

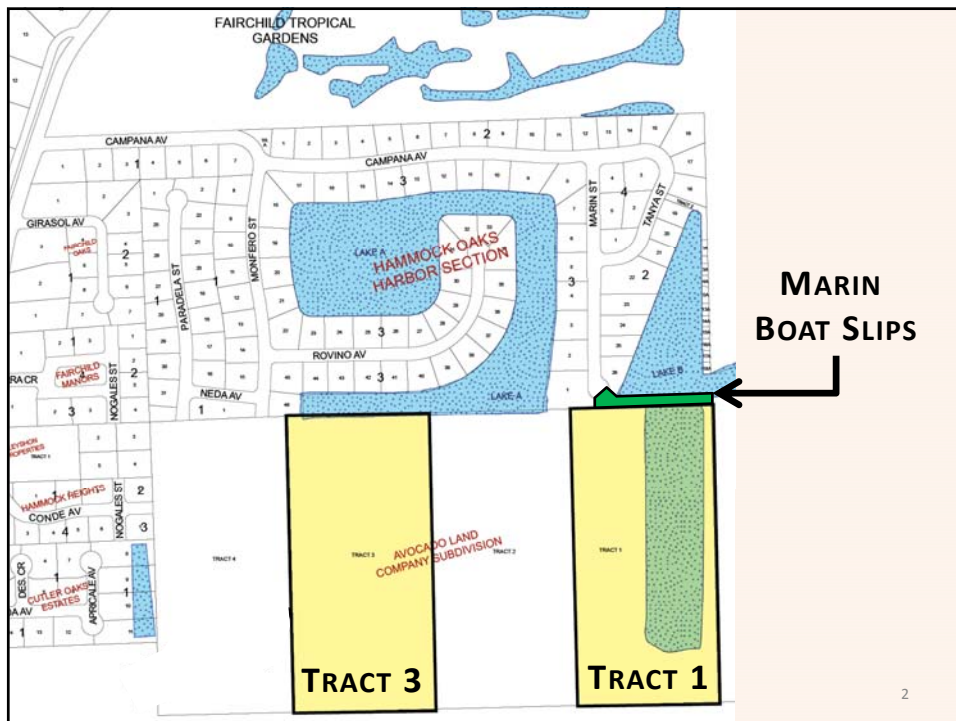


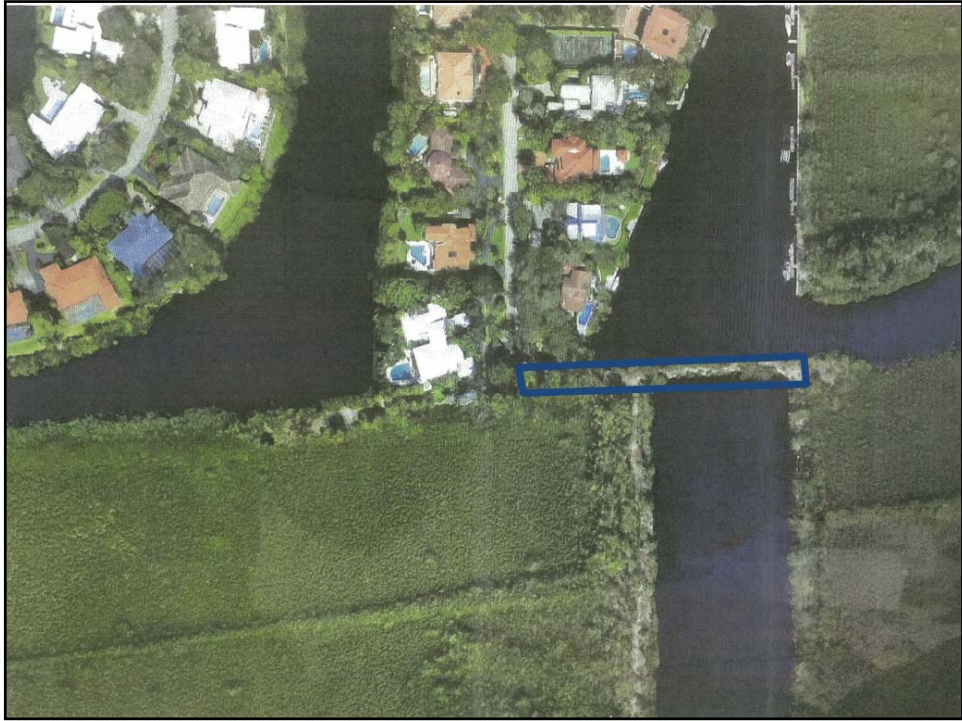
Marin Boat Slips

11093 MARIN STREET

ZONING CODE TEXT
AMENDMENT
AND
CONDITIONAL USE WITH
SITE PLAN REVIEW

CITY COMMISSION
SEPTEMBER 25, 2018





NO CHANGE IN EXISTING LAND USE AND ZONING DESIGNATION

EXISTING FUTURE LAND USE MAP

EXISTING ZONING MAP



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



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

REQUEST #1 : ZONING CODE TEXT AMENDMENT

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:

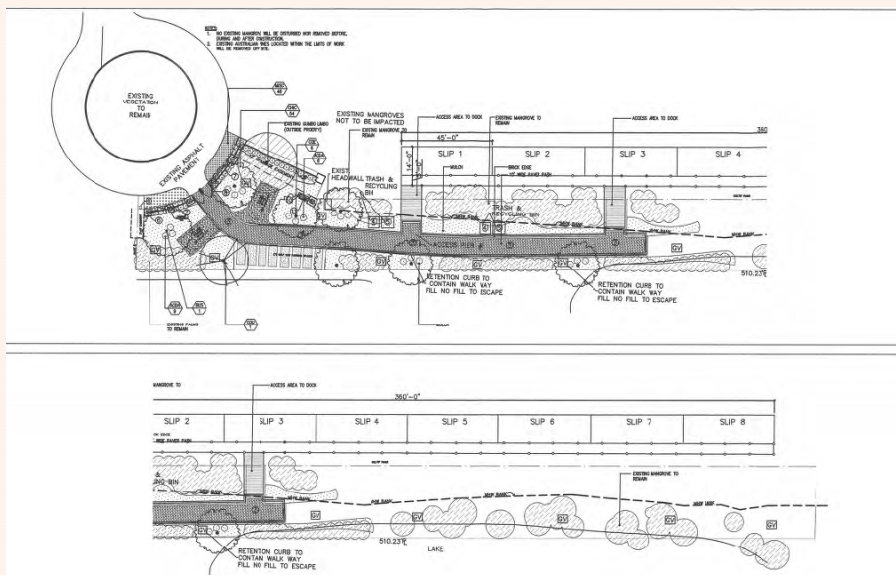
- 8 docks for neighborhood residents only
- Vehicular Parking inside property
(cars and golf cars)
- Security: Proposed 4 ft. wall and gate
- Landscape : 3 ft. buffer along Marin St.


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REQUEST #2: CONDITIONAL USE WITH SITE PLAN REVIEW


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SITE PLAN REVIEW



PUBLIC NOTIFICATION	
	
3 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB, CC
4 TIMES	PROPERTY POSTING DRC, BOA, PZB, CC
4 TIMES	WEBSITE POSTING DRC, BOA, PZB, CC
1 TIME	NEWSPAPER ADVERTISEMENT PZB
11	

REQUEST #1: ZONING CODE TEXT AMENDMENT



STAFF RECOMMENDATION:

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

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**REQUEST #2: CONDITIONAL USE AND
SITE PLAN REVIEW**



STAFF RECOMMENDATION:

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

CONDITIONS OF APPROVAL



1. MODIFY SITE PLAN TO INCORPORATE RECOMMENDATIONS PROVIDED BY PUBLIC WORKS DEPARTMENT AT TIME OF PERMITTING.
2. RECONCILE DISCREPANCIES BETWEEN THE ENGINEERING PLANS APPROVED BY DERM AND ARCHITECTURAL PLANS.
3. INCLUDE ADA ACCESS TO DOCKS.
4. PROVIDE CROSS SECTIONS FOR THE PROPOSED PATH EVERY 20-FT.



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