

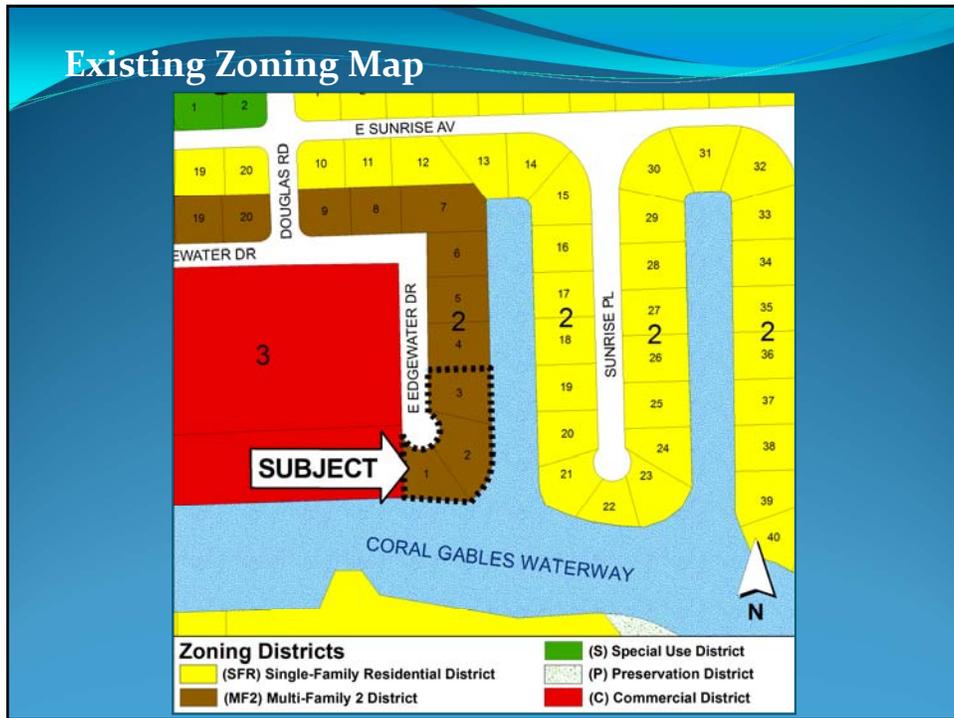
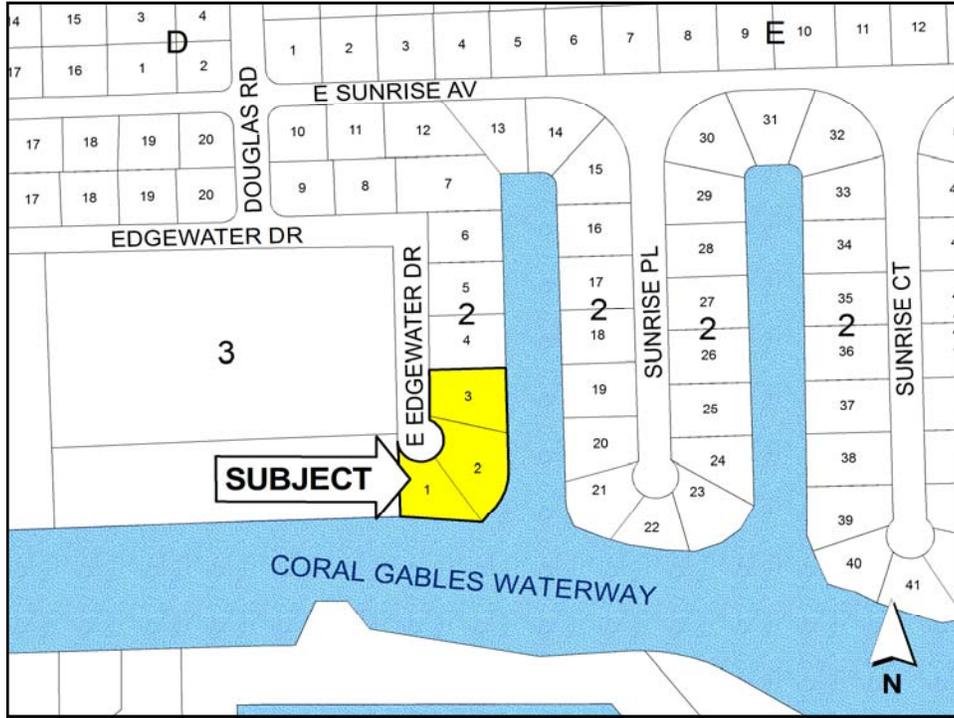


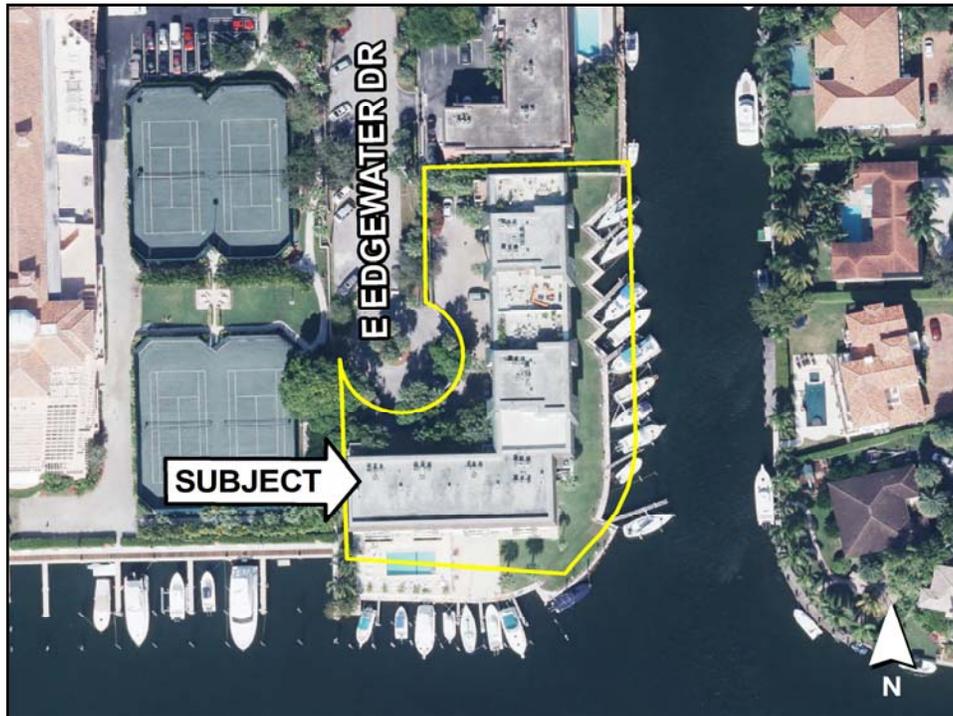
City Commission

Sunrise Harbour Site Specific Zoning Regulations Zoning Code Text Amendment March 10, 2015

Zoning Code Text Amendment Request

- ❖ Section A-95, "Sunrise Harbour," by adding provisions for dock facilities for the Gables Harbour Condominium





Background Information

- ❖ Gables Harbor condominium was constructed in 1971.
- ❖ Commission's approval expressly allowed finger piers along the shoreline.
- ❖ No city permits on file for finger piers.
- ❖ Finger piers have been in use since construction and are in need of repairs.
- ❖ Zoning Code does not allow finger piers.
- ❖ City cannot process permits for repairs of finger piers.
- ❖ Amendment would allow the repair of the existing finger piers.
- ❖ No expansions or new piers would be allowed.
- ❖ Both Kings Bay and Snapper Creek Lakes have similar site specific provision allowing finger piers.

Zoning Code Text Amendment Request

Section A-95 - Sunrise Harbour.

- E. Dock facilities Lots 1, 2 and 3, Block 2 Revised Plat of Sunrise Harbour a/k/a Gables Harbour Condominium.
1. Survey prepared by Thomas J. Kelly Inc.
 2. No more than 23 slips.
 3. Slips 1-12 angled northeasterly, piers shall not exceed 26 feet.
 4. Slips 15-23 angled south/southeasterly, piers shall not exceed 22 feet.
 5. Slips 13 and 14 shall not have piers but may have fender-mooring pilings. Boats moored parallel to seawall.
 6. Pier between slips 11 and 12 shall not exceed 42 feet.

Recommendation

- ❖ Planning and Zoning Board on 02.11.15 recommended approval of the Text Amendment request (6-o).
- ❖ Staff recommends **approval** of the following:
 - ❖ Text amendments to the Zoning Code, Section A-95, "Sunrise Harbour," by adding provisions for dock facilities for the Gables Harbour Condominium.



City Commission

Sunrise Harbour
Site Specific Zoning Regulations
Zoning Code Text Amendment
March 10, 2015