

City of Coral Gables Planning Department Staff Report

To: Planning and Zoning Board Members

From: Planning Department

Date: December 10, 2008

Subject: **Zoning Code Text Amendment – Article 5, Division 8, “Docks, Wharves, Mooring Piles and Watercraft Moorings”.** An Ordinance of the City of Coral Gables amending Zoning Code Article 5, Division 8, Section 5-805, entitled “Davits, watercraft lifts and floating watercraft lifts”, to amend the number of davits permitted on a property; and providing for severability, repealer, codification, and an effective date.

Recommendation

The Planning Department recommends approval of the following text amendment to Zoning Code Section 5-805, entitled “Davits, watercraft lifts and floating watercraft lifts”, to amend the number of davits permitted on a property:

Section 5-805. Davits, watercraft lifts and floating watercraft lifts.

Davits, watercraft lifts and floating watercraft lifts shall be permitted as an accessory use to property in a residential district, subject to the following conditions and restrictions, except as further provided for specific properties and the Mahi Canal in Appendix A:

~~D. That only one (1) set of davits, watercraft lift, or floating watercraft lift shall be permitted for each single-family dwelling and duplex. Multi-family buildings may have at least one (1) set of davits or floating watercraft lift, but may not have more than one (1) set of davits, watercraft lift or floating watercraft lift per ten (10) dwelling units.~~

D. Permitted number of davits, watercraft lift or floating watercraft lift:

- 1. One (1) set of davits, watercraft lift or floating watercraft lift may be permitted for each single-family dwelling or duplex.*
- 2. On properties with two hundred (200) feet or more of waterfront lot width one (1) additional set of davits may be permitted for each single-family dwelling or duplex.*
- 3. Multi-family buildings may have at least one (1) set of davits, watercraft lift or floating watercraft lift, but may not have more than one (1) set of davits, watercraft lift or floating watercraft lift per ten (10) residential dwelling units.*

A draft Ordinance is provided as Attachment A.

Background

Zoning Code Text Amendment – Docks, Wharves, Mooring Piles and Watercraft Moorings

December 10, 2008

Page 2 of 2

This item was first presented to the Planning and Zoning Board as a discussion item at the 07.11.01 meeting along with nine other Zoning Code text amendments requested by the Building and Zoning Department. The item originated from the Board of Adjustment which had been granting variances for single-family residential properties requesting an additional set of davits for smaller boats or personal watercraft (i.e. jet skis). The Board of Adjustment requested a Zoning Code text amendment identical to the site specific provisions for Gables Estate (Sec. A48-1(D)) which provides for two sets of davits to be permitted on properties with one hundred feet or more of water frontage.

On 11.14.01 the Planning and Zoning Board unanimously approved the Zoning Code text amendment (see Attachments B and C). The City Commission unanimously approved the text amendment on First Reading on 01.09.02 (see Attachments D and E) and prior to Second Reading requested other City Departments provide input. This item was inadvertently omitted from the collection of Zoning Code text amendments when they proceeded forward for Second Reading and, therefore, was not adopted.

Planning Staff and Public Works Staff completed research of other local governments and permitted lift facilities within the City and determined that permitting one set of davits, watercraft lift or floating watercraft lift on properties with less than 200 feet of water frontage is appropriate and one additional set of davits may be permitted for properties with at least 200 feet of water frontage. Planning Staff is now proceeding forward with the amendment as provided in Attachment A. The current Zoning Code text amendment will permit an additional set of davits, and does not include watercraft lifts or floating watercraft lifts. Watercraft lifts and floating watercraft lifts are more obtrusive to the waterways, as they are fixed or floating structures located on or above the water, therefore Planning Staff is not including them as an appropriate additional set of watercraft storage devices.

Public Notification

The Planning and Zoning Board meeting agenda has been advertised and posted on the City web page. The Planning Department staff report and attachments are also posted on the City web page.

Respectfully submitted,

Eric Riel, Jr.
Planning Director

Attachments:

- A. Draft Ordinance.
- B. 2002 Draft Ordinance.
- C. 11.14.01 Excerpts of Planning and Zoning Board meeting minutes.
- D. 01.09.02 City Commission Memorandum.
- E. 01.09.02 Excerpts of City Commission meeting minutes.