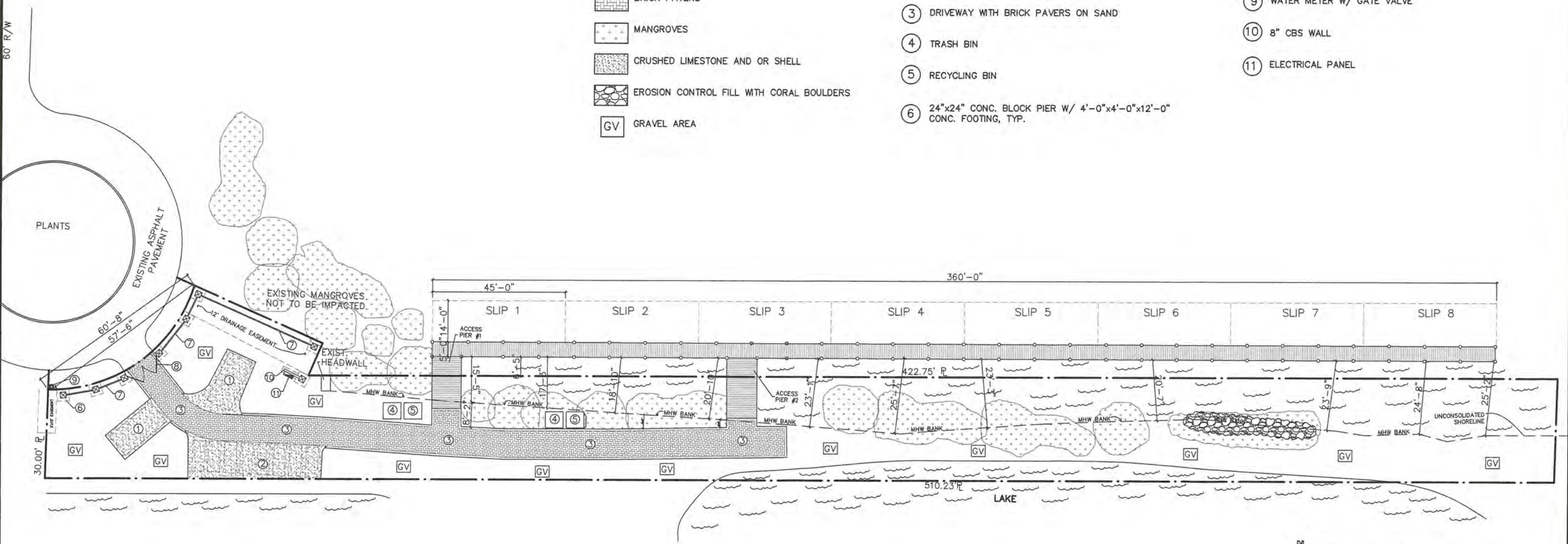
**FREEDOM OF LAND CORP**  
 Surveying Services  
 6850 CORAL WAY, SUITE 404  
 MIAMI, FLORIDA 33155  
 305.266.4451 FAX 305.262.5007 / 1.84515

*Enrique H. Pousada*  
 ENRIQUE H. POUSADA  
 REGISTERED LAND SURVEYOR No. 5133  
 STATE OF FLORIDA



- HATCH LEGEND:**
-  WOOD DOCK
  -  WOOD DOCK
  -  BRICK PAVERS
  -  MANGROVES
  -  CRUSHED LIMESTONE AND OR SHELL
  -  EROSION CONTROL FILL WITH CORAL BOULDERS
  -  GRAVEL AREA

- LEGEND:**
- ① PARKING SPACE (8'-6"x18'-0")
  - ② (8) GOLF CAR PARKING SPACES  
6 PERS. GOLF CAR (124x49")
  - ③ DRIVEWAY WITH BRICK PAVERS ON SAND
  - ④ TRASH BIN
  - ⑤ RECYCLING BIN
  - ⑥ 24"x24" CONC. BLOCK PIER W/ 4'-0"x4'-0"x12'-0"  
CONC. FOOTING, TYP.
  - ⑦ 3' HIGH ALUM. PICKET FENCE
  - ⑧ 12'-0"x3'-0" ALUM. PICKET GATE W/ MOTOR AT EA. GATE
  - ⑨ WATER METER W/ GATE VALVE
  - ⑩ 8" CBS WALL
  - ⑪ ELECTRICAL PANEL

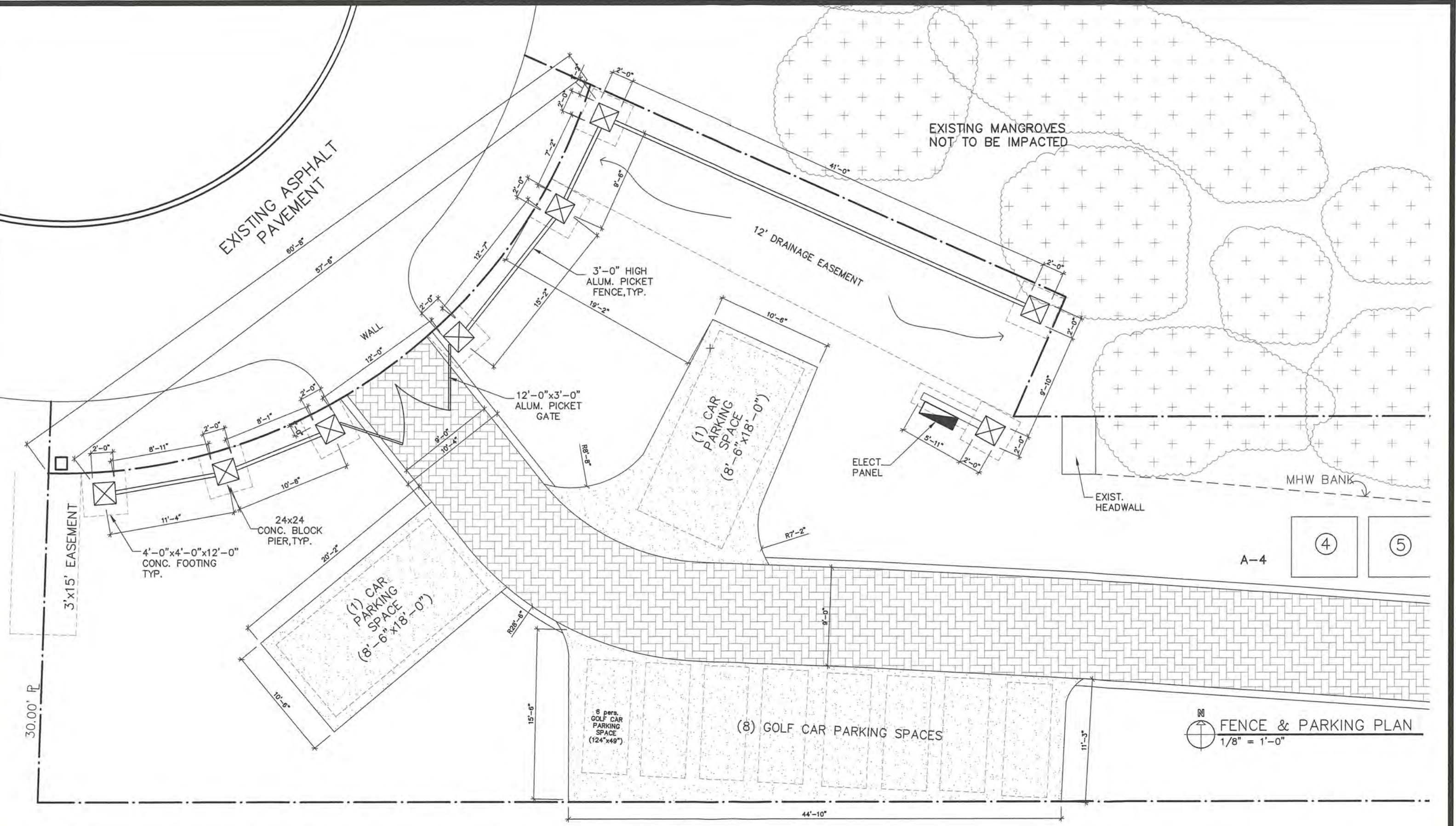


**SITE PLAN**  
1/32" = 1'-0"

**LEGAL DESCRIPTION:**  
A PORTION OF TRACT E, BLOCK 4, "HAMMOCK OAKS HARBOR SECTION TWO" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE 35, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

**MARIN BOAT SLIPS PERMIT**  
11093 MARIN STREET, CORAL GABLES, FL.33156  
DAVID J. CABARROCAS / ARCHITECT - AR - 0004356

COMM:	DRAWN:	REVISIONS	
MR	MR		
DATE:	CHECKED:		
05/09/2018			
(305) 808-9578		169 E. FLAGLER STREET, SUITE 1619 MIAMI, FLORIDA 33131 dcabarrocas@bellsouth.net	SHEET: A-1 OF: 5



A-4

④	⑤
---	---


**FENCE & PARKING PLAN**  
 1/8" = 1'-0"

**MARIN BOAT SLIPS PERMIT**  
 11093 MARIN STREET, CORAL GABLES, FL. 33156

DAVID J. CABARROCAS / ARCHITECT - AR - 0004356

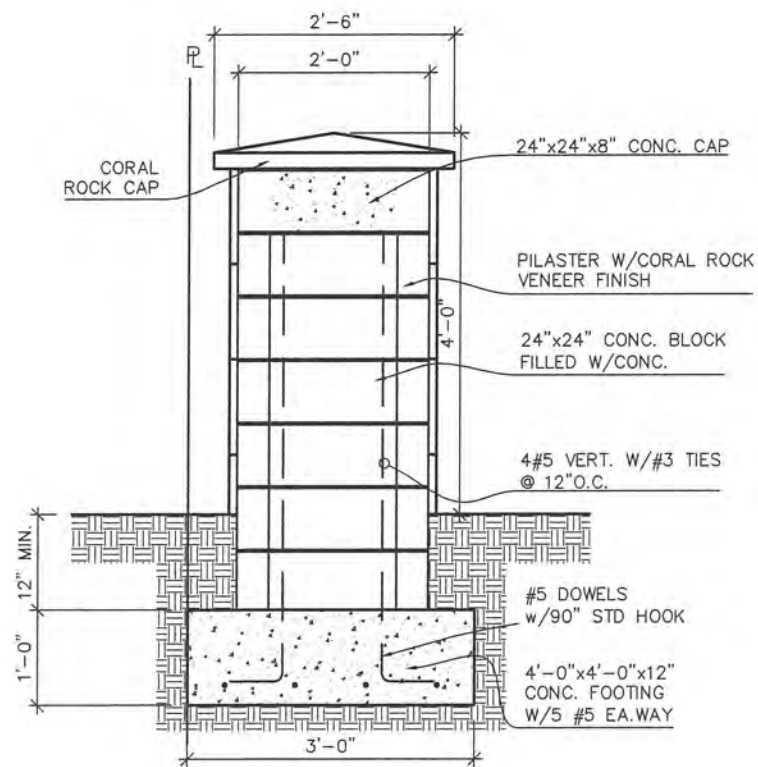
COMM:	DRAWN:	REVISIONS	
DATE:	MR		
05/09/2018	CHECKED:		

(305) 808-9578

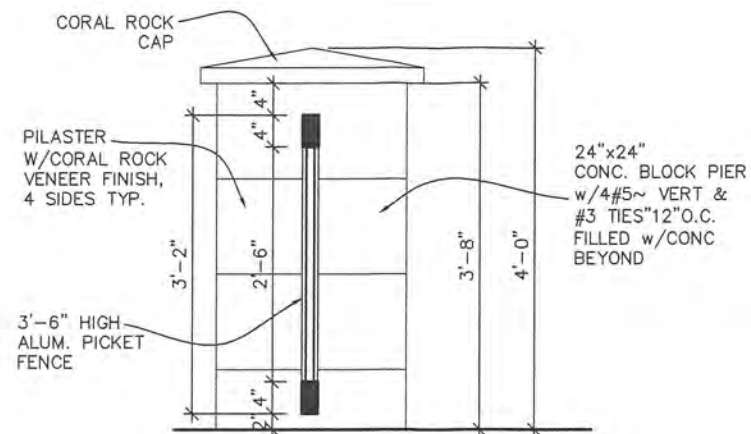
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 MIAMI, FLORIDA 33131  
 dcabarrocas@bellsouth.net

SHEET: A-4  
 OF: 5

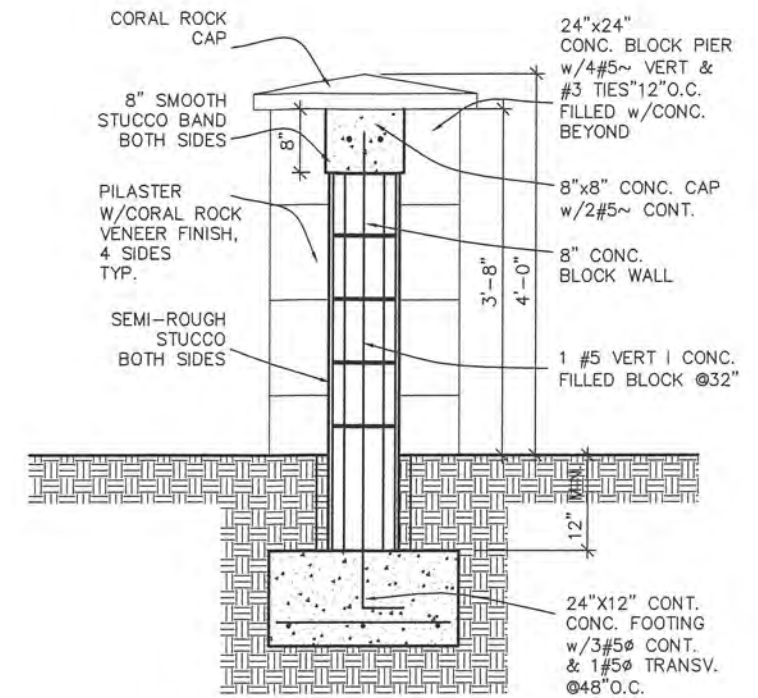




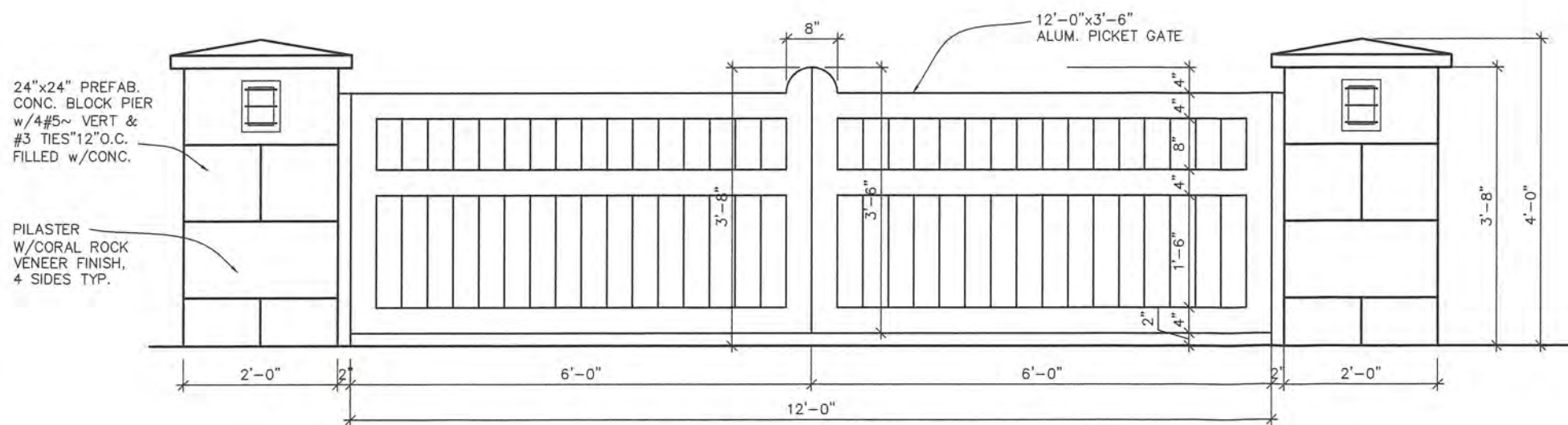
1 COLUMN SECTION  
3/8" = 1'-0"



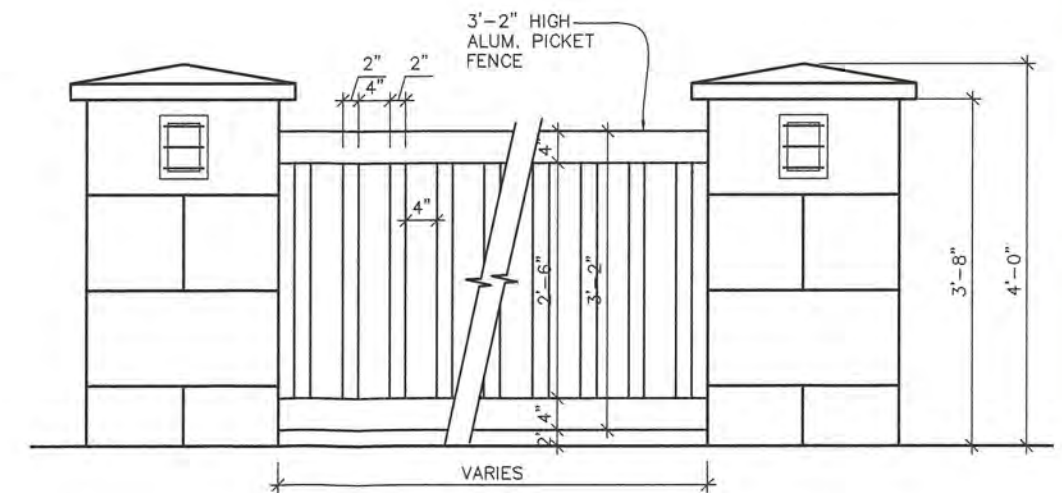
2 PICKET FENCE SECTION  
3/8" = 1'-0"



3 CBS WALL SECTION  
3/8" = 1'-0"



4 GATE ELEVATION  
3/8" = 1'-0"



5 PICKET FENCE ELEVATION  
3/8" = 1'-0"

MARIN BOAT SLIPS PERMIT  
11093 MARIN STREET, CORAL GABLES, FL.33156

DAVID J. CABARROCAS / ARCHITECT - AR - 0004356

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	MR		
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05/06/2018			
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		OF:	5



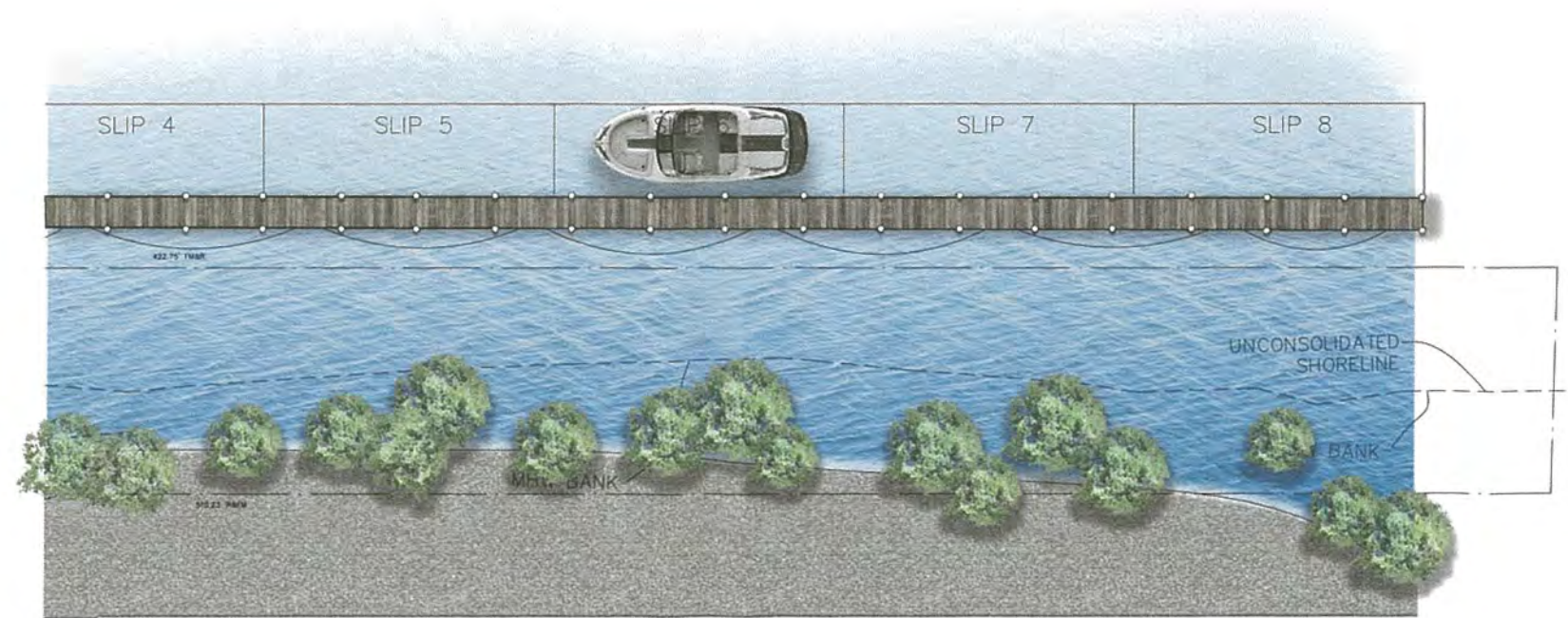
MAIN ENTRY



DOCK AREA

**DOCK PERMIT**

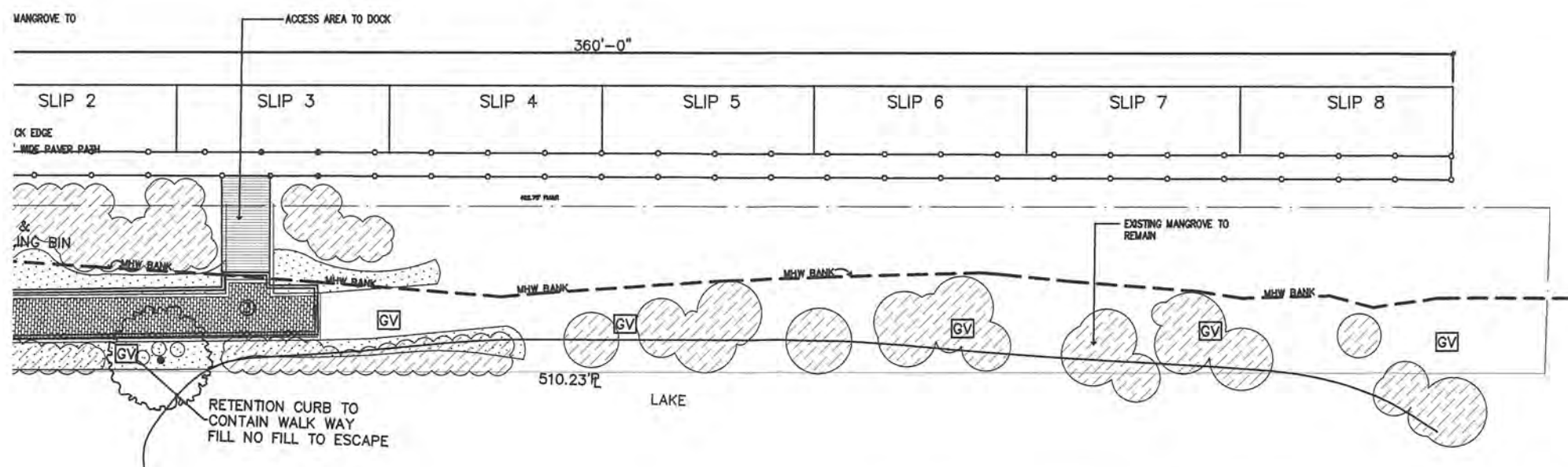
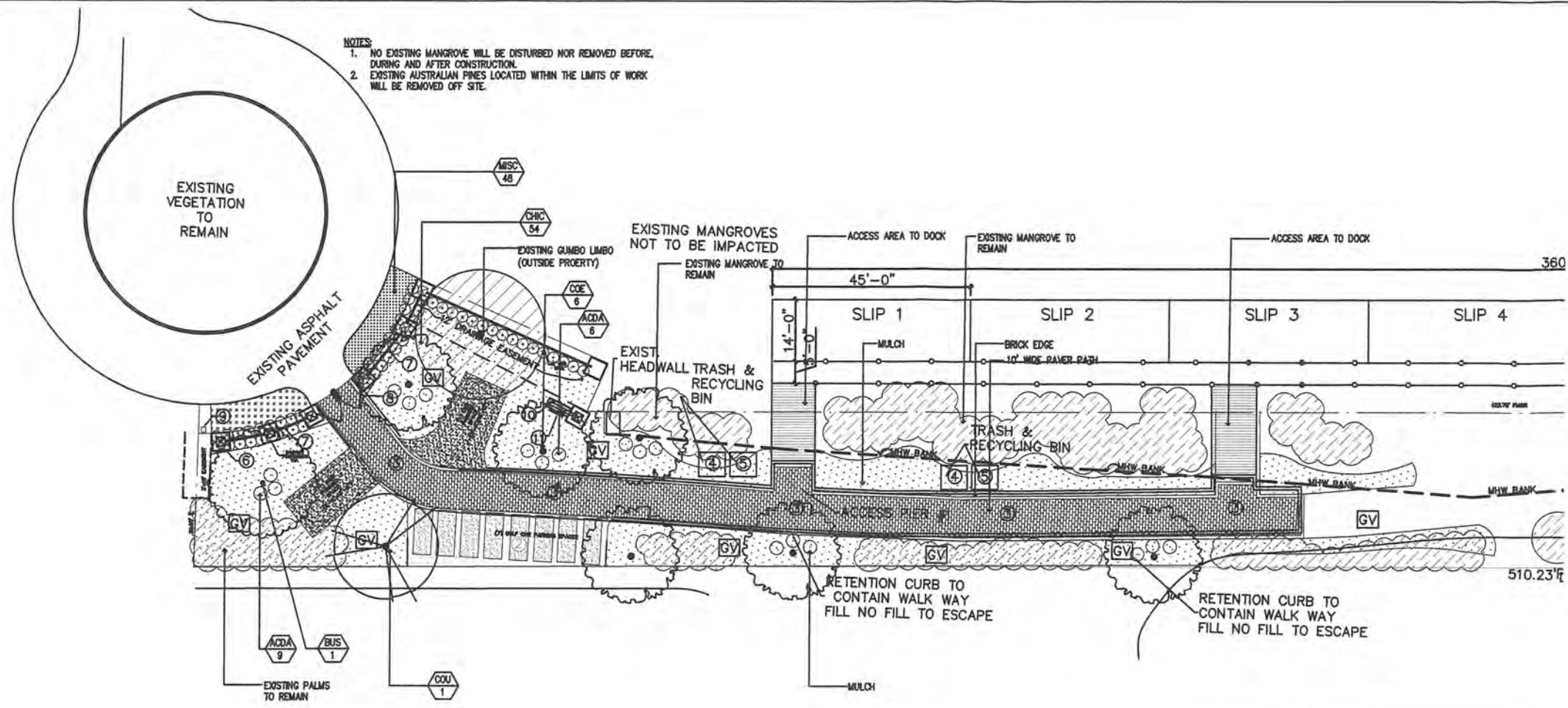
11093 Marin Street, Coral Gables, FL 33156



SITE PLAN

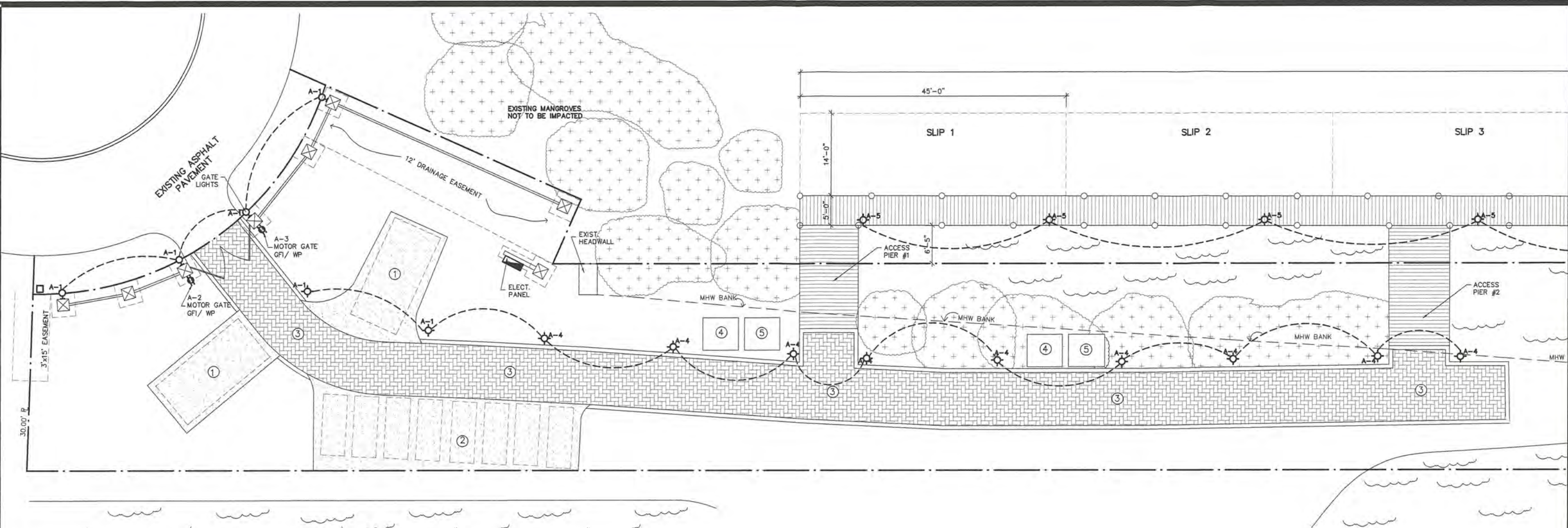
## DOCK PERMIT

11093 Marin Street, Coral Gables, FL 33156



**LANDSCAPE PLAN**  
1" = 1/32'-0"

PLANT LIST					
Label	Quantity	Scientific Name	Common Name	Specifications	Native
<b>Trees</b>					
BUS	1	<i>Bursera simaruba</i>	Gumbo Limbo	12' ht, 6" sp., Florida #1 or better	Yes
COE	6	<i>Conocarpus erectus</i>	Green Buttonwood	12' ht, 6" sp., multi trunk, Florida #1 or better	Yes
COU	1	<i>Coccoloba uvifera</i>	Seagrape	12' ht, 6" sp., multi trunk, Florida #1 or better	Yes
<b>Shrubs and Groundcovers</b>					
ACDA	15	<i>Acrostichum danaeifolium</i>	Leather Fern	7 Gal, full, 36" ht. at time of planting	Yes
CHIC	54	<i>Chrysobalanus icaco</i>	Cocoplum	7 Gal, 36" o.c., full, 36" ht. at time of planting	Yes
MISC	4B	<i>Microsorium scolopendrium</i>	Wart fern	1 Gal, 1B" o.c. full, 12" ht. at time of planting	
	117	TOTAL			



**HATCH LEGEND:**

	WOOD DOCK
	WOOD DOCK
	BRICK PAVERS
	MANGROVES
	CRUSHED LIMESTONE AND OR SHELL
	EROSION CONTROL FILL WITH CORAL BOULDERS
	GRAVEL AREA

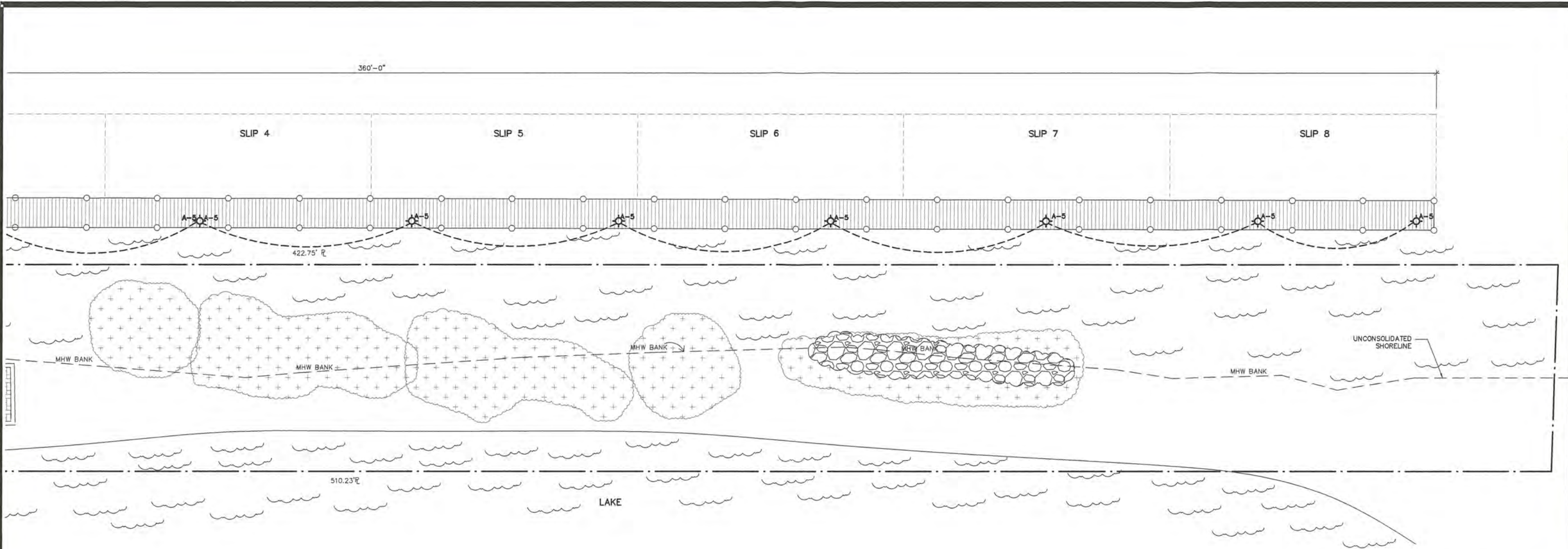
**LEGEND:**

①	PARKING SPACE (8'-6"x18'-0")	⑦	3' HIGH ALUM. PICKET FENCE
②	(8) GOLF CAR PARKING SPACES 6 PERS. GOLF CAR (124x49")	⑧	12'-0"x3'-0" ALUM. PICKET GATE W/ MOTOR AT EA. GATE
③	DRIVEWAY WITH BRICK PAVERS ON SAND	⑨	WATER METER W/ GATE VALVE
④	TRASH BIN	⑩	8" CBS WALL
⑤	RECYCLING BIN	⑪	ELECTRICAL PANEL
⑥	24"x24" CONC. BLOCK PIER W/ 4'-0"x4'-0"x12'-0" CONC. FOOTING, TYP.		

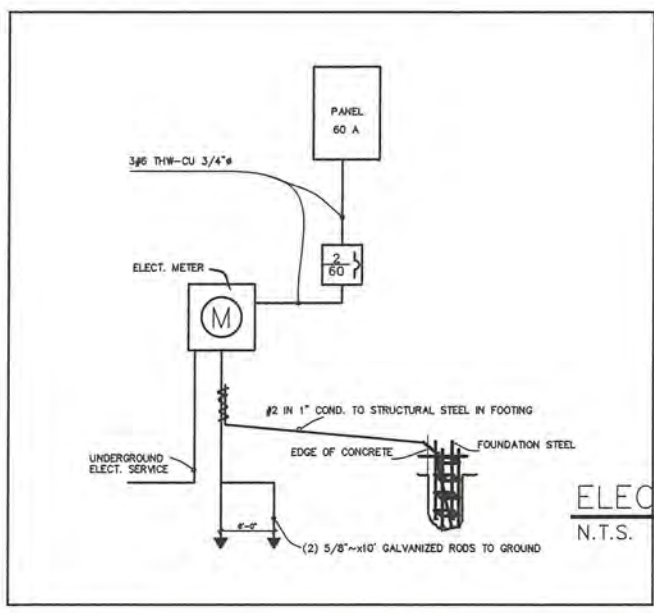
**ELECTRICAL PARTIAL PLAN**  
 1/16" = 1'-0"

**ELECTRICAL SYMBOL LIST:**

	3 W. GROUNDED DUPLEX RECEPTACLE 20 A. 120 V. M.H.+12" A.F.F.
	ELECTRICAL PANEL
	INCANDESCENT FIXTURE OUTLET CEILING MOUNTED
	INCANDESCENT FIXTURE OUTLET WALL MOUNTED
	GROUND FAULT INTERRUPTER
	METER



**ELECTRICAL PARTIAL PLAN**  
 1/16" = 1'-0"

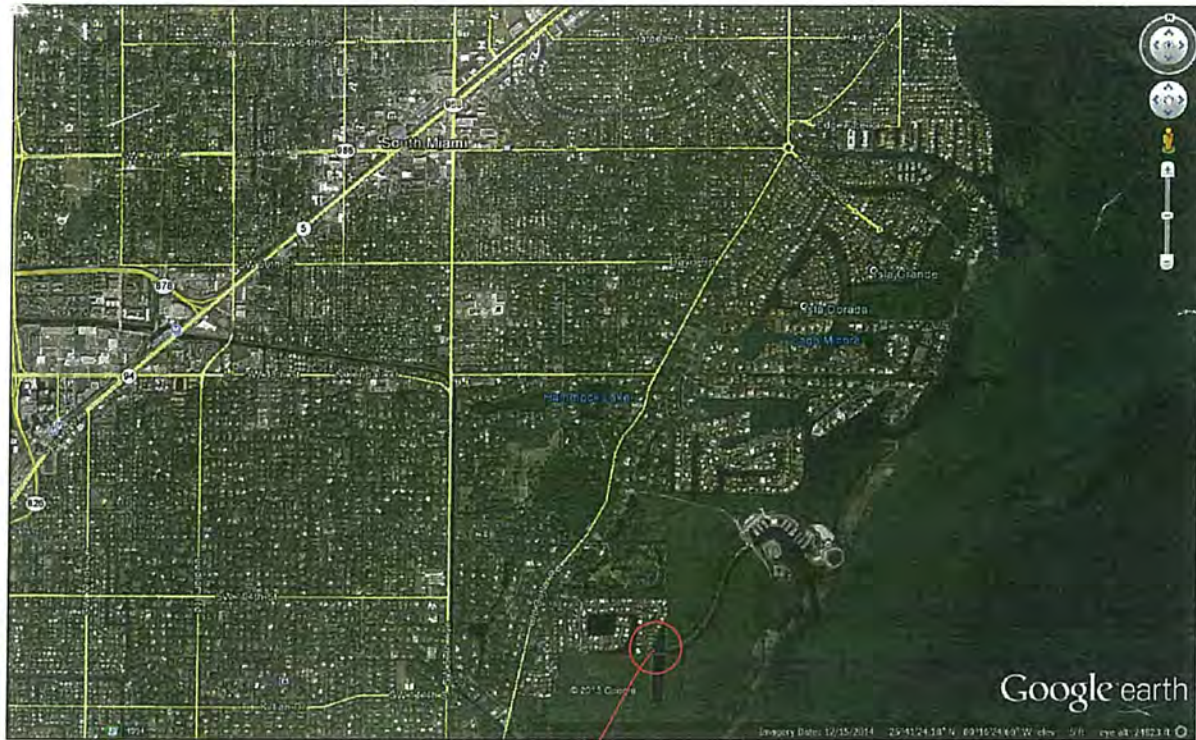


**ELECTRICAL RISER DIAGRAM**  
N.T.S.

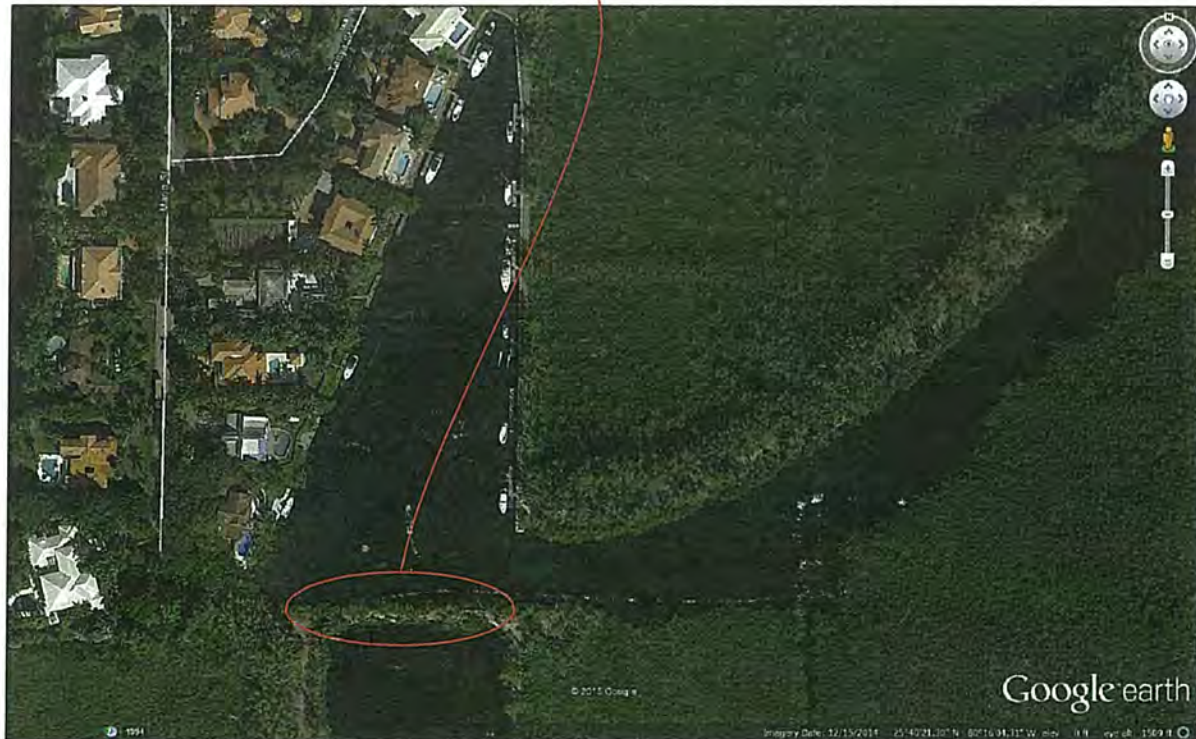
ELECTRICAL PANEL	
ITEM	PANEL
SQ. FT.	300
GENERAL LIGHTING	900*
DOOR MOTOR	840
DOOR MOTOR	840
SUB-TOTAL V.A.	2580
1st. 10KW	2580
REST 40%	
TOTAL V.A. DEMAND	2580
AMPS DEMAND (V.A./240 V)	11
BREAKER	60

ELECTRICAL PANEL									
TYPE: SQUARE "D" OD (OR EQUAL) VOLTAGE: 120/240 V. 1~ 3W. MOUNTING: FLUSH				(ALL 20 AMPS, 1 POLE CKTS. EXCEPT AS NOTED)				MAIN: 60 A FEEDER: 3/8 THW-CU CONDUIT: 3/4"	
FUSE	POLES	TOTAL V.A.	COND.	WIRE	REMARKS	CKT No.	CKT No.	REMARKS	FUSE
15	1	*	1/2"	14	GENERAL LIGHTING & RECEPT	1	2	GATE MOTOR	20
20	1	840	1/2"	12	GATE MOTOR	3	4		
						5	6		
						7	8		

FEEDER: SEE RISER  
FED FROM: SERVICE



JOB LOCATION



**GENERAL NOTES**

**GENERAL**

ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. ALL DIMENSIONS ON PLANS ARE SUBJECT TO VERIFICATION IN THE FIELD. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH WORK.

IT IS THE INTENT OF THESE PLANS AND THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH LOCAL, STATE AND FEDERAL ENVIRONMENTAL PERMITS ISSUED FOR THIS PROJECT IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE AND GOVERN HIMSELF BY ALL PROVISIONS OF THESE PERMITS.

**DESIGN:**

IN ACCORDANCE WITH APPLICABLE BUILDING CODE : FLORIDA BUILDING CODE 2014, ASCE 7 10, NDS 2005

**DESIGN LOADS**

- 1. DOCK LL 60 PSF

**WOOD PILING**

1. ALL NEW WOOD PILES TO BE SOUTHERN PINE AND COMPLY WITH A.S.T.M D25-78 AND BE PRESSURE TREATED WITH C.C.A. TO 2.5 AS PER FEDERAL SPECIFICATIONS TT-W-550D(1) OR TT-W-00550E(1) AND AWFA-MP-4. PILES TO HAVE A MINIMUM DIAMETER OF 12"

- 2. PILES SHALL BE CUT OFF AT ELEVATIONS SHOWN ON THE PLANS & SECTIONS.

**HARDWARE:**

ALL HARDWARE TO BE HOT DIPPED GALVANIZED ACCORDING TO ASTM A-153-80 OR STAINLESS STEEL

**BOLTS:**

ALL MACHINE BOLTS TO BE HOT DIPPED GALVANIZED ACCORDING TO ASTM A307-83A OR STAINLESS STEEL

**FASTENING NOTES:**

- A. 3 X 12 BEAMS TO PILES - TWO 3/4" DIA. THRU-BOLTS WITH WASHER EACH SIDE
- B. JOISTS TO BEAMS: SIMPSON LTS 12 S.S. STRAPS W(4) 10d NAILS TOP & BOTTOM DO NOT BEND OVER JOISTS. FLST WIDE PRODUCT APPROVAL 10456.29
- C. IPE FASCIA TO JOISTS - TWO #10 S.S. SCREWS INTO JOIST ENDS
- D. 5/4 x 6 IPE DECKING TO JOISTS: TWO #10 STAINLESS STEEL DECK SCREWS EACH INTERSECTION

**LUMBER:**

ALL DIMENSIONAL LUMBER SHALL BE #1 GRADE SYP OR BETTER, AND COMPLY WITH A.I.T.C. 1 09-69 SPECIFICATIONS UNLESS OTHERWISE NOTED, LUMBER TO BE KILN DRIED, AND MARINE PRESSURE TREATED WITH A.C.Q. TO .40

**PILE DRIVING NOTES**

- 1. PILE DRIVING OPERATIONS SHALL BE OBSERVED BY A SPECIAL INSPECTOR, INCLUDING THE TEST PILING, TO DETERMINE PROPER PILING LENGTH TO MEET THE DESIGN CRITERIA.
- 2. PILES TO BE DRIVEN WITH AN APPROPRIATE FOLLOW BLOCK, WITH A BUFFER MATERIAL SUITABLE TO ALLOW THE TRANSMISSION OF THE HAMMER ENERGY
- 3. PILES SHALL BE DRIVEN TO REQUIRED CAPACITY A MINIMUM OF 6' INTO ROCK OR A MINIMUM OF 10' INTO YIELDING MATERIAL. WHERE HIGH RESISTANCE SUBSTRATE IS ENCOUNTERED, PRE PUNCHING OR DRILLING SHALL BE UTILIZED TO ACHIEVE THE PROPER PENETRATION.
- 4. PILES SHALL BE DRIVEN USING A DROP HAMMER OR GRAVITY HAMMER OF 4000 POUNDS, WITH A 6' DROP OF THE HAMMER
- 5. PILES SHALL BE DRIVEN WITH NO MORE THAN A 1/4 INCH VARIATION PER FOOT FROM THE VERTICAL OR BATTER LINE INDICATED, WITH A MAXIMUM VARIATION OF THE HEAD OF THE PILE FROM THE POSITION SHOWN ON THE PLANS OF NOT MORE THAN 3 INCHES

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 Division of Water Restoration  
 Division of WARD

CLI-2015-0147  
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 NAME: *[Signature]*  
 DATE: 9-12-16

LEANDRO FERNANDEZ  
 LICENSE  
 No. 71519  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 LEANDRO FERNANDEZ  
 LICENSE #71519

LEAF ENGINEERING C.A. 29777  
 LEANDRO FERNANDEZ, PE  
 FL PE# 71519  
 (786) 390-7493  
 leaf@leafengineering.net  
 85 N.W. 86TH STREET  
 MIAMI, FL 33138

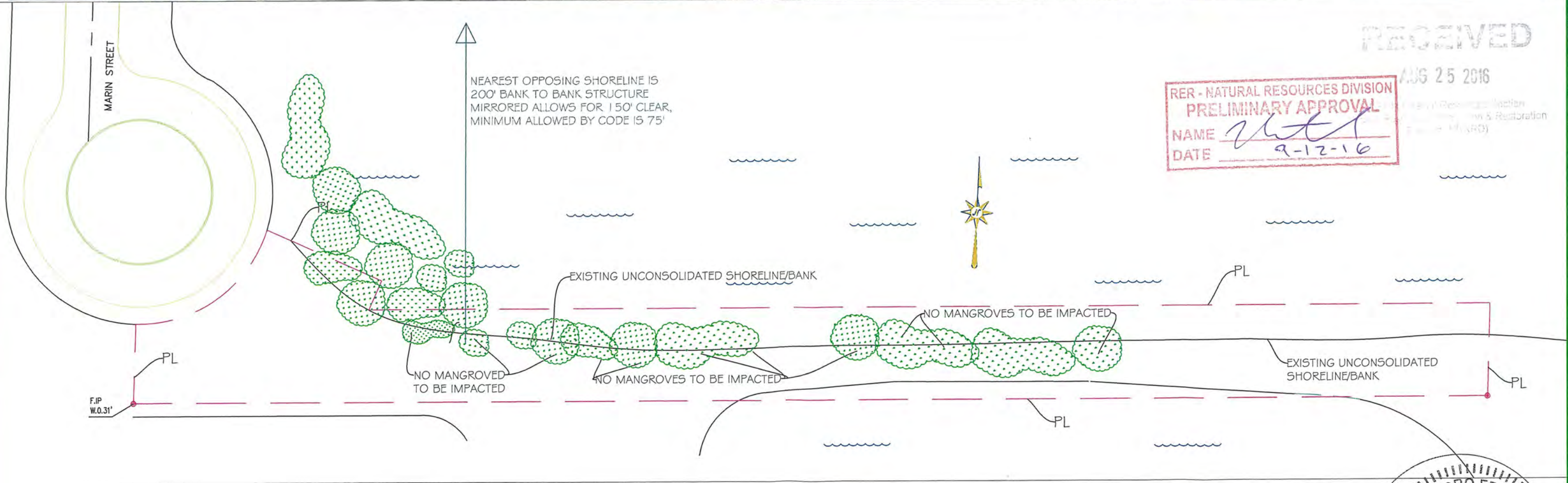
**DOCK AND MARINE**  
 CONSTRUCTION, CORP.  
 752 NE 79TH STREET  
 MIAMI, FL 33138  
 305-751-9911  
 F: 305-751-4825  
 glarson@dockandmarne.net  
 www.dockandmarne.net

CONSTRUCT A NEW DOCK  
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 33156

PAGE TITLE:  
 MAP AND NOTES

DATE: 04/22/15  
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 6205 Reid Street, Tallahassee, FL 32310

LEAF ENGINEERING C.A. 29777  
 LEANDRO FERNANDEZ, PE  
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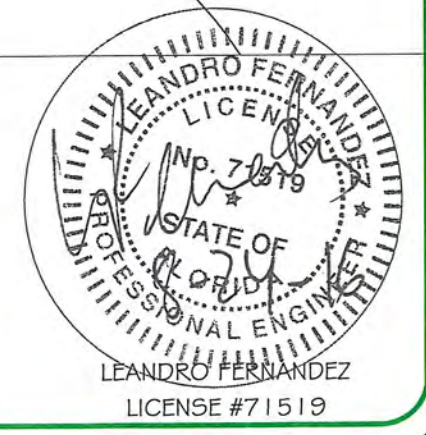
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**2** of 7





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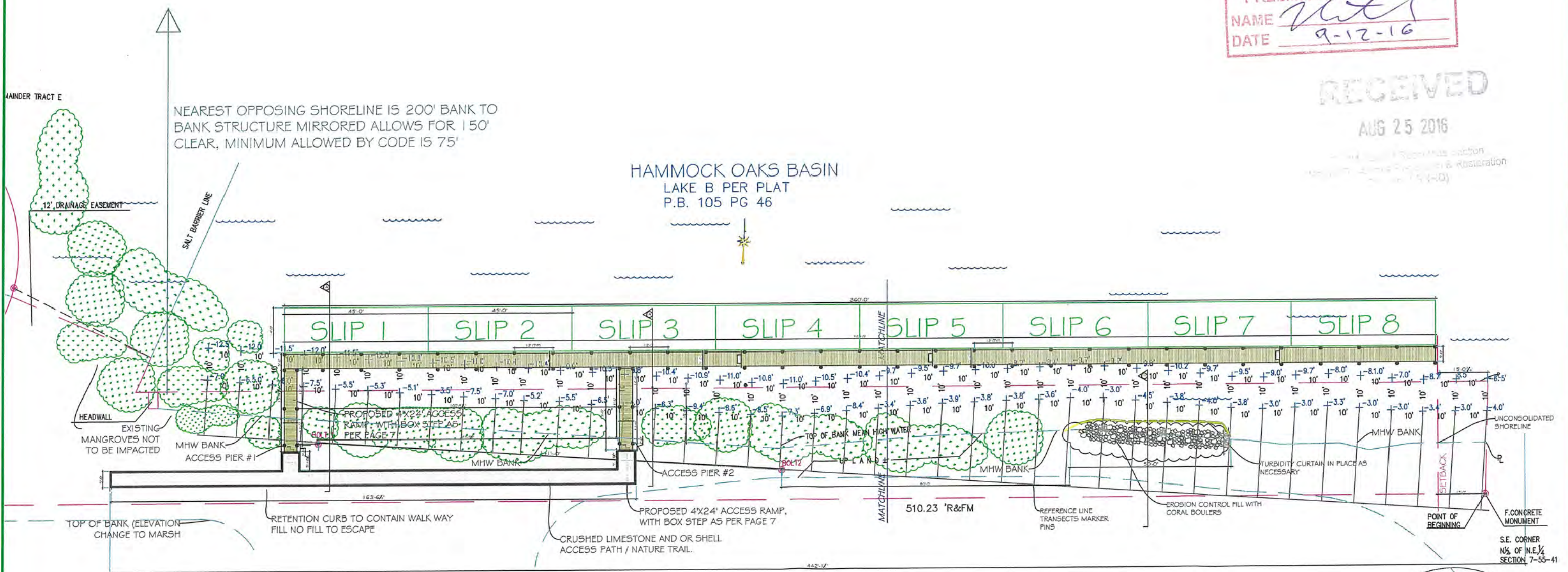
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Florida Department of Natural Resources  
 Division of Environmental Protection & Restoration  
 3500 N.W. 12th St., Ft. Lauderdale, FL 33309

NEAREST OPPOSING SHORELINE IS 200' BANK TO BANK STRUCTURE MIRRORED ALLOWS FOR 150' CLEAR, MINIMUM ALLOWED BY CODE IS 75'

HAMMOCK OAKS BASIN  
 LAKE B PER PLAT  
 P.B. 105 PG 46



LAKE

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 SITE PLAN

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PAGE  
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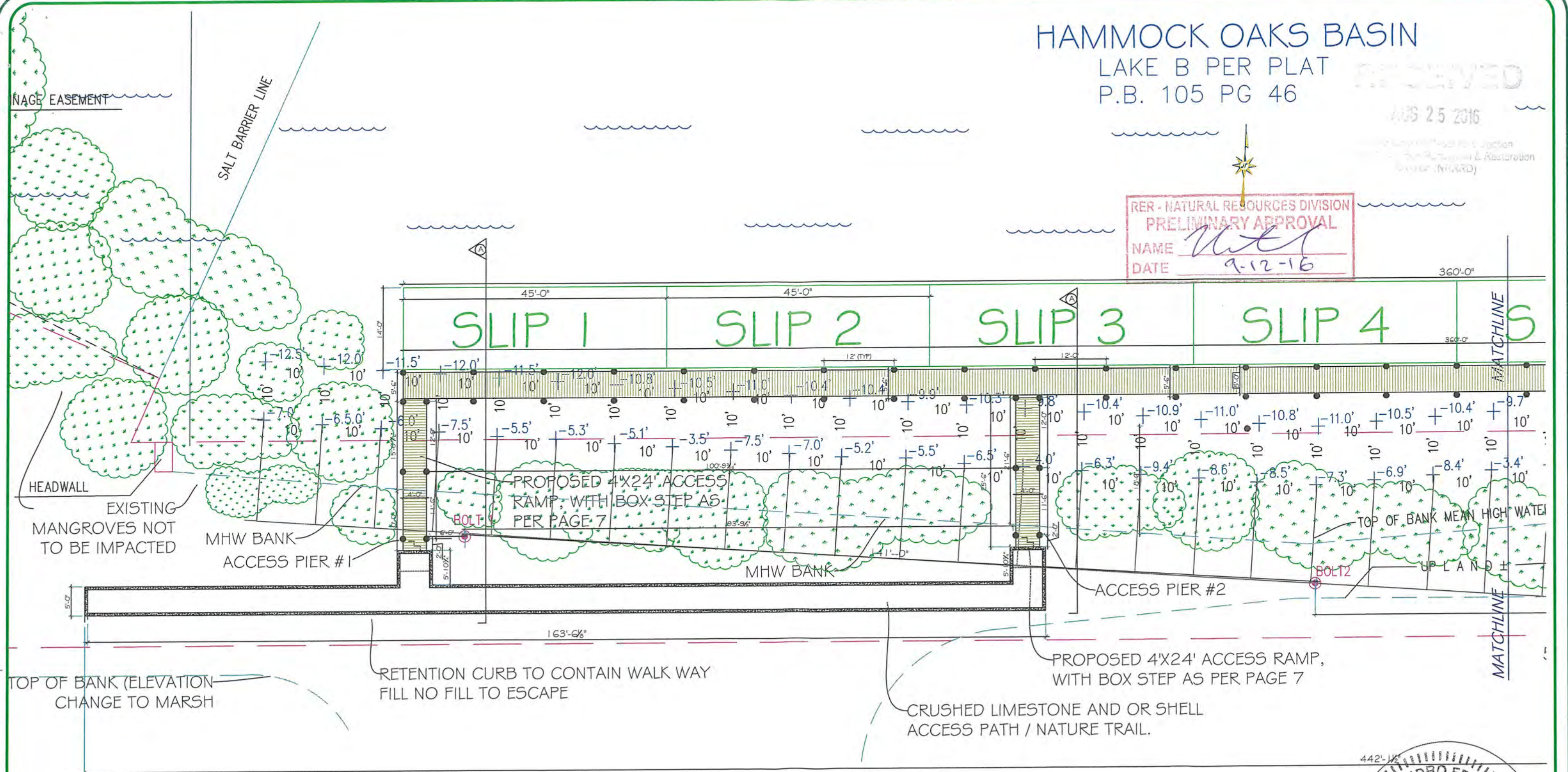


# HAMMOCK OAKS BASIN

LAKE B PER PLAT  
P.B. 105 PG 46

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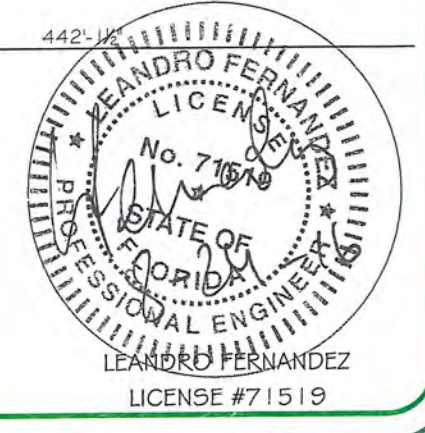
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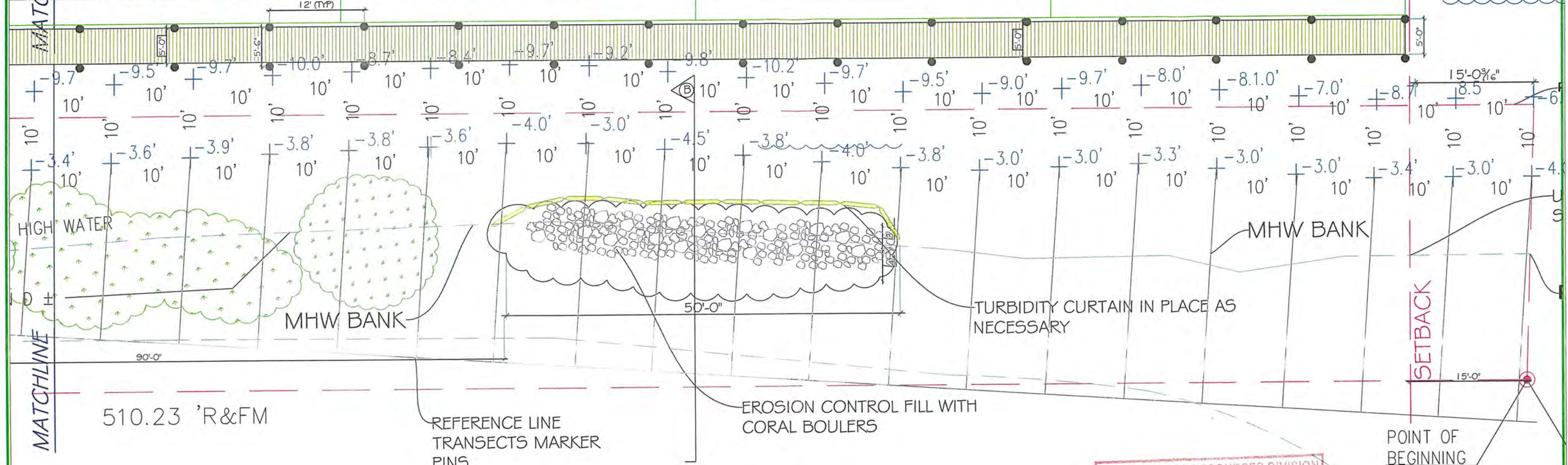
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**4** of 7



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# SLIP 5 SLIP 6 SLIP 7 SLIP 8



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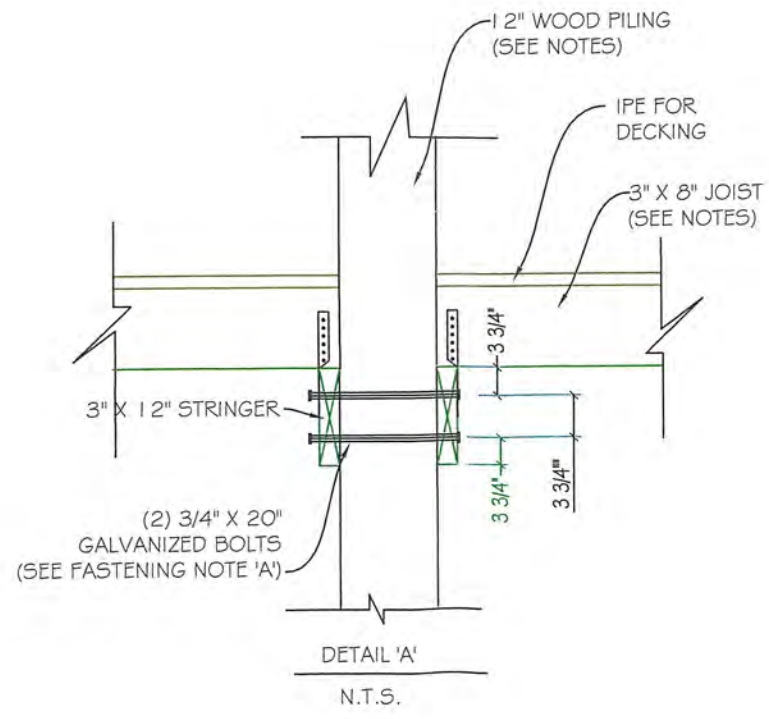
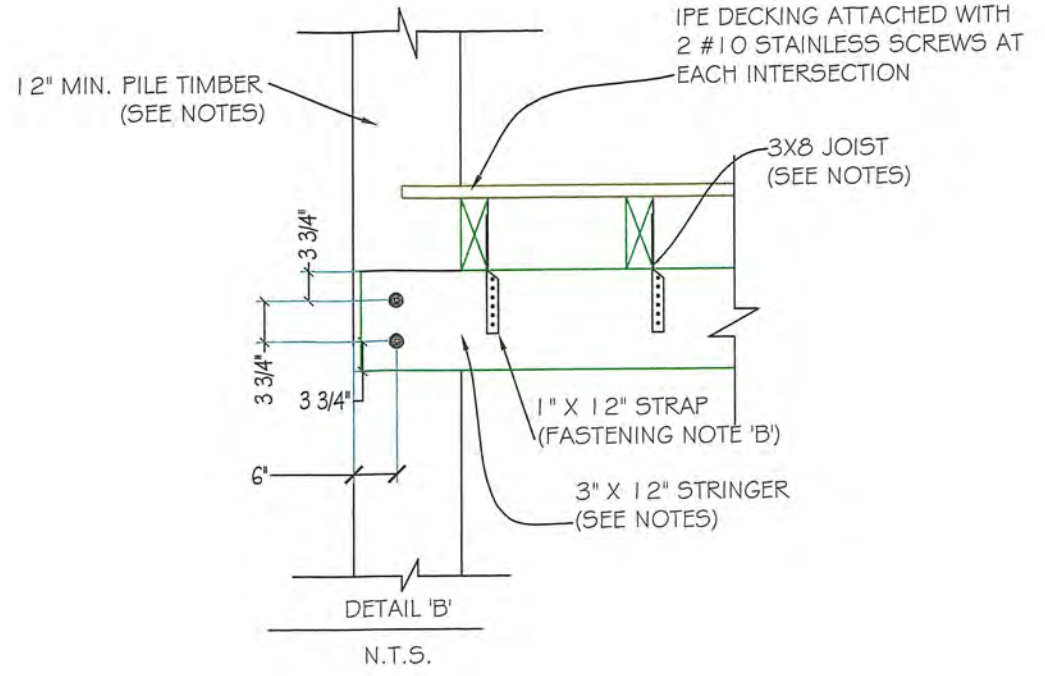
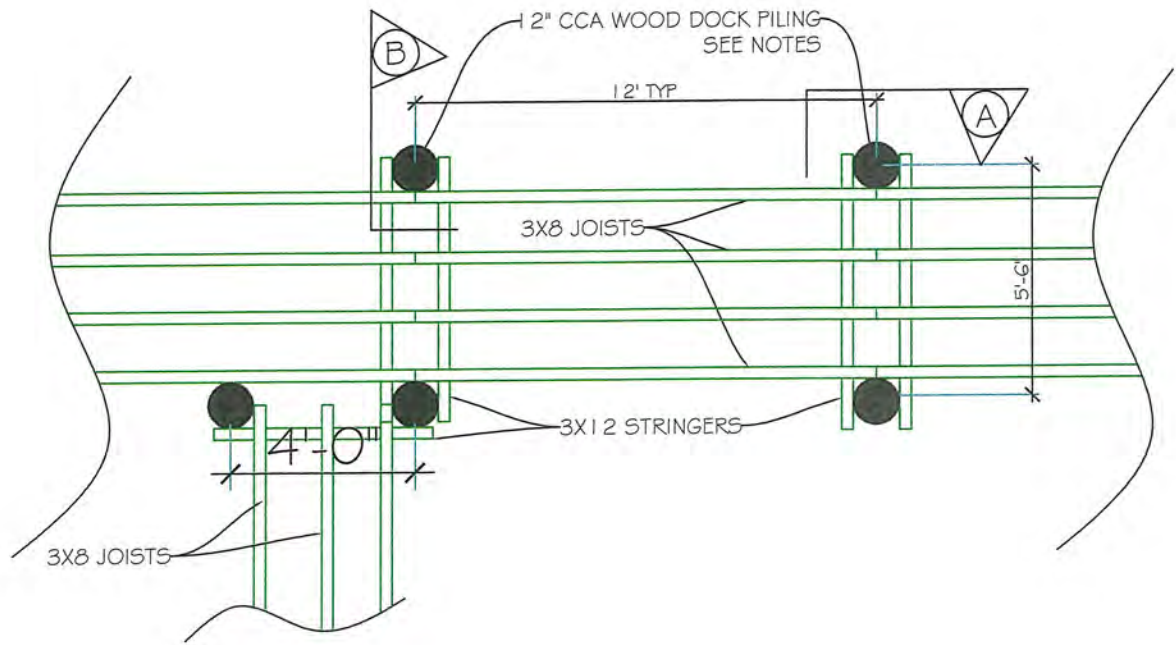
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SEP 25 2016  
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DATE 9-12-16



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CORAL GABLES, FL  
33156

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DETAILS

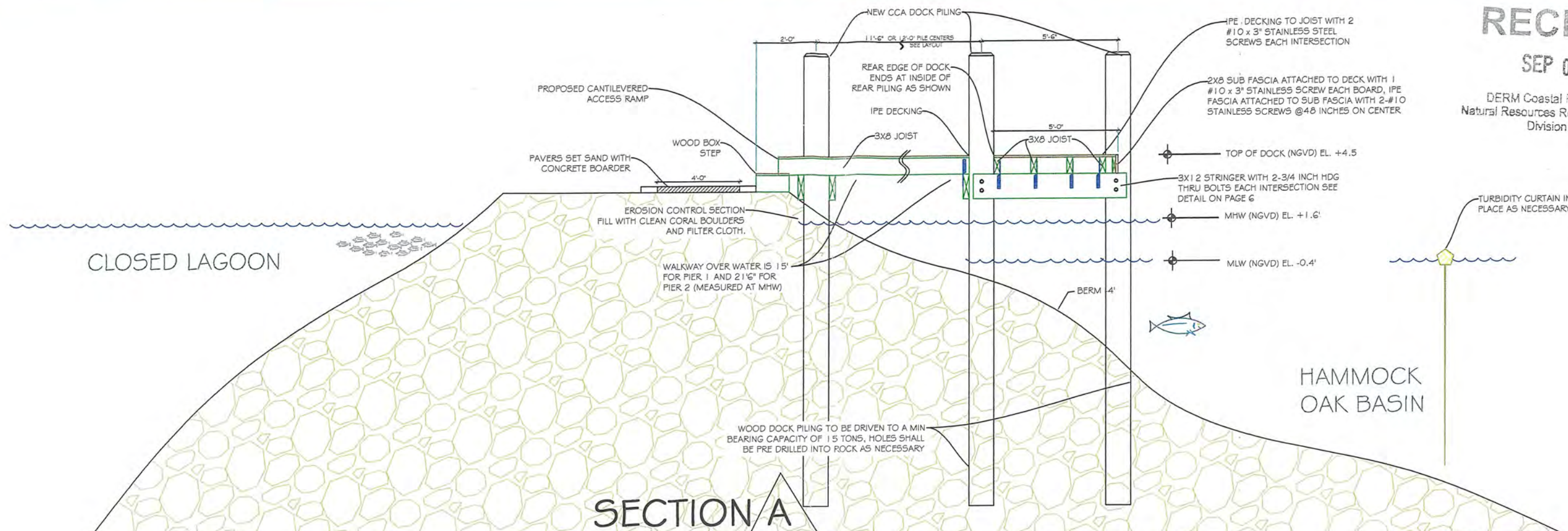
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2. \_\_\_\_\_

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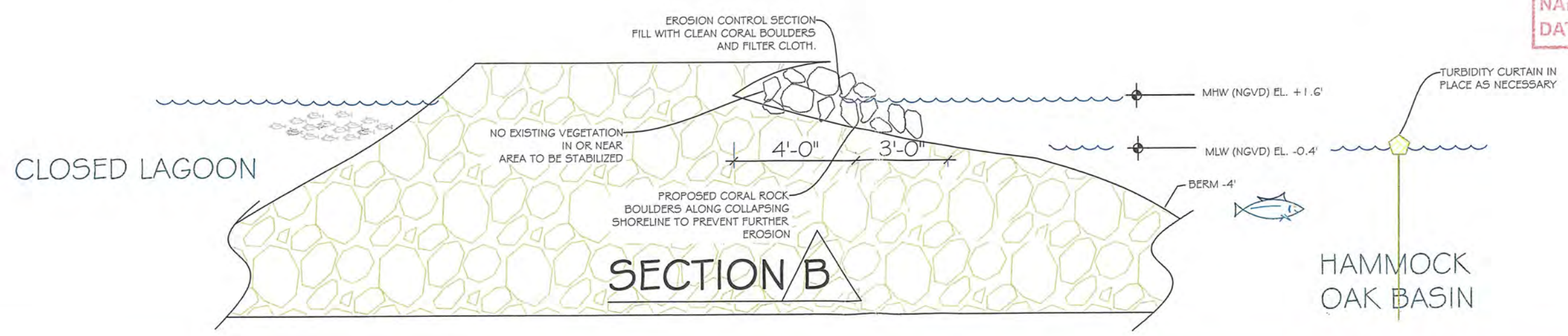
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SEP 09 2016

DERM Coastal Resources Section  
Natural Resources Regulation & Restoration  
Division (NRRRD)



RER - NATURAL RESOURCES DIVISION  
PRELIMINARY APPROVAL  
NAME *W. A. L.*  
DATE 9-12-16



LEAF ENGINEERING C.A. 29777  
LEANDRO FERNANDEZ, PE  
FL PE# 71519  
(786) 390-7493  
leaf@leafengineering.net  
85 N.W. 86TH STREET  
MIAMI, FL 33138

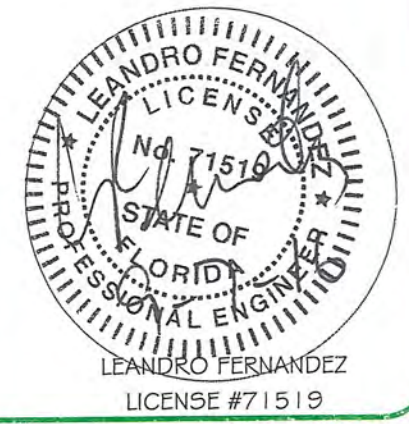
**DOCK AND MARINE**  
CONSTRUCTION, CORP.  
752 NE 79TH STREET  
MIAMI, FL 33138  
305-751-9911  
F: 305-751-4825  
glarson@dockandmarne.net  
www.dockandmarne.net

CONSTRUCT A NEW DOCK  
AT:  
CABARROCAS RESIDENCE  
11093 MARIN ST  
CORAL GABLES, FL  
33156

PAGE TITLE:  
ROCK SECTION

DATE: 04/22/15  
REVISIONS:  
1. \_\_\_\_\_  
2. \_\_\_\_\_

DWG#: 16-047  
DRAWN BY: JK  
PAGE  
7 of 7





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public hearing notification packages: lists of property owners within a specific radius + radius maps + mailing labels  
mailouts + site posting

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

May 2, 2018

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

**Re: Property Owners List within 1,000 feet of:**

**SUBJECT:** 11099 Marin Street, Coral Gables, FL 33156

**FOLIO NUMBER:** 03-5107-007-0610

**LEGAL DESCRIPTION:** HAMMOCK OAKS HARBOR SEC 2 PB 73-35 PORT OF TR E BLK 4  
DESC-BEG SE COR TR E W510.23FT N30FT TO XW CUL-DE-SAC TH NELY ALG CUL-DE-  
SA AD OF 65.17FT S 65DEG E47.357FT TO W/L LAKE B S 24DEG W12FT E422.75FT S35FT  
TO POB

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 1,000 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on the file in Miami-Dade County Property Appraisers' Office. Only properties within the City of Coral Gables are included.

Sincerely,

---

Diana B. Rio

Total number of property owners without repetition: **48, including 0 international**

Name	Address	City	State	Zip	Country
ADAM MOSKOWITZ JESSICA MOSKOWITZ	414 ROVINO AVE	CORAL GABLES	FL	33156	USA
ASLAN PALACHI &W LILLIAN	11030 MARIN ST	CORAL GABLES	FL	33156-4228	USA
BRANKO G ZUNJIC TRS BRANKO ZUNJIC REV LIVING TRUST	11060 MARIN ST	CORAL GABLES	FL	33156-4228	USA
CARLOS G ALONSO &W MAGALY L	11025 TANYA ST	CORAL GABLES	FL	33156-4267	USA
CARLOS PENZINI ANDREA MARIA LARA PEREZ	450 ROVINO AVE	MIAMI	FL	33143	USA
CELIO F POU MARIA ELENA POU	11050 TANYA ST	CORAL GABLES	FL	33156	USA
CHARLES GALVIN BROWN TRS CHARLES GALVIN BROWN FAMILY TR	451 ROVINO AVE	CORAL GABLES	FL	33156	USA
CINDY ZIFF (TR)	11080 MARIN ST	CORAL GABLES	FL	33156-4228	USA
CITY OF CORAL GABLES	405 BILTMORE WAY	CORAL GABLES	FL	33134	USA
DANIEL E GONZALEZ &W DAISY	11011 MARIN ST	CORAL GABLES	FL	33156-4278	USA
DAVID CABARROCAS	8950 SW 117 ST	MIAMI	FL	33176	USA
DIRK VAN DE PUT TRS DIRK VAN DE PUT REVOCABLE TRUST CAROLINE DE BRANDT TRS	321 CAMPANA AVE	CORAL GABLES	FL	33156	USA
EMILIO LAMAR &W CHATHLEEN	11045 TANYA ST	CORAL GABLES	FL	33156-4267	USA
GAIL S ACKERMANN TR	11098 MARIN ST	CORAL GABLES	FL	33156-4228	USA
GEORGE J ABRAHAM EST OF	350 CAMPANA AVE	CORAL GABLES	FL	33156	USA
GUILLERMO POL &W AGUEDA	329 CAMPANA AVE	CORAL GABLES	FL	33156-4217	USA
HAMMOCK OAKS HARBOR SEC THREE HOMEOWNERS ASSOC INC	1601 S BAYSHORE DR	MIAMI	FL	33133	USA
HECTOR AYALA YOLANDA TALAMO	458 ROVINO AVE	CORAL GABLES	FL	33156	USA
IGNACIO G ZULUETA MARIA VERONICA RIVES	11015 TANYA ST	CORAL GABLES	FL	33156	USA
IVAN E TRUJILLO BEATRIZ ESTEBAN	461 ROVINO AVE	CORAL GABLES	FL	33156	USA
JAMES E BAITER &W CRISTINA PERKINS BAITER	434 ROVINO AVE	CORAL GABLES	FL	33156	USA
JAMES E PERRY &W MARY ANN	11070 MARIN ST	CORAL GABLES	FL	33156-4228	USA
JERLENE JOSEPH TRS JERLENE JOSEPH (BEN)	11000 MARIN ST	CORAL GABLES	FL	33156-4228	USA
JESUS GONZALEZ JR &W MAGDELENA	11035 TANYA ST	CORAL GABLES	FL	33156-4267	USA
JOAQUIN RIONDA &W CAROLINA M	445 ROVINO AVE	CORAL GABLES	FL	33156-4245	USA
JORGE PASTORIZA &W ALINA	11090 MARIN ST	CORAL GABLES	FL	33156-4228	USA
JOSE A GARRIDO III OLGA M GARRIDO	420 ROVINO AVE	CORAL GABLES	FL	33156	USA
KENNETH J CARUSELLO MAGDA CARUSELLO	315 CAMPANA AVE	CORAL GABLES	FL	33156	USA
LUIS RAFAEL ACEVEDO MONICA PARRA	415 ROVINO AVE	CORAL GABLES	FL	33156	USA
MARIA EIROA CABRERA	460 ROVINO AVE	CORAL GABLES	FL	33156	USA
MAURICE DONSKY LE AMIRA DONSKY LE MAURICE DONSKY TRS	440 ROVINO AVE	CORAL GABLES	FL	33156	USA
MERCEDES LOURDES POLANCO	11050 MARIN ST	CORAL GABLES	FL	33156	USA
MIAMI DADE COUNTY DERM-EEL	33 SW 2 AVE	MIAMI	FL	33130-1501	USA
MIAMI-DADE COUNTY PARKS AND RECREATION	275 NW 2 ST 4FL	MIAMI	FL	33128	USA
MOHAMED MERABET YAMINA SEBBAH MERABET	11071 MARIN ST	CORAL GABLES	FL	33156	USA
MUNDORADO SA	11005 TANYA ST	CORAL GABLES	FL	33156	USA
MUZA MARIN INC	429 ROVINO AVE	CORAL GABLES	FL	33156	USA
NOEMI MARIA WASMER TRS NOEMI MARIA WASMER REVOCABLE TR	11065 MARIN ST	CORAL GABLES	FL	33156	USA
REZA AZARKHAIL &W PARVIN G	11000 TANYA ST	CORAL GABLES	FL	33156-4238	USA
RICARDO BAJANDAS TRS WARA REVOCABLE TRUST	11035 MARIN ST	CORAL GABLES	FL	33156	USA
ROBERTO DENIS MARIA DENIS	430 ROVINO AVE	CORAL GABLES	FL	33156	USA
ROLANDO C MENDIZABAL &W KATHLEEN	11075 MARIN ST	CORAL GABLES	FL	33156-4227	USA
STEVEN PRICE &W DEBRA	11085 MARIN ST	CORAL GABLES	FL	33156-4227	USA
SUSAN B JOSEPHS	401 ROVINO AVE	CORAL GABLES	FL	33156-4245	USA
THOMAS SINGER &W CHERYL S	11095 MARIN ST	CORAL GABLES	FL	33156-4227	USA

THITE/COUNTIES SNAPPER CREEK HAMMOCK MGMT	3900 COMMONWEALTH BLVD	TALLAHASSEE	FL	32399	USA
WILLIAM A LAUDANI	444 ROVINO AVE	CORAL GABLES	FL	33156-4261	USA
YONG CHEN JOSH CHEN	325 CAMPANA AVE	CORAL GABLES	FL	33156-4217	USA



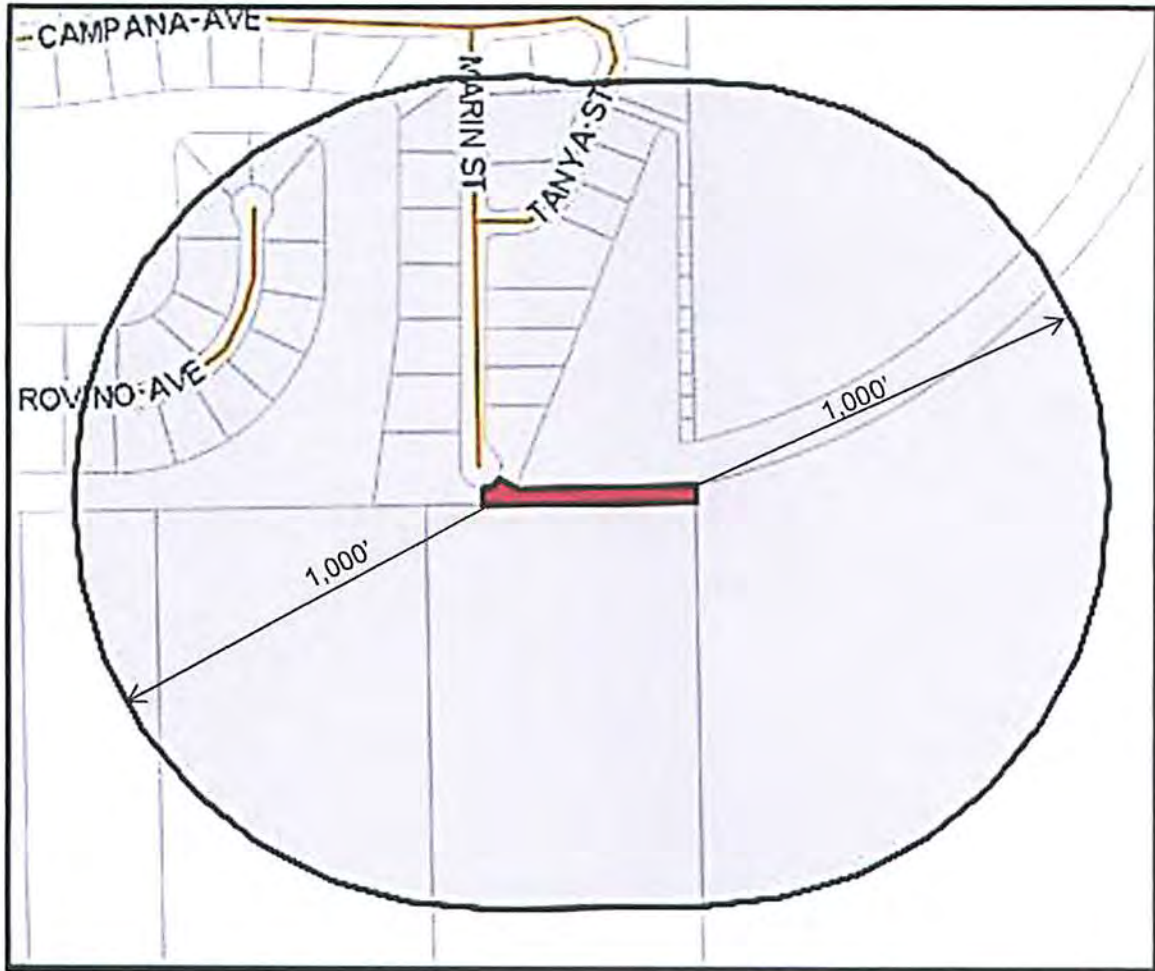


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mailouts + site posting

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

## 1,000' RADIUS MAP



**SUBJECT:** 11099 Marin Street, Coral Gables, FL 33156

**FOLIO NUMBER:** 03-5107-007-0610

**LEGAL DESCRIPTION:** HAMMOCK OAKS HARBOR SEC 2 PB 73-35 PORT OF TR E BLK 4  
DESC-BEG SE COR TR E W510.23FT N30FT TO X/W CUL-DE-SAC TH NELY ALG CUL-DE-  
SA AD OF 65.17FT S 65DEG E47.357FT TO W/L LAKE B S 24DEG W12FT E422.75FT S35FT  
TO POB

ADAM MOSKOWITZ  
JESSICA MOSKOWITZ  
414 ROVINO AVE  
CORAL GABLES, FL 33156

ASLAN PALACHI &W LILLIAN  
11030 MARIN ST  
CORAL GABLES, FL 33156-4228

BRANKO G ZUNJIC TRS  
BRANKO ZUNJIC REV LIVING TRUST  
11060 MARIN ST  
CORAL GABLES, FL 33156-4228

CARLOS G ALONSO &W MAGALY L  
11025 TANYA ST  
CORAL GABLES, FL 33156-4267

CARLOS PENZINI  
ANDREA MARIA LARA PEREZ  
450 ROVINO AVE  
MIAMI, FL 33143

CELIO F POU  
MARIA ELENA POU  
11050 TANYA ST  
CORAL GABLES, FL 33156

CHARLES GALVIN BROWN TRS  
CHARLES GALVIN BROWN FAMILY TR  
451 ROVINO AVE  
CORAL GABLES, FL 33156

CINDY ZIFF (TR)  
11080 MARIN ST  
CORAL GABLES, FL 33156-4228

CITY OF CORAL GABLES  
405 BILTMORE WAY  
CORAL GABLES, FL 33134

DANIEL E GONZALEZ &W DAISY  
11011 MARIN ST  
CORAL GABLES, FL 33156-4278

DAVID CABARROCAS  
8950 SW 117 ST  
MIAMI, FL 33176

DIRK VAN DE PUT TRS  
DIRK VAN DE PUT REVOCABLE TRUST  
CAROLINE DE BRANDT TRS  
321 CAMPANA AVE  
CORAL GABLES, FL 33156

EMILIO LAMAR &W CHATHLEEN  
11045 TANYA ST  
CORAL GABLES, FL 33156-4267

GAIL S ACKERMANN TR  
11098 MARIN ST  
CORAL GABLES, FL 33156-4228

GEORGE J ABRAHAM EST OF  
350 CAMPANA AVE  
CORAL GABLES, FL 33156

GUILLERMO POL &W AGUEDA  
329 CAMPANA AVE  
CORAL GABLES, FL 33156-4217

HAMMOCK OAKS HARBOR  
SEC THREE HOMEOWNERS ASSOC INC  
1601 S BAYSHORE DR  
MIAMI, FL 33133

HECTOR AYALA  
YOLANDA TALAMO  
458 ROVINO AVE  
CORAL GABLES, FL 33156

IGNACIO G ZULUETA  
MARIA VERONICA RIVES  
11015 TANYA ST  
CORAL GABLES, FL 33156

IVAN E TRUJILLO  
BEATRIZ ESTEBAN  
461 ROVINO AVE  
CORAL GABLES, FL 33156

JAMES E BAITER &W  
CRISTINA PERKINS BAITER  
434 ROVINO AVE  
CORAL GABLES, FL 33156

JAMES E PERRY &W MARY ANN  
11070 MARIN ST  
CORAL GABLES, FL 33156-4228

JERLENE JOSEPH TRS  
JERLENE JOSEPH (BEN)  
11000 MARIN ST  
CORAL GABLES, FL 33156-4228

JESUS GONZALEZ JR &W MAGDELENA  
11035 TANYA ST  
CORAL GABLES, FL 33156-4267

JOAQUIN RIONDA &W CAROLINA M  
445 ROVINO AVE  
CORAL GABLES, FL 33156-4245

JORGE PASTORIZA &W ALINA  
11090 MARIN ST  
CORAL GABLES, FL 33156-4228

JOSE A GARRIDO III  
OLGA M GARRIDO  
420 ROVINO AVE  
CORAL GABLES, FL 33156

KENNETH J CARUSELLO  
MAGDA CARUSELLO  
315 CAMPANA AVE  
CORAL GABLES, FL 33156

LUIS RAFAEL ACEVEDO  
MONICA PARRA  
415 ROVINO AVE  
CORAL GABLES, FL 33156

MARIA EIROA CABRERA  
460 ROVINO AVE  
CORAL GABLES, FL 33156

MAURICE DONSKY LE  
AMIRA DONSKY LE  
MAURICE DONSKY TRS  
440 ROVINO AVE  
CORAL GABLES, FL 33156

MERCEDES LOURDES POLANCO  
11050 MARIN ST  
CORAL GABLES, FL 33156

MIAMI DADE COUNTY DERM-EEL  
33 SW 2 AVE  
MIAMI, FL 33130-1501

MIAMI-DADE COUNTY PARKS AND  
RECREATION  
275 NW 2 ST 4FL  
MIAMI, FL 33128

MOHAMED MERABET  
YAMINA SEBBAH MERABET  
11071 MARIN ST  
CORAL GABLES, FL 33156

MUNDORADO SA  
11005 TANYA ST  
CORAL GABLES, FL 33156

MUZA MARIN INC  
429 ROVINO AVE  
CORAL GABLES, FL 33156

NOEMI MARIA WASMER TRS  
NOEMI MARIA WASMER REVOCABLE TR  
11065 MARIN ST  
CORAL GABLES, FL 33156

REZA AZARKHAIL &W PARVIN G  
11000 TANYA ST  
CORAL GABLES, FL 33156-4238

RICARDO BAJANDAS TRS  
WARA REVOCABLE TRUST  
11035 MARIN ST  
CORAL GABLES, FL 33156

ROBERTO DENIS  
MARIA DENIS  
430 ROVINO AVE  
CORAL GABLES, FL 33156

ROLANDO C MENDIZABAL &W KATHLEEN  
11075 MARIN ST  
CORAL GABLES, FL 33156-4227

STEVEN PRICE &W DEBRA  
11085 MARIN ST  
CORAL GABLES, FL 33156-4227

SUSAN B JOSEPHS  
401 ROVINO AVE  
CORAL GABLES, FL 33156-4245

THOMAS SINGER &W CHERYL S  
11095 MARIN ST  
CORAL GABLES, FL 33156-4227

TIITF/COUNTIES  
SNAPPER CREEK HAMMOCK MGMT  
3900 COMMONWEALTH BLVD  
TALLAHASSEE, FL 32399

WILLIAM A LAUDANI  
444 ROVINO AVE  
CORAL GABLES, FL 33156-4261

YONG CHEN  
JOSH CHEN  
325 CAMPANA AVE  
CORAL GABLES, FL 33156-4217



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mailouts + site posting

**rdrmiami.com | diana@rdrmiami.com | 305.498.1614**

May 24, 2018

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

**Re: List of Property Owners as denoted on the attached 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 as noted on the map. This reflects the most current records on the file in Miami-Dade County Property Appraisers' Office. Only properties within the City of Coral Gables are included.

Sincerely,

---

Diana B. Rio

Total number of property owners without repetition: **105, including 0 international**

Name	Address	City	State	Zip
390 CAMPANA LLC	89 LEUCADENDRA DR	CORAL GABLES	FL	33156-2371
ADAM LAMB LISA LAMB	11096 MONFERO ST	CORAL GABLES	FL	33156
ADAM MOSKOWITZ JESSICA MOSKOWITZ	414 ROVINO AVE	CORAL GABLES	FL	33156
ALBERT J FRAGA &W CARMEN O	11028 MONFERO ST	MIAMI	FL	33156-4230
ALEX MARRERO &W FLORA	341 CAMPANA AVE	CORAL GABLES	FL	33156-4217
ALLAN J SEPE &W BONNIE	11084 MONFERO ST	CORAL GABLES	FL	33156-4230
AMER MOHAMMED MALIK TOBA NYRA NIAZI	468 ROVINO AVE	CORAL GABLES	FL	33156
ANDREW VARAT &W CYNTHIA	11030 PARADELA ST	CORAL GABLES	FL	33156-4244
ANTHONY CIMINERO &W JOANNE B	11021 PARADELA ST	CORAL GABLES	FL	33156-4243
ASLAN PALACHI &W LILLIAN	11030 MARIN ST	CORAL GABLES	FL	33156-4228
BARRY M BRANT TRS HAMMOCK OAKS LAND TRUST	200 S BISCAYNE BLVD 6 FL	MIAMI	FL	33131
BRANKO G ZUNJIC TRS BRANKO ZUNJIC REV LIVING TRUST	11060 MARIN ST	CORAL GABLES	FL	33156-4228
BRUCE J GOLDMAN	11042 PARADELA ST	CORAL GABLES	FL	33156-4244
CARLOS G ALONSO &W MAGALY L	11025 TANYA ST	CORAL GABLES	FL	33156-4267
CARLOS PENZINI ANDREA MARIA LARA PEREZ	450 ROVINO AVE	MIAMI	FL	33143
CARMEN TERESA GORRIN	401 CAMPANA AVE	CORAL GABLES	FL	33156
CELIO F POU MARIA ELENA POU	11050 TANYA ST	CORAL GABLES	FL	33156
CHARLES GALVIN BROWN TRS CHARLES GALVIN BROWN FAMILY TR	451 ROVINO AVE	CORAL GABLES	FL	33156
CINDY ZIFF (TR)	11080 MARIN ST	CORAL GABLES	FL	33156-4228
CITY OF CORAL GABLES	PO DRAWER 34-1549	CORAL GABLES	FL	33134
DANIEL E GONZALEZ &W DAISY	11011 MARIN ST	CORAL GABLES	FL	33156-4278
DANIEL L SECKINGER III &W CAROLYN	487 ROVINO AVE	CORAL GABLES	FL	33156-4263
DANIEL V LIGMAN SHARON J LIGMAN	480 ROVINO AVE	CORAL GABLES	FL	33156
DARIN I ZENOV	11097 PARADELA ST	CORAL GABLES	FL	33156
DAVID CABARROCAS	8950 SW 117 ST	MIAMI	FL	33176
DELAILA ESTEFANO &W MAZYER HATAMI	700 CAMPANA AVE	CORAL GABLES	FL	33156-4224
DILEEP YAVAGAL SUJATA YAVAGAL	490 ROVINO AVE	CORAL GABLES	FL	33146
DIRK VAN DE PUT TRS DIRK VAN DE PUT REVOCABLE TRUST CAROLINE DE BRANDT TRS	321 CAMPANA AVE	CORAL GABLES	FL	33156
EDUARDO J ARAZOZA &W SARA R	470 CAMPANA AVE	CORAL GABLES	FL	33156-4220
EDUARDO PIZARRO MONICA PIZARRO	11072 MONFERO ST	MIAMI	FL	33156-4230
EDWARD F LORES &W KAY M	11055 PARADELA ST	CORAL GABLES	FL	33156-4243
ELEANOR C ZAHNER	11050 PARADELA ST	CORAL GABLES	FL	33156-4244
EMILIO LAMAR &W CHATHLEEN	11045 TANYA ST	CORAL GABLES	FL	33156-4267
ETHAN W JOHNSON &W ELIZABETH P	630 CAMPANA AVE	CORAL GABLES	FL	33156-4223
FRANCOIS H VANDERPOST ARIADNE M VANDERPOST LIPS	220 71 ST STE213	MIAMI BEACH	FL	33141
GAIL S ACKERMANN TR	11098 MARIN ST	CORAL GABLES	FL	33156-4228
GARY M FREEDMAN &W BELKIS CHRISTINE FREEDMAN	415 CAMPANA AVE	CORAL GABLES	FL	33156
GEORGE J ABRAHAM EST OF	350 CAMPANA AVE	CORAL GABLES	FL	33156-4218
GEORGE W BARBARA &W ILEANA C	483 CAMPANA AVE	CORAL GABLES	FL	33156-4219
GUILLERMO POL &W AGUEDA	329 CAMPANA AVE	CORAL GABLES	FL	33156-4217
GUSTAVO ADOLFO ALBA KARINA P ALBA TAVERAS	11036 MONFERO ST	CORAL GABLES	FL	33156
HAMMOCK OAKS HARBOR SEC THREE HOMEOWNERS ASSOC INC	1601 S BAYSHORE DR	MIAMI	FL	33133
HECTOR AYALA YOLANDA TALAMO	458 ROVINO AVE	CORAL GABLES	FL	33156
IGNACIO G ZULUETA MARIA VERONICA RIVES	11015 TANYA ST	CORAL GABLES	FL	33156

INVERSIONES Y PROYECTOS MIAMI LLC	1390 BRICKELL AVENUE #200	MIAMI	FL	33131
IVAN E TRUJILLO BEATRIZ ESTEBAN	461 ROVINO AVE	CORAL GABLES	FL	33156
JAMES E BAITER &W CRISTINA PERKINS BAITER	434 ROVINO AVE	CORAL GABLES	FL	33156
JAMES E PERRY &W MARY ANN	11070 MARIN ST	CORAL GABLES	FL	33156-4228
JASON ALAN MISHAL NATANYA MAIO MISHAL	11094 PARADELA ST	CORAL GABLES	FL	33156
JEFFREY B KAPLAN LAURA B KAPLAN	400 CAMPANA AVE	CORAL GABLES	FL	33156
JERLENE JOSEPH TRS JERLENE JOSEPH (BEN)	11000 MARIN ST	CORAL GABLES	FL	33156-4228
JESUS GONZALEZ JR &W MAGDELENA	11035 TANYA ST	CORAL GABLES	FL	33156-4267
JESUS V SUAREZ & ANA M VENTURA	4095 SW 67 AVE	MIAMI	FL	33155
JOAQUIN RIONDA &W CAROLINA M	445 ROVINO AVE	CORAL GABLES	FL	33156-4245
JOAQUIN S RIONDA &W ALICIA	370 CAMPANA AVE	CORAL GABLES	FL	33156-4218
JODE A CHAMORRO &W MARIA T	500 CAMPANA AVE	CORAL GABLES	FL	33156-4222
JOHN C BROMAN &W MARYLYN E	418 CAMPANA AVE	CORAL GABLES	FL	33156-4220
JORGE L POWELL &W ANA MARIA C	11061 MONFERO ST	CORAL GABLES	FL	33156-4229
JORGE PASTORIZA &W ALINA	11090 MARIN ST	CORAL GABLES	FL	33156-4228
JOSE A GARRIDO III OLGA M GARRIDO	420 ROVINO AVE	CORAL GABLES	FL	33156
JOSE R RODRIGUEZ JR &W KRISTIN B	480 CAMPANA AVE	MIAMI	FL	33156-4220
KENNETH J CARUSELLO MAGDA CARUSELLO	315 CAMPANA AVE	CORAL GABLES	FL	33156
LUIS RAFAEL ACEVEDO MONICA PARRA	415 ROVINO AVE	CORAL GABLES	FL	33156
MANUEL STEREMBERG ANA MARIA HENAO PALACIO	600 CAMPANA AVE	CORAL GABLES	FL	33156
MARCELA SAMPAIO SCHWARTZ TRS MARCELA SAMPAIO SCHWARTZ REV TR HAROLD WAYNE SCHWARTZ TRS	465 ROVINO AVE	CORAL GABLES	FL	33156
MARCONI NAZIAZENI SILVIA NAZIAZENI	430 CAMPANA AVE	CORAL GABLES	FL	33156
MARGARITA MCCAIN	11071 MONFERO ST	CORAL GABLES	FL	33156-4229
MARIA EIROA CABRERA	460 ROVINO AVE	CORAL GABLES	FL	33156
MARIANO MACIAS &W CAROLINA P	475 CAMPANA AVE	CORAL GABLES	FL	33156-4219
MARIO VARELA &W MARIA C	530 CAMPANA AVE	CORAL GABLES	FL	33156-4222
MARY JEAN MELLA	353 CAMPANA AVE	CORAL GABLES	FL	33156-4217
MAURICE DONSKY LE AMIRA DONSKY LE MAURICE DONSKY TRS	440 ROVINO AVE	CORAL GABLES	FL	33156
MERCEDES LOURDES POLANCO	11050 MARIN ST	CORAL GABLES	FL	33156
MOHAMED MERABET YAMINA SEBBAH MERABET	11071 MARIN ST	CORAL GABLES	FL	33156
MUNDORADO SA	11005 TANYA ST	CORAL GABLES	FL	33156
MUZA MARIN INC	429 ROVINO AVE	CORAL GABLES	FL	33156
NOEMI MARIA WASMER TRS NOEMI MARIA WASMER REVOCABLE TR	11065 MARIN ST	CORAL GABLES	FL	33156
PAULO BACCHI &W C/O JASON B GILLER P.A. LAIS BACCHI	4913 FISHER ISLAND	MIAMI	FL	33109
PETER ZUBIZARRETA AYMEE ZUBIZARRETA	490 CAMPANA AVE	CORAL GABLES	FL	33156
PHILIP D FLOYD DEBRA G FLOYD	385 CAMPANA AVE	CORAL GABLES	FL	33156
RAINI AGARWAL TRS RAINI AGARWAL TRUST	660 CAMPANA AVE	CORAL GABLES	FL	33156
RAUL SOTO LONGO &W MARTA	331 CAMPANA AVE	CORAL GABLES	FL	33156-4217
RENE ARENCIBIA MARIA FERNANDEZ ARENCIBIA	435 CAMPANA AVE	CORAL GABLES	FL	33156
REZA AZARKHAIL &W PARVIN G	11000 TANYA ST	CORAL GABLES	FL	33156-4238
RICARDO BAJANDAS TRS WARIA REVOCABLE TRUST	11035 MARIN ST	CORAL GABLES	FL	33156
RICHARD A ELIAS (TRUST)	471 ROVINO AVE	CORAL GABLES	FL	33156-4263
RIVERSIDE PARK INVESTORS LLC	111 SW 3 ST	MIAMI	FL	33130
ROBERT F FELTMAN &W SYLVIA	465 CAMPANA AVE	CORAL GABLES	FL	33156-4219
ROBERT WEINTRAUB MAUREEN MCCAHILL	11100 PARADELA ST	CORAL GABLES	FL	33156

ROBERTA L MARCUS	476 ROVINO AVE	CORAL GABLES	FL	33156-4262
ROBERTO DENIS MARIA DENIS	430 ROVINO AVE	CORAL GABLES	FL	33156
ROLANDO C MENDIZABAL &W KATHLEEN	11075 MARIN ST	CORAL GABLES	FL	33156-4227
SAMUEL BERKOWITZ &W ALLYN S	11035 PARADELA ST	CORAL GABLES	FL	33156-4243
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YAZMIN I CARDENAS TORRES TRS YAZMIN/CLAUDIA/RICARDO 2014 FAMILY TRUST	11075 PARADELA ST	CORAL GABLES	FL	33156
YONG CHEN JOSH CHEN	325 CAMPANA AVE	CORAL GABLES	FL	33156-4217

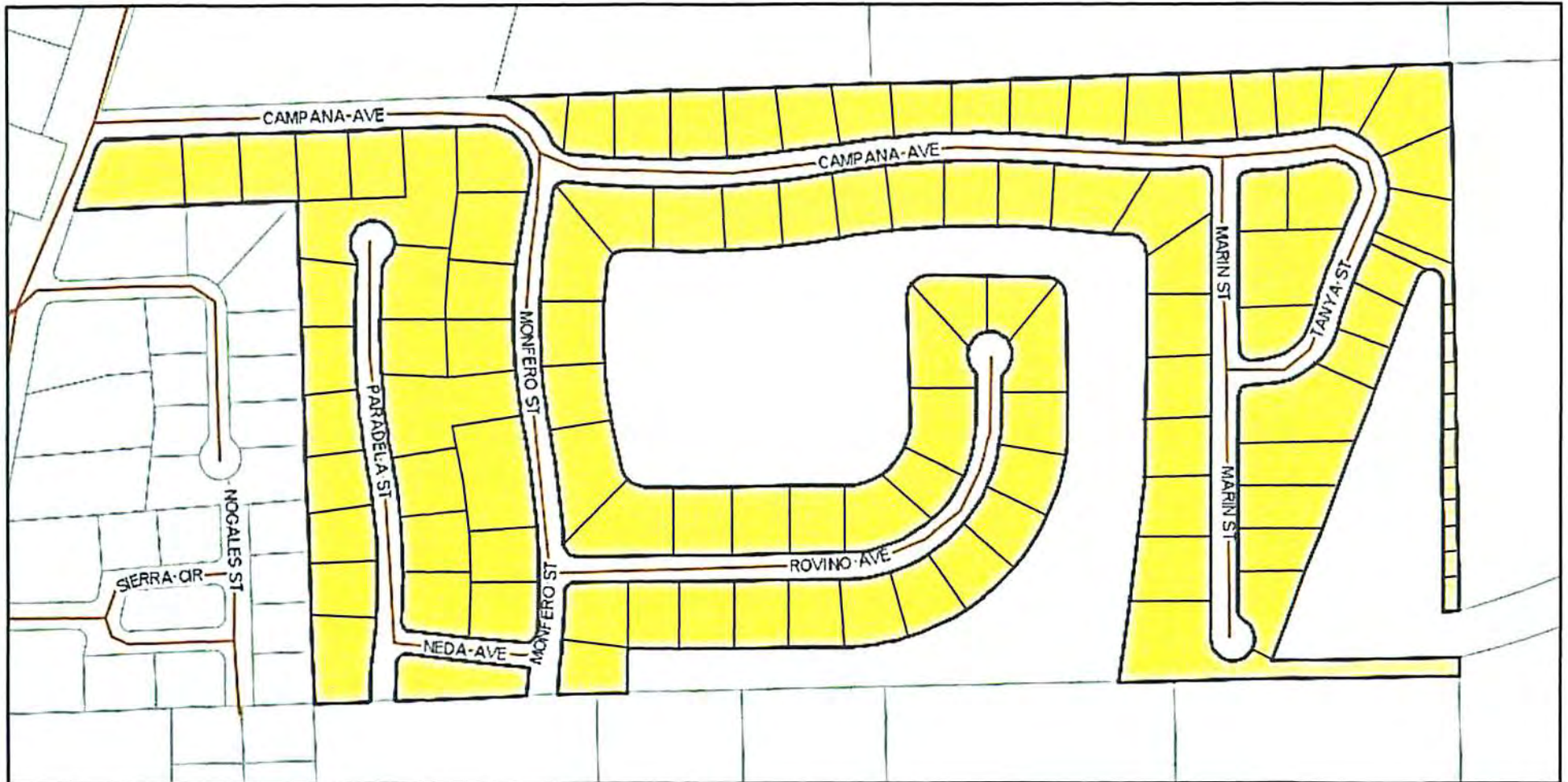


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## Hammock Oaks Harbor





390 CAMPANA LLC  
89 LEUCADENDRA DR  
CORAL GABLES, FL 33156-2371

ADAM LAMB  
LISA LAMB  
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CORAL GABLES, FL 33156

ADAM MOSKOWITZ  
JESSICA MOSKOWITZ  
414 ROVINO AVE  
CORAL GABLES, FL 33156

ALBERT J FRAGA &W CARMEN O  
11028 MONFERO ST  
MIAMI, FL 33156-4230

ALEX MARRERO &W FLORA  
341 CAMPANA AVE  
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ALLAN J SEPE &W BONNIE  
11084 MONFERO ST  
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AMER MOHAMMED MALIK  
TOBA NYRA NIAZI  
468 ROVINO AVE  
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ANDREW VARAT &W CYNTHIA  
11030 PARADELA ST  
CORAL GABLES, FL 33156-4244

ANTHONY CIMINERO &W JOANNE B  
11021 PARADELA ST  
CORAL GABLES, FL 33156-4243

ASLAN PALACHI &W LILLIAN  
11030 MARIN ST  
CORAL GABLES, FL 33156-4228

BARRY M BRANT TRS  
HAMMOCK OAKS LAND TRUST  
200 S BISCAYNE BLVD 6 FL  
MIAMI, FL 33131

BRANKO G ZUNJIC TRS  
BRANKO ZUNJIC REV LIVING TRUST  
11060 MARIN ST  
CORAL GABLES, FL 33156-4228

BRUCE J GOLDMAN  
11042 PARADELA ST  
CORAL GABLES, FL 33156-4244

CARLOS G ALONSO &W MAGALY L  
11025 TANYA ST  
CORAL GABLES, FL 33156-4267

CARLOS PENZINI  
ANDREA MARIA LARA PEREZ  
450 ROVINO AVE  
MIAMI, FL 33143

CARMEN TERESA GORRIN  
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CORAL GABLES, FL 33156

CELIO F POU  
MARIA ELENA POU  
11050 TANYA ST  
CORAL GABLES, FL 33156

CHARLES GALVIN BROWN TRS  
CHARLES GALVIN BROWN FAMILY TR  
451 ROVINO AVE  
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CINDY ZIFF (TR)  
11080 MARIN ST  
CORAL GABLES, FL 33156-4228

CITY OF CORAL GABLES  
PO DRAWER 34-1549  
CORAL GABLES, FL 33134

DANIEL E GONZALEZ &W DAISY  
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CORAL GABLES, FL 33156-4278

DANIEL L SECKINGER III &W CAROLYN  
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CORAL GABLES, FL 33156-4263

DANIEL V LIGMAN  
SHARON J LIGMAN  
480 ROVINO AVE  
CORAL GABLES, FL 33156

DARIN I ZENOV  
11097 PARADELA ST  
CORAL GABLES, FL 33156

DAVID CABARROCAS  
8950 SW 117 ST  
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DELAILA ESTEFANO &W MAZYER HATAMI  
700 CAMPANA AVE  
CORAL GABLES, FL 33156-4224

DILEEP YAVAGAL  
SUJATA YAVAGAL  
490 ROVINO AVE  
CORAL GABLES, FL 33146

DIRK VAN DE PUT TRS  
DIRK VAN DE PUT REVOCABLE TRUST  
CAROLINE DE BRANDT TRS  
321 CAMPANA AVE  
CORAL GABLES, FL 33156

EDUARDO J ARAZOZA &W SARA R  
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CORAL GABLES, FL 33156-4220

EDUARDO PIZARRO  
MONICA PIZARRO  
11072 MONFERO ST  
MIAMI, FL 33156-4230

EDWARD F LORES &W KAY M  
11055 PARADELA ST  
CORAL GABLES, FL 33156-4243

ELEANOR C ZAHNER  
11050 PARADELA ST  
CORAL GABLES, FL 33156-4244

EMILIO LAMAR &W CHATHLEEN  
11045 TANYA ST  
CORAL GABLES, FL 33156-4267

ETHAN W JOHNSON &W ELIZABETH P  
630 CAMPANA AVE  
CORAL GABLES, FL 33156-4223

FRANCOIS H VANDERPOST  
ARIADNE M VANDERPOST LIPS  
220 71 ST STE213  
MIAMI BEACH, FL 33141

GAIL S ACKERMANN TR  
11098 MARIN ST  
CORAL GABLES, FL 33156-4228

GARY M FREEDMAN &W  
BELKIS CHRISTINE FREEDMAN  
415 CAMPANA AVE  
CORAL GABLES, FL 33156

GEORGE J ABRAHAM EST OF  
350 CAMPANA AVE  
CORAL GABLES, FL 33156-4218

GEORGE W BARBARA &W ILEANA C  
483 CAMPANA AVE  
CORAL GABLES, FL 33156-4219

GUILLERMO POL &W AGUEDA  
329 CAMPANA AVE  
CORAL GABLES, FL 33156-4217

GUSTAVO ADOLFO ALBA  
KARINA P ALBA TAVERAS  
11036 MONFERO ST  
CORAL GABLES, FL 33156

HAMMOCK OAKS HARBOR SEC THREE  
HOMEOWNERS ASSOC INC  
1601 S BAYSHORE DR  
MIAMI, FL 33133

HECTOR AYALA  
YOLANDA TALAMO  
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CORAL GABLES, FL 33156

IGNACIO G ZULUETA  
MARIA VERONICA RIVES  
11015 TANYA ST  
CORAL GABLES, FL 33156

INVERSIONES Y PROYECTOS MIAMI LLC  
1390 BRICKELL AVENUE #200  
MIAMI, FL 33131

IVAN E TRUJILLO  
BEATRIZ ESTEBAN  
461 ROVINO AVE  
CORAL GABLES, FL 33156

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CRISTINA PERKINS BAITER  
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CORAL GABLES, FL 33156

JAMES E PERRY &W MARY ANN  
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NATANYA MAIO MISHAL  
11094 PARADELA ST  
CORAL GABLES, FL 33156

JEFFREY B KAPLAN  
LAURA B KAPLAN  
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JERLENE JOSEPH (BEN)  
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JESUS V SUAREZ & ANA M VENTURA  
4095 SW 67 AVE  
MIAMI, FL 33155

JOAQUIN RIONDA &W CAROLINA M  
445 ROVINO AVE  
CORAL GABLES, FL 33156-4245

JOAQUIN S RIONDA &W ALICIA  
370 CAMPANA AVE  
CORAL GABLES, FL 33156-4218

JODE A CHAMORRO &W MARIA T  
500 CAMPANA AVE  
CORAL GABLES, FL 33156-4222

JOHN C BROMAN &W MARYLYN E  
418 CAMPANA AVE  
CORAL GABLES, FL 33156-4220

JORGE L POWELL &W ANA MARIA C  
11061 MONFERO ST  
CORAL GABLES, FL 33156-4229

JORGE PASTORIZA &W ALINA  
11090 MARIN ST  
CORAL GABLES, FL 33156-4228

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OLGA M GARRIDO  
420 ROVINO AVE  
CORAL GABLES, FL 33156

JOSE R RODRIGUEZ JR &W KRISTIN B  
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MIAMI, FL 33156-4220

KENNETH J CARUSELLO  
MAGDA CARUSELLO  
315 CAMPANA AVE  
CORAL GABLES, FL 33156

LUIS RAFAEL ACEVEDO  
MONICA PARRA  
415 ROVINO AVE  
CORAL GABLES, FL 33156

MANUEL STEREMBERG  
ANA MARIA HENAO PALACIO  
600 CAMPANA AVE  
CORAL GABLES, FL 33156

MARCELA SAMPAIO SCHWARTZ TRS  
MARCELA SAMPAIO SCHWARTZ REV TR  
HAROLD WAYNE SCHWARTZ TRS  
465 ROVINO AVE  
CORAL GABLES, FL 33156

MARCONI NAZIAZENI  
SILVIA NAZIAZENI  
430 CAMPANA AVE  
CORAL GABLES, FL 33156

MARGARITA MCCAIN  
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CORAL GABLES, FL 33156-4229

MARIA EIROA CABRERA  
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MARIANO MACIAS &W CAROLINA P  
475 CAMPANA AVE  
CORAL GABLES, FL 33156-4219

MARIO VARELA &W MARIA C  
530 CAMPANA AVE  
CORAL GABLES, FL 33156-4222

MARY JEAN MELLA  
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CORAL GABLES, FL 33156-4217

MAURICE DONSKY LE  
AMIRA DONSKY LE  
MAURICE DONSKY TRS  
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CORAL GABLES, FL 33156

MERCEDES LOURDES POLANCO  
11050 MARIN ST  
CORAL GABLES, FL 33156

MOHAMED MERABET  
YAMINA SEBBAH MERABET  
11071 MARIN ST  
CORAL GABLES, FL 33156

MUNDORADO SA  
11005 TANYA ST  
CORAL GABLES, FL 33156

MUZA MARIN INC  
429 ROVINO AVE  
CORAL GABLES, FL 33156

NOEMI MARIA WASMER TRS  
NOEMI MARIA WASMER REVOCABLE TR  
11065 MARIN ST  
CORAL GABLES, FL 33156

PAULO BACCHI &W  
C/O JASON B GILLER P.A.  
LAIS BACCHI  
4913 FISHER ISLAND  
MIAMI, FL 33109

PETER ZUBIZARRETA  
AYMEE ZUBIZARRETA  
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CORAL GABLES, FL 33156

PHILIP D FLOYD  
DEBRA G FLOYD  
385 CAMPANA AVE  
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RAJNI AGARWAL TRS  
RAJNI AGARWAL TRUST  
660 CAMPANA AVE  
CORAL GABLES, FL 33156

RAUL SOTOLONGO &W MARTA  
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CORAL GABLES, FL 33156-4217

RENE ARENCIBIA  
MARIA FERNANDEZ ARENCIBIA  
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CORAL GABLES, FL 33156

REZA AZARKHAIL &W PARVIN G  
11000 TANYA ST  
CORAL GABLES, FL 33156-4238

RICARDO BAJANDAS TRS  
WARA REVOCABLE TRUST  
11035 MARIN ST  
CORAL GABLES, FL 33156

RICHARD A ELIAS (TRUST)  
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ROBERT WEINTRAUB  
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CORAL GABLES, FL 33156-4262

ROBERTO DENIS  
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SERGIO CAMPOS  
HALINE VICTORIO  
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SETH R THALLER &W PATRICIA  
11010 PARADELA ST  
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STANLEY ZAKARIN &W ARLENE  
375 CAMPANA AVE  
CORAL GABLES, FL 33156-4217

STEVEN PRICE &W DEBRA  
11085 MARIN ST  
CORAL GABLES, FL 33156-4227

SUSAN B JOSEPHS  
401 ROVINO AVE  
CORAL GABLES, FL 33156-4245

SUZANNE BOYER  
11002 MONFERO ST  
CORAL GABLES, FL 33156-4230

SUZANNE J HUBBARD  
11080 PARADELA ST  
CORAL GABLES, FL 33156

THOMAS SINGER &W CHERYL S  
11095 MARIN ST  
CORAL GABLES, FL 33156-4227

VICTOR FARADJI &W EILEEN  
11031 MONFERO ST  
CORAL GABLES, FL 33156-4229

WILLIAM A LAUDANI  
444 ROVINO AVE  
CORAL GABLES, FL 33156-4261

YAZMIN I CARDENAS TORRES TRS  
YAZMIN/CLAUDIA/RICARDO 2014  
FAMILY TRUST  
11075 PARADELA ST  
CORAL GABLES, FL 33156

YONG CHEN  
JOSH CHEN  
325 CAMPANA AVE  
CORAL GABLES, FL 33156-4217

# REVIEW COMMENTS

Attachment B




**City of Coral Gables**  
2800 SW 72 Avenue  
Miami, FL 33155

Submittal: Conditional Use Application Review  
Department: PUBLIC WORKS  
Review Date: 07/05/18

Project Name.: Marine Boat Slips  
Address: 11093 Marin Street  
Coral Gables, FL 33156

Comment No.	Type	COMMENT
1	General	Discrepancies between the Engineering plans approved by DERM and Architectural plans must be reconciled. DERM approved plans call for a 5-ft wide crushed limestone or shell path with steps into dock. Architectural plans call for a 9-ft wide paver path and show no steps.
2	General	The Engineering plans as currently designed include no ADA access to docks.
3	General	Provide cross sections for the proposed path every 20-ft. This will require additional survey elevations along the upland areas and the southern bank. Make sure to include a baseline and stationing.
4	A-1	Provide details for the base supporting the paver path. The portion of the path abutting the two proposed parking spaces shall support vehicular loads.
5	A-1	Trash and recycle bins adjacent to the MHW bank, as well as portions of the path will likely be partially underwater during high tides in the fall. The yearly fall king tides recorded at NOAA's Virginia Key station over the last 12 years vary between elevation 2.98' and 3.82' NGVD. Higher elevations have been recorded during storm events. MHW elevation as per sheet 7 of 7 in the Engineering plans is 1.6' NGVD.
6	A-4	Provide grading plan for entrance area and areas adjacent to parking areas for both vehicles and golf carts.
7	L-1.0	Provide details for installation of retention curb to contain fill.
8	7of 7	Engineering cross section calls for a dock at elevation 4.5' NGVD with two steps to a pedestrian path. Provide steps height. Typical step elevations vary between 3-in to 7-in. Thus, the proposed path is proposed to be installed between elevations 3.84' and 3.34' NGVD, placing the path at risk of being washed out during the fall high tides. (see comment 5 above).
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	<p><b>City of Coral Gables</b>  <b>Courtesy Public</b>  <b>Hearing Notice</b></p> <p><b>June 28, 2018</b></p>	
<b>Applicant:</b>	<b>David Cabarrocas</b>	
<b>Application:</b>	<b>Zoning Code Text Amendment and Conditional Use with Site Plan Review</b>	
<b>Property:</b>	<b>11093 Marin Street, Coral Gables, Florida</b>	
<b>Public Hearing - Date/Time/ Location:</b>	<b>Planning and Zoning Board</b> <b>July 11, 2018, 6:00 – 9:00 p.m.</b> <b>City Commission Chambers, City Hall,</b> <b>405 Biltmore Way, Coral Gables, Florida, 33134</b>	

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on July 11, 2018 on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

These applications have been submitted by the owner for a Zoning Code Text Amendment and Conditional Use with Site Plan Review located at 11093 Marin Street, Coral Gables, Florida. The proposal is to develop a private yacht basin that includes 8 slips on a portion of Tract E, Hammock Oaks Harbor, Section Two. The property is a long narrow strip of land that is located at the southern boundary of Lake "B." The 8 slips are for the use of the property owners and other property owners in the Hammock Oaks Harbor Subdivisions. The site plan includes a proposed wall along the Marin Street cul de sac; a motorized vehicular gate; a pedestrian gate; 2 full sized parking spaces; 8 golf cart spaces inside the gated area; and garbage and recycling bins. The Zoning Code text amendment will provide restrictions to ensure safety and consideration of Hammock Oaks Harbor property owners. The requests require three public hearings, including review and recommendation by the Planning and Zoning Board, and 1<sup>st</sup> and 2<sup>nd</sup> Reading before the City Commission.

The applications include:

1. *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 subsection, "Section A-58 – Hammock Oaks Harbor Section 2 (F)," providing provisions governing the use of the proposed private yacht basin facility, on property legally described as A portion of Tract E, Block 4 of Hammock Oaks Harbor Section Two (11093 Marin Street), Coral Gables, Florida; providing for severability, repealer, codification, and an effective date.*  
*(Add site specific language in the Zoning Code to the property to provide restrictions for the private yacht basin)*

2. *A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for a private yacht basin on property zoned Single-Family Residential for the property legally described as A portion of Tract E, Block 4 of Hammock Oaks Harbor Section Two (11093 Marin Street), Coral Gables, Florida; including required conditions; providing for severability, repealer, providing for a clause, and providing for an effective date.  
(Allow the proposed private yacht basin facility at 11093 Marin Street)*

All interested parties are invited to attend and participate. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com) to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning and Zoning Division at [planning@coralgables.com](mailto:planning@coralgables.com), Fax: 305.460.5327 or Phone: 305.460.5211. Please forward to other interested parties.

Sincerely,

*City of Coral Gables, Florida*

# MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared JOHANA OLIVA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review /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

NOTICE OF PUBLIC HEARING  
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY/  
PLANNING AND ZONING BOARD - JUL. 11, 2018

in the XXXX Court,  
was published in said newspaper in the issues of

06/29/2018

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

*Johana Oliva*

Sworn to and subscribed before me this  
29 day of JUNE, A.D. 2018

(SEAL)

JOHANA OLIVA personally known to me



MARIA I. MESA  
Notary Public - State of Florida  
Commission # FF 935208  
My Commission Expires Mar 4, 2020  
Bonded through National Notary Assn.



## CITY OF CORAL GABLES, FLORIDA NOTICE OF PUBLIC HEARING

City Public Hearing Dates/Times	Local Planning Agency / Planning and Zoning Board Wednesday, July 11, 2018, 6:00 - 9:00 p.m.
Location	City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 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 Hearings on the following:

1. 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, "Development Review," Division 10, "Transfer of Development Rights," expanding the receiver sites for the use of transfer development rights to include Blocks 1, 2, 3, 4, 6, 7, 8, and 10 in the Biltmore Section, providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
2. An Ordinance of the City Commission of Coral Gables requesting vacation of a public alleyway pursuant to Zoning Code Article 3, Division 12, "Abandonment and Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process," providing for the vacation of the twenty (20) foot wide alley which is two-hundred and seventy (270) feet in length lying between Lots 38-48, 1-10 and a portion of Lot 11, and the dedication of substitute perpetual access and utility easement on Lot 38 in Block 20, Coral Gables Section "K" (2151 Seizedo Avenue), Coral Gables, Florida; providing for an effective date.
3. 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 subsection, "Section A-58 - Hammock Oaks Harbor Section 2 (F)," providing provisions governing the use of the proposed private yacht basin facility, on property legally described as A portion of Tract E, Block 4 of Hammock Oaks Harbor Section Two (11093 Marin Street), Coral Gables, Florida; providing for severability, repealer, codification, and an effective date.



4. A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for a private yacht basin on property zoned Single-Family Residential for the property legally described as A portion of Tract E, Block 4 of Hammock Oaks Harbor Section Two (11093 Marin Street), Coral Gables, Florida; including required conditions; providing for severability, repealer, providing for a clause and providing for an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com) to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at [planning@coralgables.com](mailto:planning@coralgables.com) (FAX: 305.460.5327) or 305.480.5211.

Ramon Trias  
Director of Planning and Zoning  
Planning & Zoning Division  
City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com)), Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

18-93/0000329463M

6/29

2/2

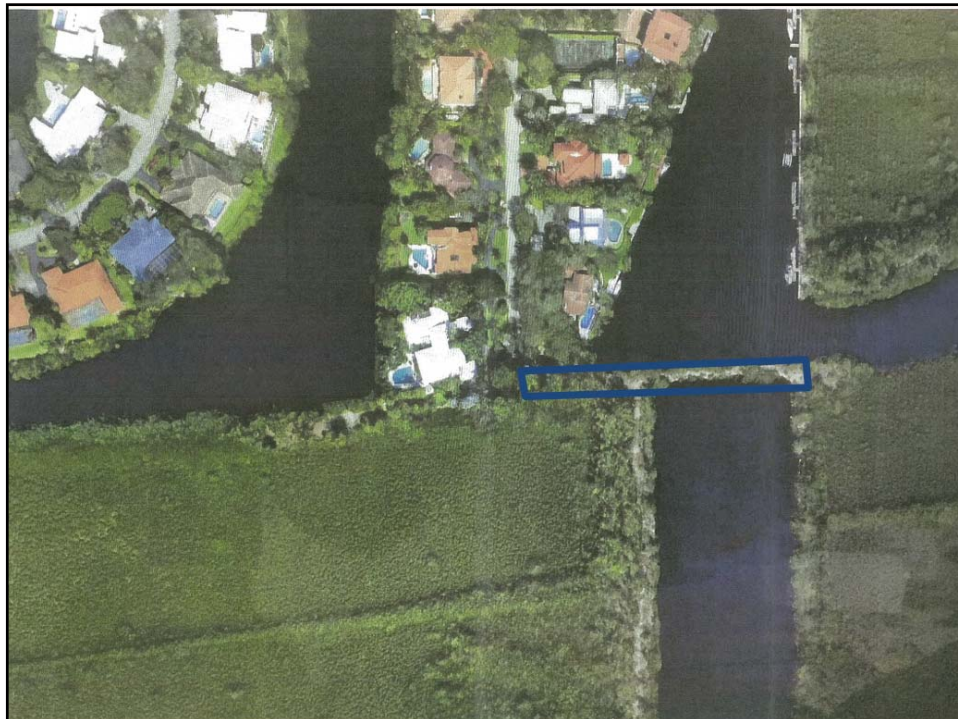


*Marin Boat Slips*  
11093 MARIN STREET

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CONDITIONAL USE WITH  
SITE PLAN REVIEW  
AND  
ZONING CODE TEXT  
AMENDMENT

PLANNING AND ZONING BOARD  
JULY 11, 2018





## NO CHANGE IN EXISTING LAND USE AND ZONING DESIGNATION

EXISTING FUTURE LAND USE MAP

EXISTING ZONING MAP



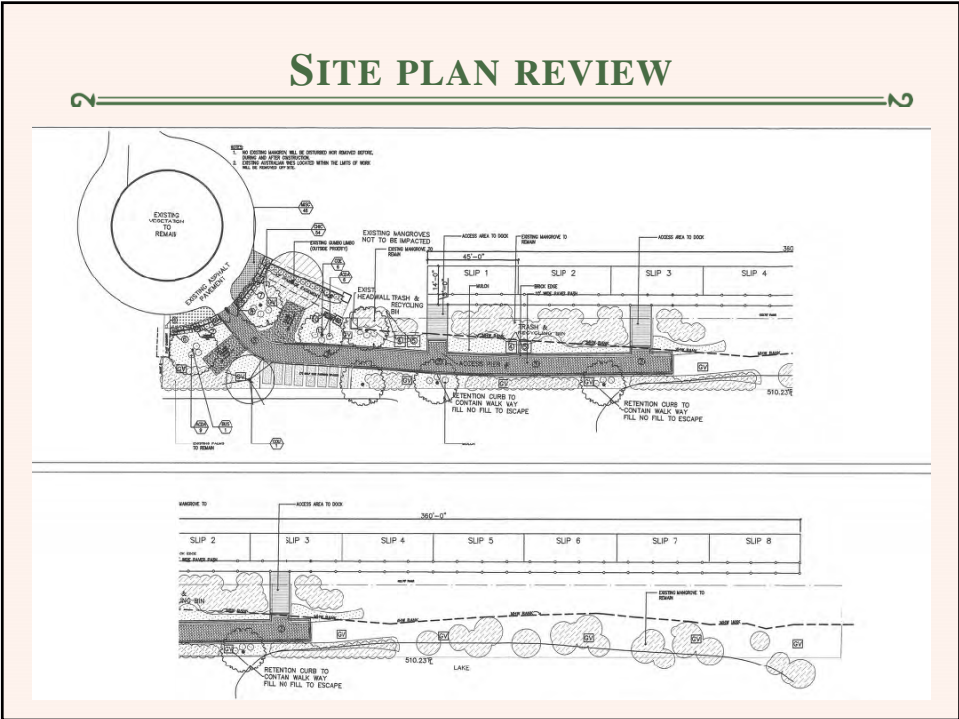
**Zoning Map**  
 Plate 15 of 18  
 City of Coral Gables  
 Planning & Zoning Division  
 July 2013



**Future Land Use Map**  
 Plate 15 of 18  
 City of Coral Gables  
 Planning & Zoning Division  
 July 2013

# REQUEST #1: CONDITIONAL USE WITH SITE PLAN REVIEW

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**REQUEST #2 :**  
**ZONING CODE**  
**TEXT AMENDMENT**

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**ZONING CODE TEXT AMENDMENT**  
**FOR SITE SPECIFIC REGULATION**

Restricts:

- Use of docks to owners/ residents only.
- Parking on swales.
- No Commercial operations.
- Uses to promote welfare and safety.\*

\*Prohibited: onsite food preparation, mooring of commercial vessels, overnight stays, rentals, leasing, commercial fuel storage , retail sales, offices, repairs, sewage discharge, fish cleanup).

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## **ZONING CODE TEXT AMENDMENT FOR SITE SPECIFIC REGULATION**

Allows:

- 8 docks for neighborhood residents only
- Vehicular Parking inside property  
(cars and golf cars)
- Security: Proposed 4 ft. wall and gate
- Landscape : 3 ft. buffer along Marin St.

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### **PUBLIC NOTIFICATION**



<b>2 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETING, PZB
<b>3 TIMES</b>	<b>PROPERTY POSTING</b> DRC, BOA, PZB
<b>3 TIMES</b>	<b>WEBSITE POSTING</b> DRC, BOA, PZB
<b>1 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB

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**REQUEST #1: CONDITIONAL USE AND  
SITE PLAN REVIEW**



**STAFF RECOMMENDATION:**

STAFF RECOMMENDS **APPROVAL WITH  
CONDITIONS** OF THE APPLICATION FOR  
CONDITIONAL USE WITH SITE PLAN REVIEW.

**REQUEST #2: ZONING CODE TEXT AMENDMENT**



**STAFF RECOMMENDATION:**

STAFF RECOMMENDS **APPROVAL WITH  
CONDITIONS** OF THE APPLICATION FOR  
ZONING CODE TEXT AMENDMENT.

## CONDITIONS OF APPROVAL



1. SIMPLIFY LANGUAGE FOR F.1. TO READ:  
“PERMITTED USE: PRIVATE YACHT BASIN  
CONTAIN 8 DOCK SLIPS PURSUANT TO SECTION  
5.2501.”
2. INCORPORATE RECOMMENDATIONS PROVIDED  
BY PUBLIC WORKS DEPARTMENT.

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## *Marin Boat Slips*

11093 MARIN STREET



CONDITIONAL USE WITH  
SITE PLAN REVIEW  
AND  
ZONING CODE TEXT  
AMENDMENT

PLANNING AND ZONING BOARD  
JULY 11, 2018

