

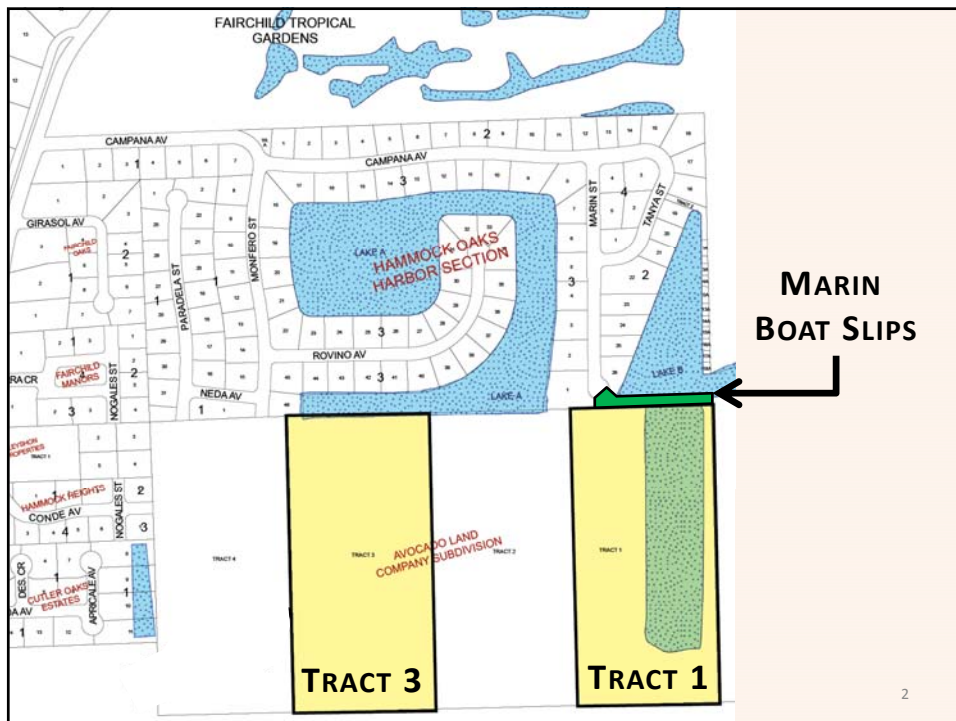


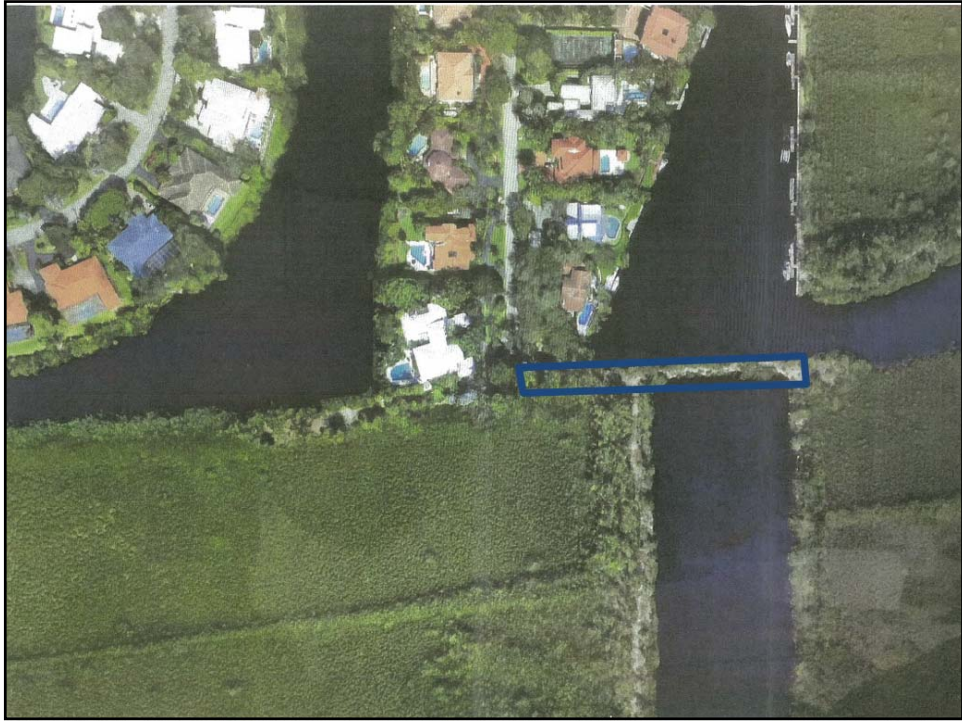
# Marin Boat Slips

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:

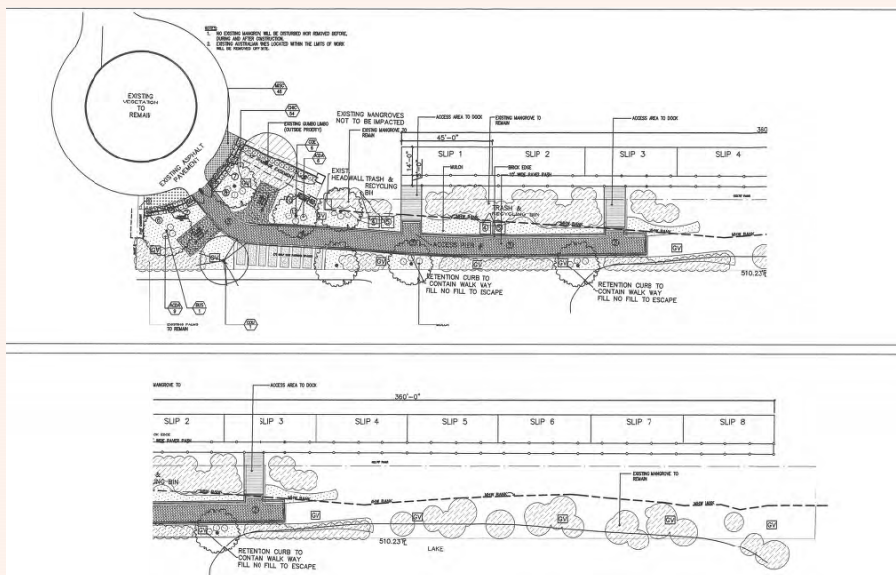
- 8 docks for neighborhood residents only
- Vehicular Parking inside property  
(cars and golf cars)
- Security: Proposed 4 ft. wall and gate
- Landscape : 3 ft. buffer along Marin St.


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# REQUEST #2: CONDITIONAL USE WITH SITE PLAN REVIEW


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## SITE PLAN REVIEW



<b>PUBLIC NOTIFICATION</b>	
	
<b>3 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETING, PZB, CC
<b>4 TIMES</b>	<b>PROPERTY POSTING</b> DRC, BOA, PZB, CC
<b>4 TIMES</b>	<b>WEBSITE POSTING</b> DRC, BOA, PZB, CC
<b>1 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> 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.



# *Marin Boat Slips*

11093 MARIN STREET

—  
ZONING CODE TEXT  
AMENDMENT  
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