



**City of Coral Gables
CITY COMMISSION MEETING
September 25, 2018**

ITEM TITLE:

Ordinance on First Reading. Zoning Code Text Amendment.

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.

Ordinance on First Reading. Site Plan Review.

2. An Ordinance of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses" and Article 5, "Development Standards," Division 25, "Private Yacht Basin" for eight (8) boat slips 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 a repealer provision, providing for a severability clause, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 07.11.18 meeting recommended approval (vote: 5-0).

BRIEF HISTORY:

The owner of 11093 Marin Street is requesting approval for a private yacht basin on property zoned Single-Family District, which is permitted as a conditional use. The property is a long narrow strip of land that is located at the southern boundary of Lake "B" in Hammock Oaks Harbor Subdivisions.

The proposed 8 slips are restricted to the property owners of Hammock Oaks, and includes a 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 provides restrictions requested by the Hammock Oaks property owners.

At the July 11, 2018, Planning and Zoning Board meeting, the Board recommended approval (vote: 5-0) with additional conditions, including:

1. Boat slips are limited to ownership of buildable parcel of land or existing house;
2. Prohibit leasing of boat slips;

3. Prohibit fuel intake;
4. Prohibit dock lifts or motorized; and
5. ADA compliance.

The Applicant has addressed the conditions recommended by the Planning & Zoning Board and revised the proposed Zoning Code text amendments, provided as Exhibit A.

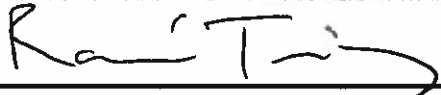
OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
06.06.18	Waterways Advisory Board	No objections.
07.11.18	Planning and Zoning Board	Recommended approval with additional conditions (vote: 5-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
06.28.18	Courtesy notification of all property owners within 1,000 feet of subject site and within the Hammock Oaks subdivisions.
06.29.18	Planning and Zoning Board legal advertisement.
07.02.18	Planning and Zoning Board agenda posted at City Hall/ Web Page.
07.06.18	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
09.13.18	Courtesy notification of all property owners within 1,000 feet of subject site and within the Hammock Oaks subdivisions for First Reading.
09.21.18	City Commission meeting agenda posted on City web page (1 st reading).

APPROVED BY:

Asst. Director of Development Services for Planning and Zoning


EXHIBIT(S):

- A. Applicant's revised text amendments.
- B. Draft Ordinance – Text Amendment.
- C. Draft Ordinance – Private Yacht Basin.
- D. 07.11.18 Staff Report and recommendation with attachments.
- E. Excerpts of 07.11.18 Planning and Zoning Board meeting minutes.
- F. Section 5-2501 Private Yacht Basin of the Zoning Code.
- G. PowerPoint Presentation.