



City of Coral Gables
CITY COMMISSION MEETING
January 12, 2021

ITEM TITLE:

Ordinance on Second 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 amending "Section A-58 – Hammock Oaks Harbor Section 2 (F)," amending provisions governing the use of the private yacht basin facility, increasing the number of dock slips from eight (8) to nine (9), 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 Second Reading. Amendment to Conditional Use.

2. An Ordinance of the City Commission of Coral Gables, Florida amending Ordinance no. 2018-43, which granted the Conditional Use approval for a private yacht basin on property zoned Single-Family Residential, legally described as a portion of Tract E, Block 4 of Hammock Oaks Harbor Section Two (11093 Marin Street), Coral Gables, Florida, by increasing the number of dock slips from eight (8) to nine (9), all other conditions of approval contained in Ordinance no. 2018-43 shall remain in effect; 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 10.14.20 meeting recommended approval (vote: 5-0) for the Text Amendment and at their 11.12.20 meeting recommended approval, with condition (vote: 5-0) for the Amendment to Conditional Use. Condition from the Board: To install a no parking sign and no garbage/trash sign on the cul-de-sac.

BRIEF HISTORY:

On October 9, 2018, the City Commission approved a Text Amendment to the Zoning Code (Ordinance No. 2018-42), by creating a subsection for Hammock Oaks Harbor, providing provisions for a private yacht basin facility located on this long and narrow strip of land at the southern boundary of Lake "B" within Hammock Oaks Harbor. A Conditional Use approval was also granted (Ordinance No. 2018-43) to allow a private yacht basin that includes eight (8) boat slips.

The Applicant has built the private yacht basin and found there is adequate space for one additional dock slip. As such, the Applicant is requesting an amendment to increase the dock slips from the already approved eight (8) to nine (9). There is no other change proposed and all conditions of approval remain in effect.


OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
10.14.20	Planning and Zoning Board	Recommended approval with additional conditions (vote: 6-0).
11.12.20	Planning and Zoning Board	Recommended approval with additional conditions (vote: 6-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
10.01.20, 10.31.20	Notification of all property owners within 1,000 feet of subject site and within the Hammock Oaks subdivisions.
10.02.20, 10.30.20	Planning and Zoning Board legal advertisement.
10.09.20, 11.06.20	Planning and Zoning Board agenda posted at City Hall/ Web Page.
10.09.20, 11.06.20	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
11.25.20	City Commission meeting agenda posted on City web page (1 st reading).
12.29.20	Legal Advertising for City Commission (2nd Reading)

APPROVED BY:

Asst. Director of Development Services for Planning and Zoning


EXHIBIT(S):

- A. Draft Ordinance – Text Amendment.
- B. Draft Ordinance – Amendment to Conditional Use
- C. Ordinance No. 2018-42 and 2018-43
- D. Staff Report and recommendation with attachments.
- E. Excerpts of 10.14.20 and 11.12.20 Planning and Zoning Board meeting minutes.
- F. PowerPoint Presentation.