



# City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables  
Application: **Zoning Code Text Amendments – Driveways - Basketball Poles - Construction Trailer - Docks**  
Public Hearing: Planning and Zoning Board  
Date & Time: **September 11, 2019; 6:00 – 9:00 p.m.**  
Location: City Commission Chambers, City Hall,  
405 Biltmore Way, Coral Gables, Florida 33134

## 1. APPLICATION REQUEST

The City of Coral Gables is requesting review and consideration of the following:

- 1. 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," updating side setback requirements and allowing multi-Level docks below established grade; providing for a repealer provision, severability clause, codification, and providing for an effective date.*
- 2. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 4, "Zoning Districts," Section 4-101, Single-Family Residential (SFR) District, and Section 4-102, "Multi-Family 1 Duplex (MF1) District," to modify and clarify provisions related to driveways; providing for a repealer provision, severability clause, codification, and providing for an effective date.*
- 3. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 5, "Development Standards," Division 21, "Temporary Uses," Section 5-2107, "Temporary Use of Construction Office" to allow temporary construction office for multi-family projects in Multi-Family 2 (MF2) and Multi-Family Special Area (MFSA) districts; providing for a repealer provision, severability clause, codification, and providing for an effective date.*
- 4. 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 1, "Accessory Uses," Section 5-109, "Recreational Equipment" to allow non-movable basketball poles to be appropriately located in the front yard under certain circumstances; providing for a repealer provision, severability clause, codification, and providing for an effective date.*

## 2. BACKGROUND INFORMATION

Staff has prepared Zoning Code text amendments to establish provisions for Driveways, Basketball Poles, Construction Trailer, and Docks in residential districts.

**Docks** - Per Section 5-802 of the Zoning Code, side setback restrictions are not consistent with the existing character of established docks along the Gables Waterways. It is proposed to not require the same side setback as the residence and to allow multi-level docks below established grade, subject to the Board of Architects approval and permitted by Miami Dade County Department of Regulatory and Economic Resources (DERM).

**Driveways** - Per Sections 4-101 and 4-102 of the Zoning Code, driveway approach regulations allow one access point no greater than 11 feet in width to allow more green area in the public swale. It is proposed that regulations remain consistent with only allowing one (1) access point for driveways, but to allow flexibility in width to no greater than 18 eighteen feet to accommodate for existing conditions, subject to the Board of Architects approval.

**Construction Office** – Per Section 5-2108 of the Zoning Code, a Temporary Sales Office is currently allowed in multi-family districts. It is proposed to allow a construction trailer or field office on-site in multi-family projects more than 20,000 square feet.

**Basketball poles** - Per Section 5-109 of the Zoning Code, non-movable recreational equipment is permitted to be placed in any interior side or rear yard only. It is proposed to allow non-movable basketball poles in the front yard as long as it complies with the proposed conditions.

## 3. PROPOSED ZONING CODE TEXT AMENDMENT

The proposed Zoning Code text amendment is provided in Attachments A, B, C and D in ~~strikethrough~~/underline format.

## 4. FINDINGS OF FACT

In accordance with Section 3-1405 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to these land Zoning Code unless the text amendment:

- A. Promotes the public health, safety, and welfare.
- B. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.
- C. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.
- D. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less the minimum requirements of the Comprehensive Plan.
- E. Does not directly conflict with an objective or policy of the Comprehensive Plan.

Staff finds that all five of these criteria are satisfied.

**5. COMPREHENSIVE PLAN CONSISTENCY**

In accordance with Section 3-1407 of the Zoning Code, the Planning and Zoning Board shall determine whether the Zoning Code text amendment is consistent with the Comprehensive Plan. Staff finds that the proposed text amendment is consistent with the Comprehensive Plan, as follows:

**6. PUBLIC NOTIFICATION**

The following has been completed to provide notice of the request:

Type	Date
Legal advertisement	08.30.19
Posted agenda on City web page/City Hall	09.30.19
Posted Staff report on City web page	09.06.19

**7. STAFF RECOMMENDATION**

The Planning and Zoning Division recommends approval.

**8. ATTACHMENTS**

- A. Draft Ordinance - Docks
- B. Draft Ordinance - Driveways.
- C. Draft Ordinance - Construction Office.
- D. Draft Ordinance - Basketball Poles.
- E. 08.30.19 Legal Advertisement.

Please visit the City’s webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,



Ramon Trias  
Assistant Director of Development Services  
for Planning and Zoning  
City of Coral Gables, Florida

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. \_\_\_\_\_

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," UPDATING SIDE SETBACK REQUIREMENTS AND ALLOWING MULTI-LEVEL DOCKS BELOW ESTABLISHED GRADE, PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, it has been determined that the side setback restrictions on mooring piles, docks and/or similar structures are not consistent with the existing character of established docks along the Coral Gables Waterways; and

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board ("Board") on \_\_\_\_\_, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the Board was presented with the text amendment to the Official Zoning Code, and after due consideration and discussion, recommended approval (vote: -); and,

**WHEREAS**, after notice duly published, a public hearing for First Reading was held before the City Commission on \_\_\_\_\_, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on First Reading (vote: -).

**WHEREAS**, after notice duly published, a public hearing for Second Reading was held before the City Commission on (month) (day), 2019, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on Second Reading (vote: \_\_-\_\_).

**NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:**

**SECTION 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The Official Zoning Code of the City of Coral Gables is hereby amended as follows<sup>1</sup>:

## **ARTICLE 5 – Development Standards**

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### **Division 8. Docks, Wharves, Mooring Piles and Watercraft Moorings**

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#### **Section 5-802. Docks, wharves and mooring piles – canals, lakes, or waterways.**

The construction, erection or installation of mooring piles and/or watercraft docks or similar landing facilities for watercraft, in any water body, or on land abutting thereon, shall be subject to the following conditions and restrictions:

- A. No dock, wharf or similar structure shall be constructed over or in any canal, lake or bay more than five (5) feet outward from the bank except as described for specific properties and the Mahi Canal in Appendix A.
- B. No mooring piles shall be placed or set in the water bodies which shall be located at a greater distance than twenty-five (25) feet from the bank of such water or waterways.
- C. Docks and mooring piles may be placed on both sides of the waterways at similar distances from the bank. Open unobstructed navigable water between such piles, docks, and similar structures shall maintain a clear distance as set forth below for the following geographic areas:
  - a. Seventy-five (75) feet south of US-1, excluding Block 92, Riviera Section #2.
  - b. Forty-five (45) feet north of US-1 and including Block 92, Riviera Section #2.
  - c. Thirty (30) feet in the Mahi Canal.
- D. No dock extending outward over or in the water from the bank shall be permitted in connection with any lot which a reasonable area along the shore thereof shall be at such level as to provide a natural landing stage or platform for persons embarking on or debarking from watercrafts.
- E. All mooring piles, docks and/or similar structures shall maintain the same minimum side setback from the adjacent owner's property line extended as established for the main structure permitted on each building site, unless otherwise permitted by Miami Dade County Department of Regulatory and Economic Resources, Division of Environmental Resources Management (DERM) and the Board of Architects, except as described for specific properties and the Mahi Canal in Appendix A.
- F. Except as described for specific properties and the Mahi Canal in Appendix A, and as provided for under Section 5-802(C) above, the mooring of watercraft in water bodies shall be forbidden unless such moorings, and similar mooring on the opposite bank, shall leave

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<sup>1</sup> Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

unobstructed passageway in the water body of at least seventy-five (75) feet in width.

G. Where the width of the water body permits mooring of watercraft parallel to the banks, but does not permit the erection of docks or the placing of outer mooring piles, fender or mooring piles may be placed at a distance not greater than eighteen (18) inches from the bank or shore, and such piles shall be Venetian type, painted and ornamentally capped.

H. No dock, wharf or similar structure shall be covered or multi-level above grade, including platforms or balconies.

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**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 5.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

**SECTION 6.** If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 7.** This ordinance shall become effective \_\_\_\_\_, 2019.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019.

APPROVED:

RAUL VALDES-FAULI  
MAYOR

ATTEST:

BILLY URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY

DRAFT

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE BY AMENDING ARTICLE 4, "ZONING DISTRICTS," SECTION 4-101, SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT, AND SECTION 4-102, "MULTI-FAMILY 1 DUPLEX (MF1) DISTRICT," TO MODIFY AND CLARIFY PROVISIONS RELATED TO DRIVEWAYS; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

**WHEREAS**, City Staff is requesting a Zoning Code text amendment to Section 4-101, Single-family Residential (SFR) District, and Section 4-102, "Multi-Family 1 Duplex (MF1) District, to allow flexibility for driveways and curb-cuts due to existing conditions, which shall not exceed eleven (11) feet in width within the public right-of-way unless otherwise permitted by the Board of Architects but no greater than eighteen (18) feet in width; and

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board ("Board") on \_\_\_\_\_, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the Board was presented with the text amendment to the Official Zoning Code, and after due consideration and discussion, recommended approval (vote: -); and,

**WHEREAS**, after notice duly published, a public hearing for First Reading was held before the City Commission on \_\_\_\_\_, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on First Reading (vote: -).

**WHEREAS**, after notice duly published, a public hearing for Second Reading was held before the City Commission on (month) (day), 2019, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on Second Reading (vote: \_\_ - \_\_).

**NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:**

**SECTION 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.



**SECTION 2.** The Official Zoning Code of the City of Coral Gables is hereby amended as follows<sup>1</sup>:

## ARTICLE 4 – ZONING DISTRICTS

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### Division 1. Residential Districts.

#### Section 4-101. Single-Family Residential (SFR) District

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13. Driveways. Driveways and associated curb-cuts shall only be permitted when providing access to a garage, carport or porte-cochere. Building sites less than one-hundred (100) feet of street frontage shall be limited to one (1) curb-cut. To accommodate street trees and minimal sidewalk disruption, driveways and curb-cuts shall not exceed eleven (11) feet in width within the public right-of-way. An existing condition may require the need to allow driveways and curb-cuts within the public right-of-way to exceed eleven (11) feet in width as determined by the Board of Architects but in no case shall it exceed eighteen (18) feet in width. Where an alley or side street is present, curb-cuts or driveways with access provided from the front property line shall be reviewed by the Board of Architects.

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#### Section 4-102. Multi-Family 1 Duplex (MF1) District.

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12. Driveways. Building sites less than one-hundred (100) feet of street frontage shall be limited to one (1) curb-cut. To accommodate street trees and minimal sidewalk disruption, driveways and curb-cuts shall not exceed eleven (11) feet in width within the public right-of-way. An existing condition may require the need to allow driveways and curb-cuts within the public right-of-way to exceed eleven (11) feet in width as determined by the Board of Architects but in no case shall it exceed eighteen (18) feet in width. Where an alley or side street is present, curb-cuts or driveways with access provided from the front property line shall be reviewed by the Board of Architects.

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**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

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<sup>1</sup> Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

**SECTION 5.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

**SECTION 6.** If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 7.** This ordinance shall become effective \_\_\_\_\_, 2019.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019.

APPROVED:

RAUL VALDES-FAULI  
MAYOR

ATTEST:

BILLY URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE BY AMENDING ARTICLE 5, "DEVELOPMENT STANDARDS," DIVISION 21, "TEMPORARY USES," SECTION 5-2107, "TEMPORARY USE OF CONSTRUCTION OFFICE" TO ALLOW TEMPORARY CONSTRUCTION OFFICE FOR MULTI-FAMILY PROJECTS IN MULTI-FAMILY 2 (MF2) AND MULTI-FAMILY SPECIAL AREA (MFSA) DISTRICTS; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

**WHEREAS**, City Staff is requesting a Zoning Code text amendment to Section 5-2107, "Temporary Use of a Construction Office " to allow temporary use of a construction office in MF2 and MFSA Zoning Districts for multi-family projects with building sites of not less than twenty-thousand (20,000) sq. ft. and twelve (12) dwelling units; and

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board ("Board") on \_\_\_\_\_, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the Board was presented with the text amendment to the Official Zoning Code, and after due consideration and discussion, recommended approval (vote: -); and,

**WHEREAS**, after notice duly published, a public hearing for First Reading was held before the City Commission on \_\_\_\_\_, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on First Reading (vote: -).

**WHEREAS**, after notice duly published, a public hearing for Second Reading was held before the City Commission on (month) (day), 2019, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on Second Reading (vote: \_\_ - \_\_).

**NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:**

**SECTION 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The Official Zoning Code of the City of Coral Gables is hereby amended as follows<sup>1</sup>:

## ARTICLE 5 – DEVELOPMENT STANDARDS

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### Division 21. Temporary Uses.

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#### Section 5-2107. Temporary use of a construction ~~and/or field~~ office.

Whenever a building permit shall have been issued by the Building Department for construction ~~and/or alteration of a multi-family building~~, a temporary use of a field ~~and/or construction office~~ shall be permitted to be located on the premises covered by a building permit subject to the following conditions and restrictions:

- A. That such office shall not be used as a sales ~~and/or~~ advertising office and that no sales brochures shall be handed out or distributed from such office.
- B. That potable water, electricity and sanitary facilities shall be provided for such office as required by the Florida Building Code and such other applicable ordinances.
- C. That such office shall not be used for living or sleeping quarters. No kitchen facilities shall be permitted.
- D. That only one (1) construction ~~or field~~ office shall be allowed per construction site unless approved by the Construction Staging Committee based on the size of the facility.
- E. That such construction ~~of field~~ office is not ~~located~~ permitted in residential districts, except for multi-family projects in MF2 and MFSA on sites of not less than twenty-thousand (20,000) square feet and a minimum of twelve (12) dwelling units, if such construction office is deemed necessary and compatible by the Building Official.
- F. That such office shall be removed by the contractor prior to the approval of the final building inspection and to the issuance of a Certificate of Occupancy or whenever, in the opinion of the Building Official, an inspection discloses that the building or alteration has been completed to the point where the final building inspection would be approved and a Certificate of Occupancy, if applied for, would be issued.

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**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

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<sup>1</sup> Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

**SECTION 5.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

**SECTION 6.** If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 7.** This ordinance shall become effective \_\_\_\_\_, 2019.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019.

APPROVED:

RAUL VALDES-FAULI  
MAYOR

ATTEST:

BILLY URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE BY AMENDING ARTICLE 5, "DEVELOPMENT STANDARDS," DIVISION 1, "ACCESSORY USES," SECTION 5-109, "RECREATIONAL EQUIPMENT" TO ALLOW NON-MOVABLE BASKETBALL POLES TO BE APPROPRIATELY LOCATED IN THE FRONT YARD UNDER CERTAIN CIRCUMSTANCES; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

**WHEREAS**, City Staff is requesting a Zoning Code text amendment to Section 5-109 "Recreational Equipment" to allow non-movable basketball poles to be appropriately located in the front yard so long as it is located within a side setback, abutting to a driveway, and screened from abutting lot with landscaping approved by City Landscape Architect; and

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board ("Board") on \_\_\_\_\_, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the Board was presented with the text amendment to the Official Zoning Code, and after due consideration and discussion, recommended approval (vote: -); and,

**WHEREAS**, after notice duly published, a public hearing for First Reading was held before the City Commission on \_\_\_\_\_, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on First Reading (vote: -).

**WHEREAS**, after notice duly published, a public hearing for Second Reading was held before the City Commission on (month) (day), 2019, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on Second Reading (vote: \_\_ - \_\_).

**NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:**

SECTION 1. The foregoing "**WHEREAS**" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The Official Zoning Code of the City of Coral Gables is hereby amended as

follows<sup>1</sup>:

## ARTICLE 5 – DEVELOPMENT STANDARDS

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### Division 1. Accessory Uses.

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#### Section 5-109. Recreational equipment.

Non-movable recreational equipment including swing sets, jungle gyms, basketball poles, etc., are permitted to be placed, kept or maintained in any interior side or rear yard ~~only~~. Non-movable basketball poles may also be permitted in the front yard so long as it is located within a side setback, abutting to a driveway, and screened from abutting lot with landscaping approved by City Landscape Architect.

\*\*\*

**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 5.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

**SECTION 6.** If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

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PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019.

APPROVED:

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<sup>1</sup> Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

RAUL VALDES-FAULI  
MAYOR

ATTEST:

BILLY URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY

DRAFT



