

Proposed Text Amendment

Section A.58 - Hammocks Oak Harbor Section 2

F. The following provisions shall apply exclusively to Hammock Oak Harbor Section 2. Subdivision - A portion of Tract E, Block 4, except as specified in the following provisions, all requirements of this section and all other applicable requirements of the City of Coral Gables Zoning Code and City Code and federal, state, county governments shall apply.

1. Permitted use: Private yacht basin containing 8 dock slips pursuant to Section 5-2501.
2. **Prohibited Uses and Operations:** The private yacht basin shall comply with all prohibited uses and operations set forth in Section 5-2501. The following uses or operations shall also be prohibited on any portion of the property:
 - a. Sale, conveyance, or transfer of a dock to anyone who is not an owner of an improved residential lot in Hammock Oaks subdivision.
 - b. Leasing of dock to anyone who is not residing in an improved residential lot in Hammock Oaks subdivision.
 - c. Parking on swale or right of way along the entrance gates.
 - d. Food preparation for distribution to the public.
 - e. Overnight stays on any portion of the property.
 - f. Commercial Storage of fuel or canal fuel.
 - g. Dispensing of fuel onsite or from canals.
 - h. Fish cleaning on the property.
 - i. Davits, watercraft lifts, or floating watercraft lifts.
 - j. Cutting, removing, tying or otherwise interfering with or impacting the mangrove vegetation on the boat basin property.
 - k. Amplification of music.
3. Yacht basin. The number of dock slips shall be 8. The private yacht basin shall satisfy all applicable local, county, state, and federal requirements for the operations permitted pursuant to the approvals granted by the City of Coral Gables. A dock as referenced

herein is defined as that portion of a pier where a boat is moored for berthing, embarking or disembarking.

4. Boat slips shall be only for the use of Hammock Oaks property residents.
5. Landscape requirements. A minimum 3-foot landscape buffer shall be maintained along the portion of the property abutting Marin Street and along the boundary of the property to the north. The site shall be landscaped as shown on the plans approved by Ordinance No. _____.
6. Parking. 10 vehicles shall be provided consisting of 2 car parking spaces and 8 golf cart parking spaces. All vehicles accessing docks shall only park onsite.
7. Height of entrance wall and gate. Walls and gates may have a maximum height of 4-feet, provided that in no case shall a wall or gate violate the triangle of visibility.
8. The outward location of docks from the lake bank shall vary from approximately 15'5 feet to 25'7 feet, as shown on the plans approved by Ordinance No. _____.
9. Trash pick up shall be twice a week.
10. All vehicles: cars, boats and golf carts shall be required to display a visible Marin Boat Basin decal. The Condominium Association shall issue fines for undocumented vehicles. Vehicles are subject to involuntary removal for failure to display a decal.
11. Security. The Condominium Association shall be responsible for daily roving patrol to confirm ownership and Marin Boat Basin decal.