



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**June 12, 2018**

**ITEM TITLE:**

**Ordinance on First Reading. Zoning Code Text Amendment.** An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Development Standards," Division 8, "Docks, Wharves, Mooring Piles and Watercraft Moorings," clarifying the distance of unobstructed navigable water, providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 05.09.18 meeting recommended approval (vote: 4-0).

**BRIEF HISTORY:**

At the request of the City Commission, Staff has prepared a Zoning Code text amendment to allow forty-five (45) feet of unobstructed navigable water in the waterways north of Miller Road, as recommended by the Waterway Advisory Board.

At their February 7, 2018 meeting, the Waterway Advisory Board members unanimously recommended that the existing regulation of 75 feet of open unobstructed navigable water was too restrictive in the canals north of Ponce de Leon / US-1. The existing 75-foot regulation was originally created to allow two 20-foot wide boats to navigate simultaneously in opposite directions with safe clearance.

However, the bridges at Ponce de Leon and Granada are narrower than bridges south of US-1, physically limiting 20-foot wide boats to pass, and therefore access the canals. To allow owners of properties in smaller canals to enjoy boating, the Waterways Advisory Board recommends a Zoning Code amendment to the existing regulation for open unobstructed navigable water to allow a navigable space of forty-five feet north of US-1. Minutes from the February 7, 2018, are included in the Staff Report as Exhibit B.

At the May 9, 2018, Planning & Zoning Board meeting, members of the public requested that the properties between US-1 and Miller Road (Lots 1 – 35 of Block 92 in the Riviera Section #2) also be included in the reduction of the required distance from 75 to 45. The Board recommended approval (4-0) with the inclusion of the Block 92 in the Riviera Section #2.

Draft Zoning Code Text Amendments are attached to this memorandum, see Exhibit A.

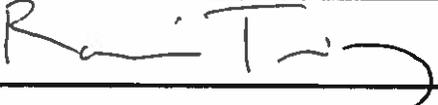
**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>
02.07.18	Waterway Advisory Board	Requested amendment to be drafted.
05.09.18	Planning and Zoning Board	Recommended approval (vote: 4-0).

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
04.27.18	Planning and Zoning Board legal advertisement.
04.27.18	Courtesy Notice mailed to residents along affected waterways (PZB).
05.01.18	Planning and Zoning Board agenda posted at City Hall.
05.01.18	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
05.31.18	Courtesy Notice mailed to residents along affected waterways (Commission).
06.08.18	City Commission meeting agenda posted on City web page (1 <sup>st</sup> reading).

**APPROVED BY:**

<b>Asst. Director of Development Services for Planning and Zoning</b>


**EXHIBIT(S):**

- A. Draft Ordinance.
- B. 05.09.18 Staff Report and recommendation with attachments.
- C. Excerpts of 05.09.18 Planning and Zoning Board meeting minutes.