



Marinas in Residential

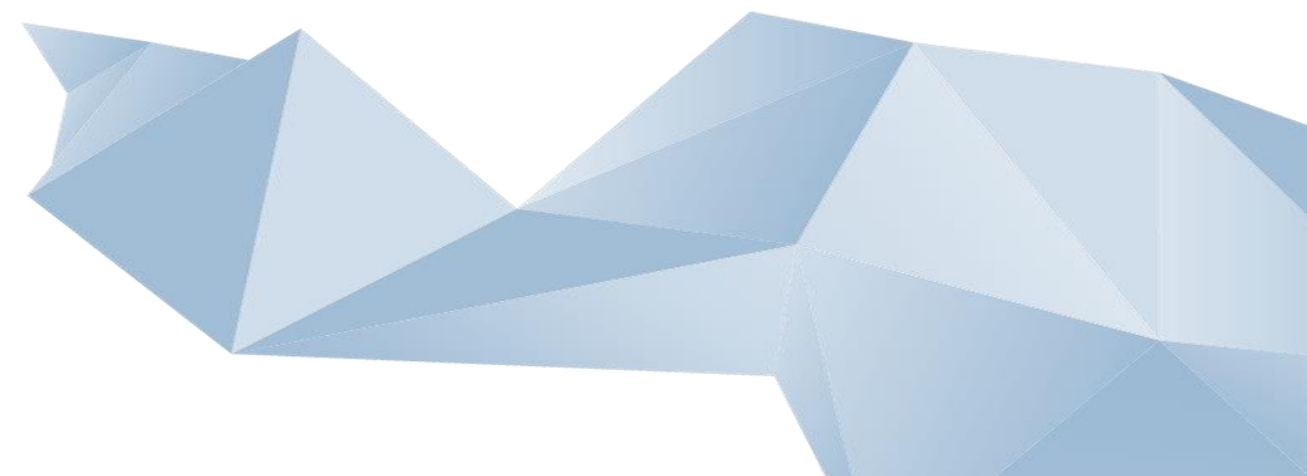
Code Amendment

LDC-25-02725



City Commission
August 20, 2025

Department of Sustainable Development (DSD)



Request



The Applicant, Maltese Diplomat Owner, LLC, has filed Application No. LDC-25-02725, requests a code amendment to the Zoning and Land Development Code (ZLDC) to allow marinas in the RS-7 zoning district as a conditional use and to amend the dimensional requirements for marina.

Current Regulations



Currently, the ZLDC does not permit marinas in single-family zoning districts, including RS-7. Marinas are only permitted within the CR-P Commercial Recreation (passive) and CR-A Commercial Recreation (active) zoning districts and are subject to several development standards, including dimensional requirements as it relates to dock projections and setbacks.

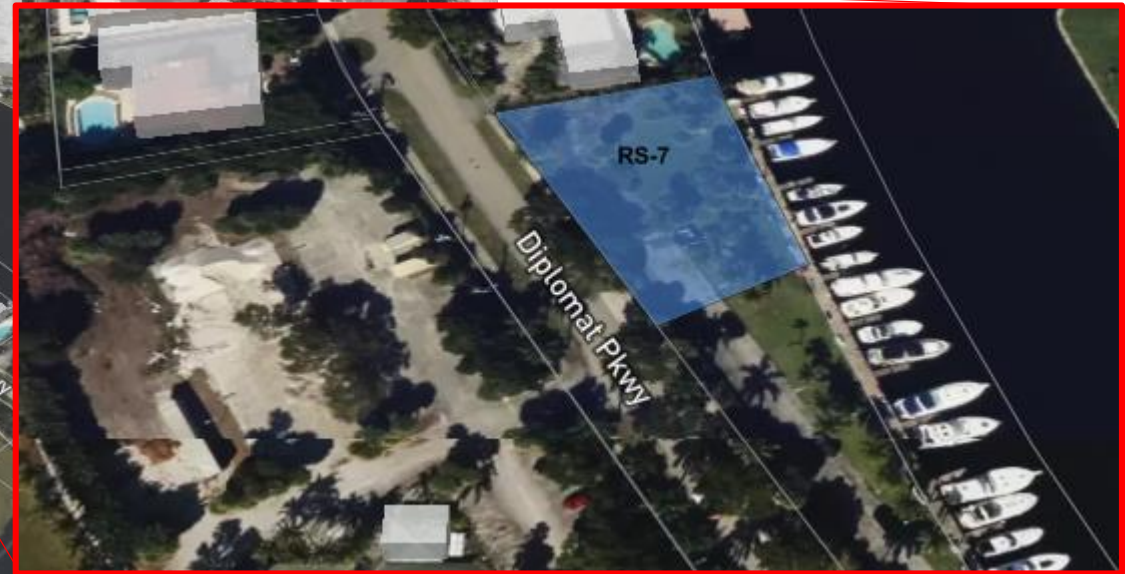
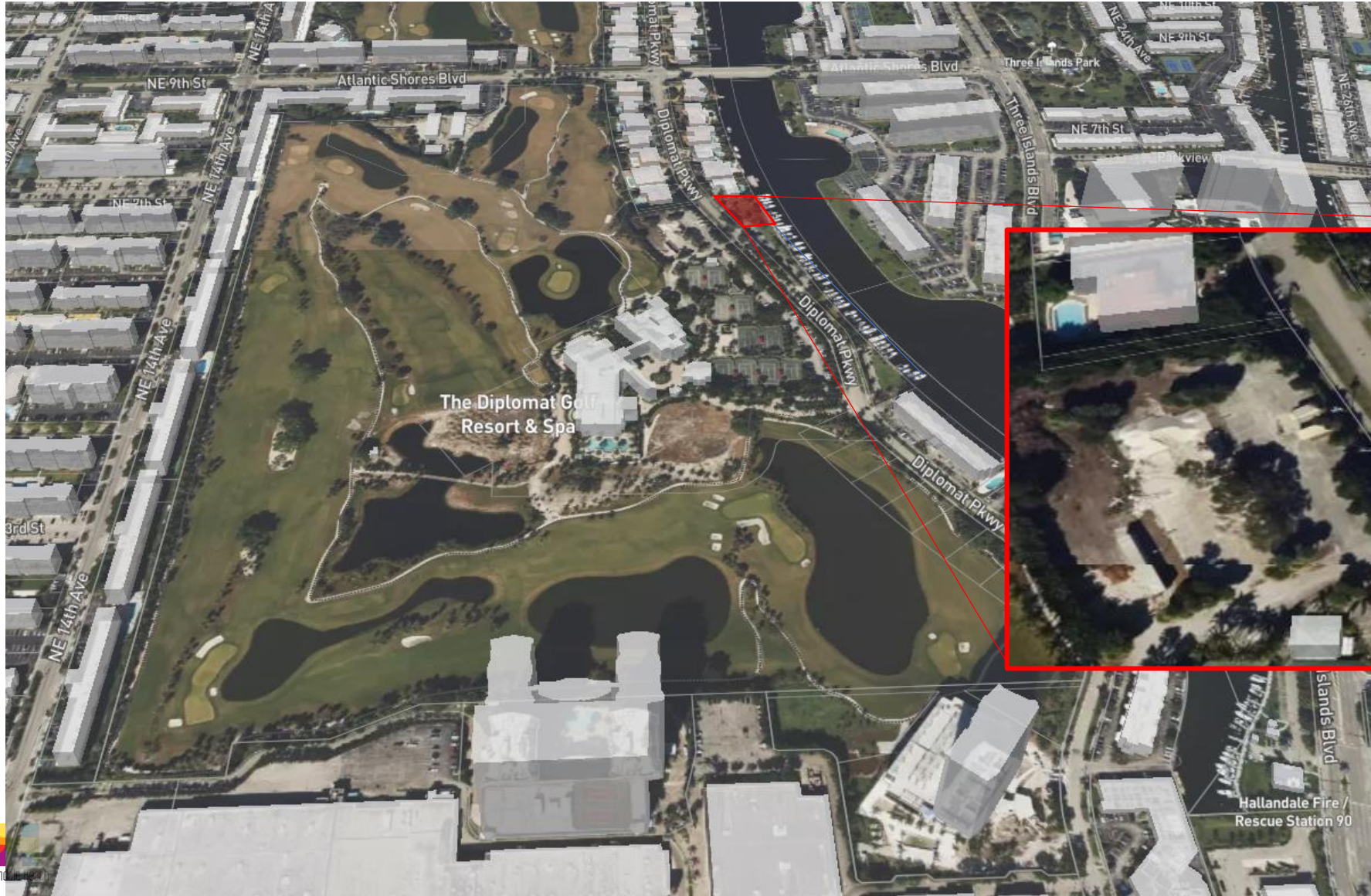
Proposed Amendment



The Applicant proposes the following amendments:

1. Amends Section 32-143 (c) as it relates to conditional uses within the RS-7 zoning district, to permit marinas as a conditional use in the RS-7 zoning district when accessory to primary outdoor recreation or commercial recreation uses within a Planned Development Overlay (PDO).

Proposed Amendment



Proposed Amendment



The Applicant proposes the following amendments:

1. Amends Section 32-143 (c) as it relates to conditional uses within the RS-7 zoning district, to permit marinas as a conditional use in the RS-7 zoning district when accessory to primary outdoor recreation or commercial recreation uses within a Planned Development Overlay (PDO).
2. Amends Section 32-153 (g), Commercial Recreation, Passive (CR-P) District, as it relates to site development standards for marinas in the CR-P zoning district to:
 - a. Clarify that when there are conflicts between Section 32-153 (g) and Section 32-291 – Boats, Docks, and Piers, that the regulations within 32-153 (g) shall apply.
 - b. Increase the allowable boat slip/dock projection into the waterway from 15 percent no more than 30 feet to 25 percent no more than 50 feet.
 - c. Increase the allowable dolphin piling projection into the waterway from 30 feet to 50 feet.
 - d. Clarify that boat slips/docks may be perpendicular to the seawall.
 - e. Exempt the setback requirements between adjacent properties for boat slips/docks and dolphin pilings when such adjacent properties are under common ownership.

Proposed Amendment



The proposed code amendment is not presently consistent with the Comprehensive Plan as it relates to the Future Land Use Element.

Currently the Low Density Future Land Use Designation does not permit marinas or similar public or private outdoor recreation facilities.

However, the Applicant has filed Application No. PA-25-02724 as a companion item to amend the Comprehensive Plan in order to eliminate this conflict.

Staff Recommendation



On July 15, 2025, the Planning and Zoning Board recommended approval of the application by a vote of 4 to 0.

Staff recommends that the City Commission approve this item.



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