



# 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:

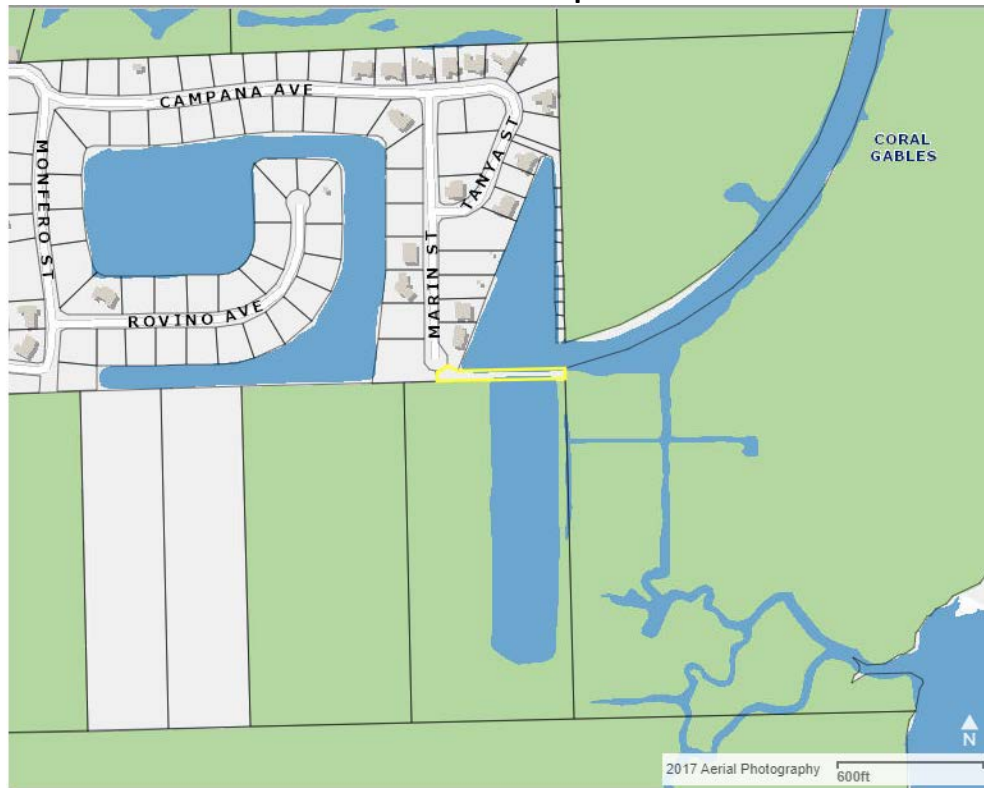
1. *An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Appendix A, "Site Specific Zoning Regulations," by creating a new subsection, "Section A-58 – Hammock Oaks Harbor Section 2 (F)," providing provisions governing 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

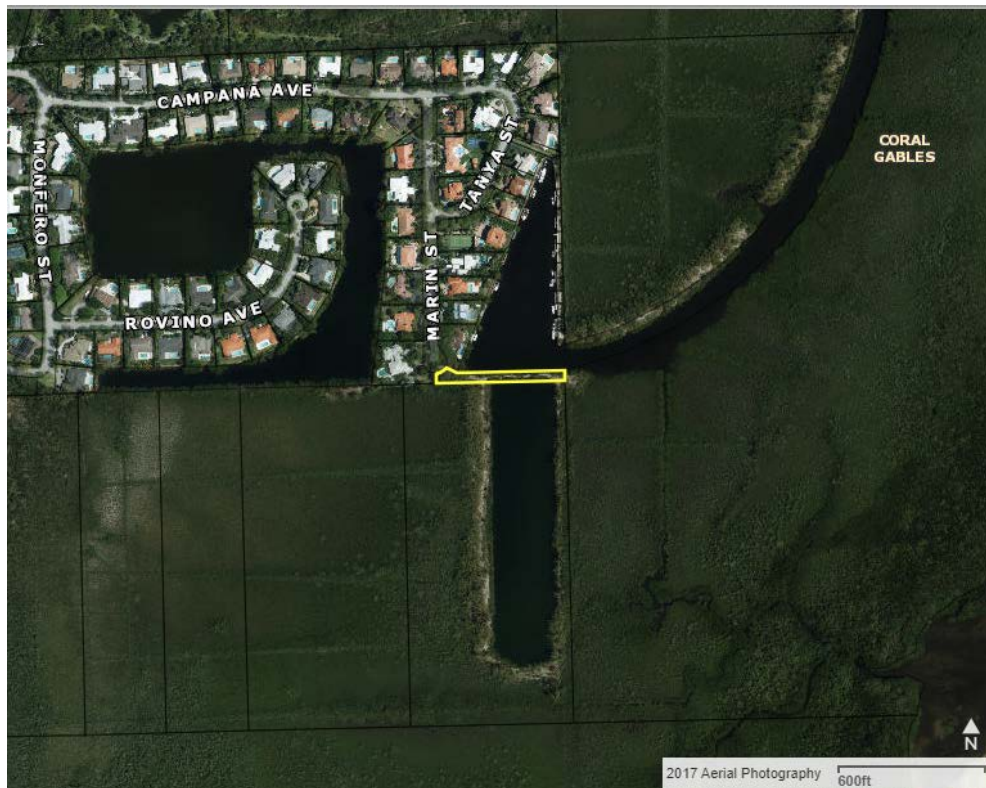
The proposal is to develop a private yacht basin that includes 8 slips. The property is a long narrow strip of land that is located at the southern boundary of Lake "B." The 8 slips are for the use of the property owners and other property owners in the Hammock Oaks Harbor Subdivisions. The site plan 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

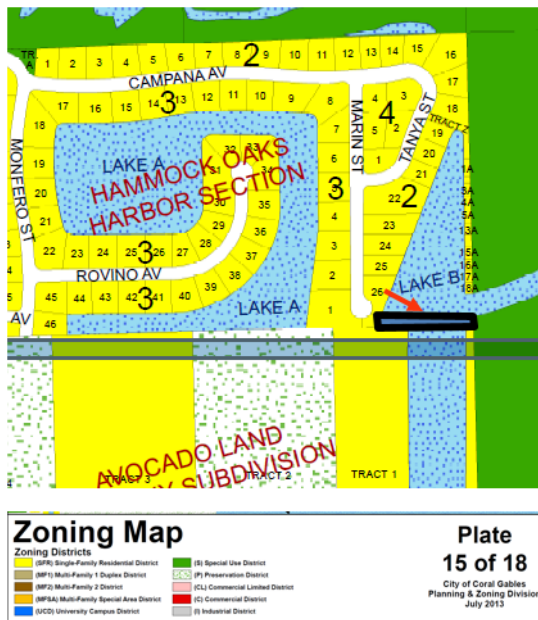
Comprehensive Plan Map designation	Residential Single-Family Low Density
Zoning Map designation	Single-Family Residential (SFR)

### Surrounding Land Uses

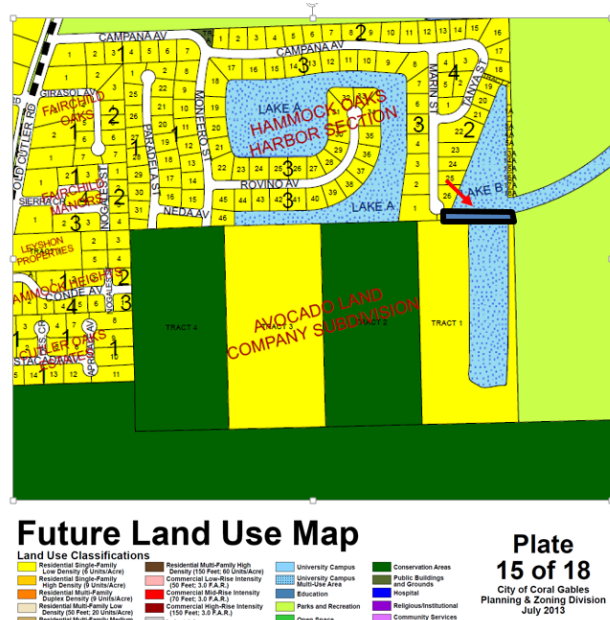
Location	Existing Land Uses	Comprehensive Plan Designations	Zoning Designations
North	Single-family residences	Residential Single-Family Low Density	Single-Family Residential (SFR)
South	Vacant Land	Residential Single-Family Low Density	Single-Family Residential (SFR)
East	Matheson Hammock Park	Special 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**



**Existing Zoning Map**



## 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.

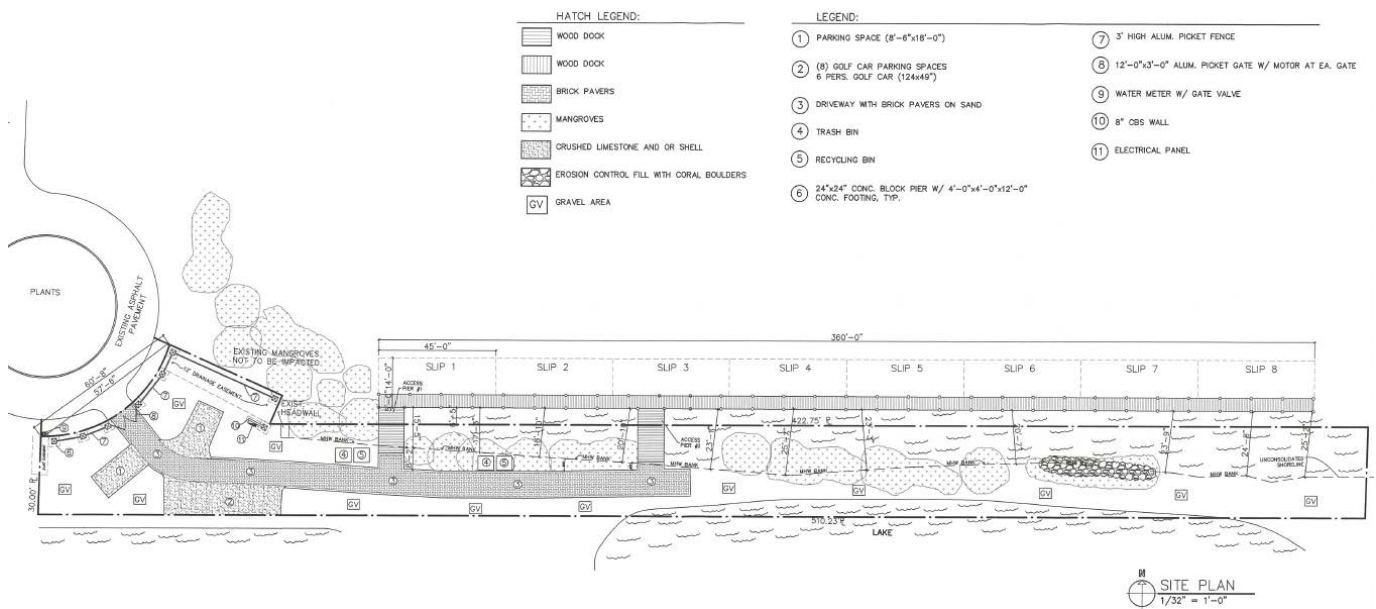
ORDINANCE 1249 approved plat Hammock Oaks Harbor Section #2 - adopted May , 7, 1961.

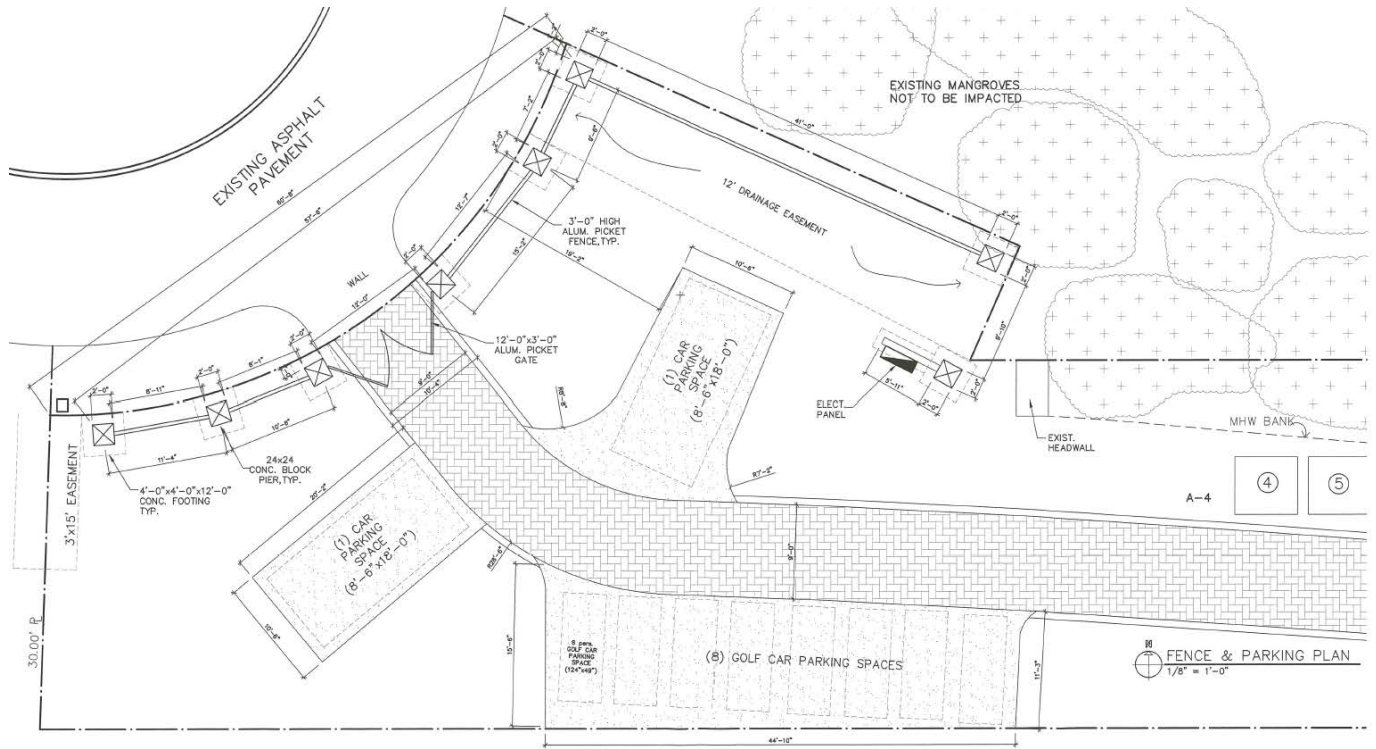
ORDINANCE 2315 zoning to revert to single family residential use - adopted August 28, 1979.

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

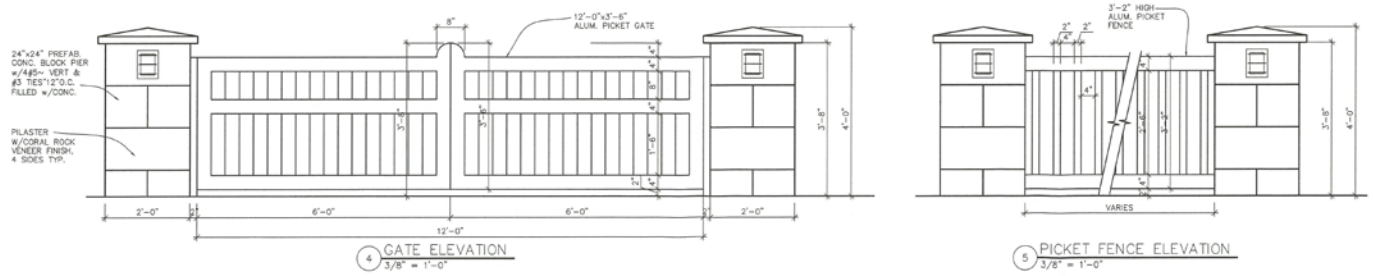
The applicant is proposing a site specific Zoning Code text amendment for proposed private boat basin. The text amendment addresses the total number of slips, spells out prohibited uses, sets forth an ownership and use restriction to property owners or residents in Hammock Oaks Harbor Subdivision and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

#### Site plan proposed





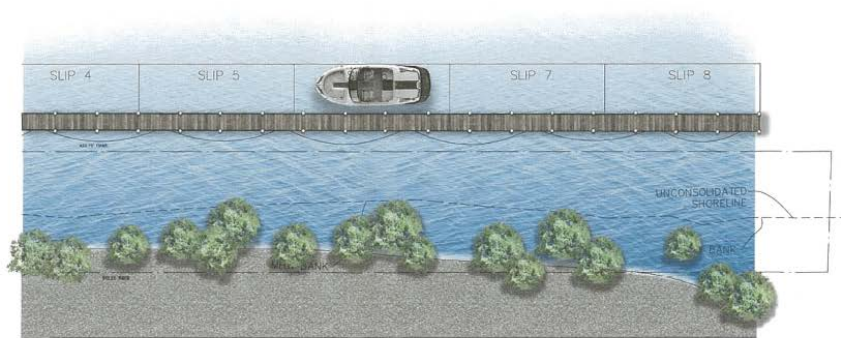
**Gate Elevations**



**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

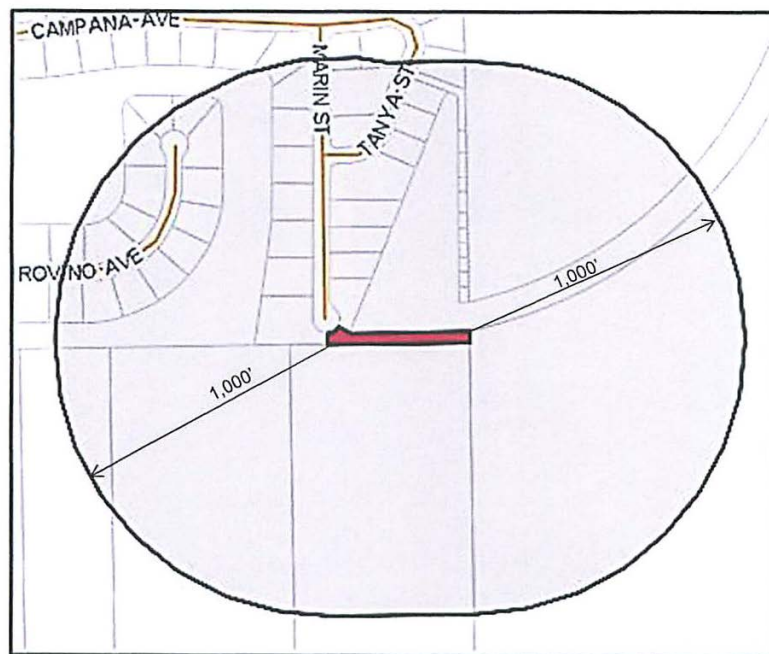
Ref. No.	CP Goal, Objective and Policy	Staff Review
	ordinance and landscape ordinance. Where trees approved for removal as a last resort, require that they be replaced with quality trees of equal or greater canopy.	
28.	<b>Goal NAT-2.</b> The City shall conserve, manage, use and protect natural and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

# 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 Saizedo 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.

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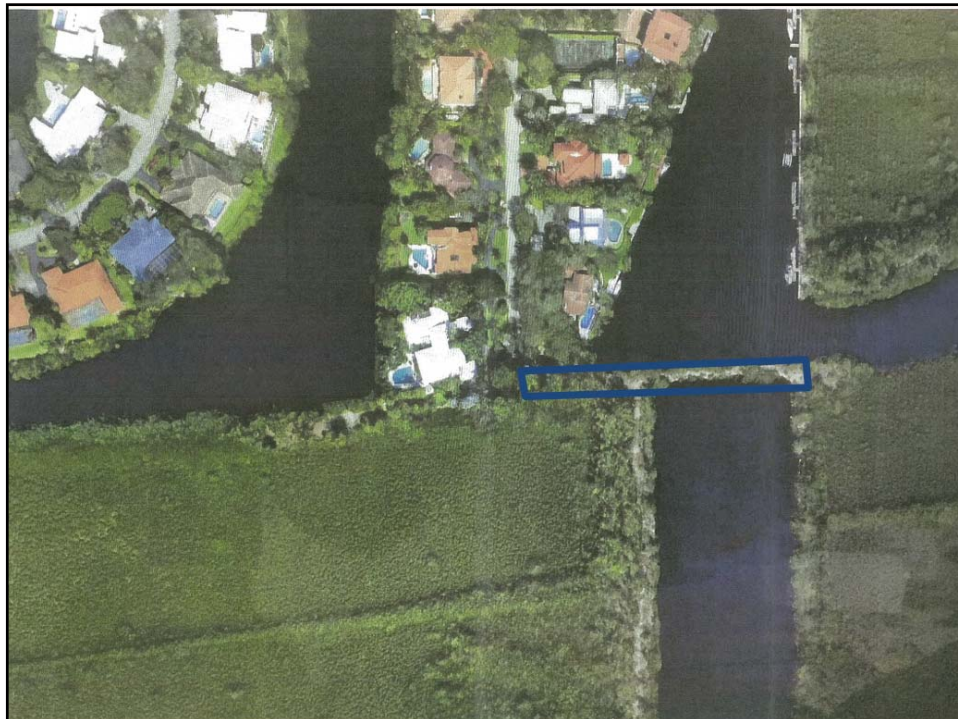


*Marin Boat Slips*  
11093 MARIN STREET

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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

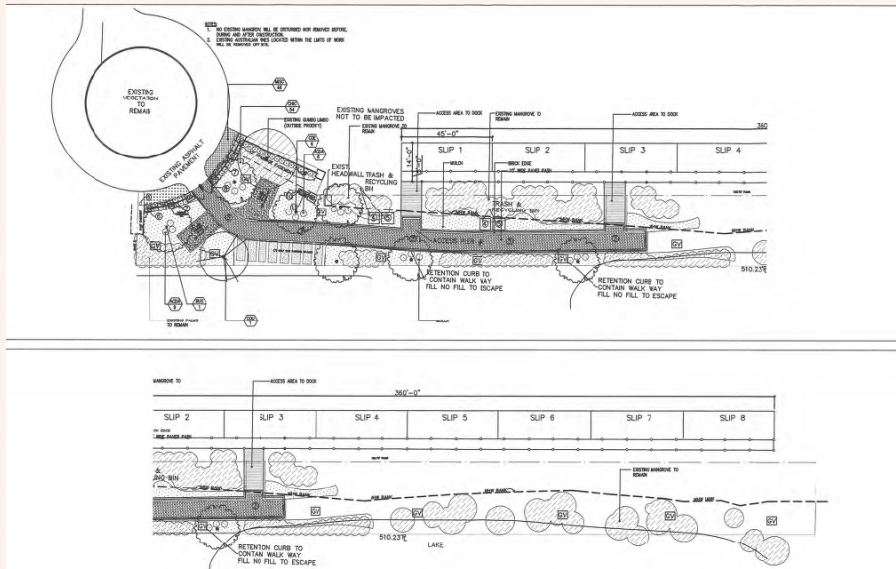


**Future Land Use Map**  
 Plate 15 of 18  
 City of Coral Gables  
 Planning & Zoning Division  
 July 2013

# REQUEST #1: CONDITIONAL USE WITH SITE PLAN REVIEW

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## SITE PLAN REVIEW



**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

