

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 3495

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED AND KNOWN AS "ZONING CODE," BY AMENDING ARTICLE 4, "SITE SPECIFIC REGULATIONS," SEC. 4-56 REFERENCING MINIMUM REAR WATERFRONT SETBACKS ESTABLISHED AS PLAT RESTRICTION ON PLAT OF ALL PROPERTIES WITH FRONTAGE ONTO HAMMOCK LAKE NO. 2; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, after notice duly published, a public hearing was held before the Planning and Zoning Board on December 8, 1999 at which hearing all interested persons were afforded the opportunity to be heard, and the Board recommended approval of the proposed amendment; and

WHEREAS, the City Commission after due consideration at its regular meeting of January 11, 2000 approved the proposed amendment on first reading;

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

**SECTION 1.** That Ordinance No. 1525, as amended, and known as the "Zoning Code," is hereby amended as it pertains to Article 4, "Site Specific Regulations," Sec. 4-56 referencing the minimum rear waterfront setbacks established as a plat restriction on the plat of all properties with frontage onto Hammock Lake No. 2, as hereinafter set forth.

**ARTICLE 4 – SITE SPECIFIC REGULATIONS**

**SEC. 4-56 HAMMOCK LAKES**

The Hammock Lakes area is that neighborhood which is commonly known as Hammock Lakes and which was annexed into the City on July 31, 1996. (3427)

(a)-(g) No change.

**(h) Setbacks – Principal Building**

1-4 No change.

5. All lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of thirty-five (35) feet.

6. All lots located on Hammock Lake No. 2 shall provide a minimum waterfront setback which coincides with the building line as shown on the plat.

**(i) Setbacks-Accessory Buildings General**

1-4 No change.

5. All accessory buildings on lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of seven feet, six inches (7'6"). No accessory building shall be built closer to the water in Hammock Lake No. 2 than the building line as shown on the plat.

(j) **Setbacks-Swimming Pools**

1-3 No change.

4. Swimming pools not located on a water body shall provide a minimum rear setback of seven feet, six inches (7'6").
5. Swimming pools on lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of seven feet, six inches (7' 6").
6. Decks on lots located on Hammock Lane No. 2 shall provide a minimum rear setback of forty feet (40') and swimming pools a minimum rear setback of forty-five feet (45').

(k) **Setbacks-Tennis Courts**

1-4 No change.

5. Tennis courts on lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of seven feet, six inches (7'6").
6. Tennis courts on lots located on Hammock Lake No. 2 shall provide a minimum waterfront setback which coincides with the building line as shown on the plat.

(l) **Setback-Screened Enclosures**

1-4 No change.

5. Screened enclosures on lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of seven feet, six inches (7' 6").
6. No screened enclosure shall be built closer to the water on Hammock Lake No. 2 than the building line as shown on the plat.

(m) No change.

(n) No boathouse or other structure shall be erected on the shore of lakes or extended into the waters thereof unless the same shall be approved by a majority of the owners of other property fronting on said lake.

- (o) No encroachments of imported earth, sand, gravel or fill of any kind and no petroleum based fuel motors of any kind shall be allowed on Hammock Lake No. 2.
- (p) No grading or filling shall be allowed closer to the water on Hammock Lake No. 2 than the minimum rear setback of forty feet (40') provided for decks on lots on Hammock Lane No.2.

**SECTION 2.** That all ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWELFTH DAY OF DECEMBER, A.D., 2000.

(Kerdyk/Thomson(5)  
(Clerk's Item No. 26)

RAUL J. VALDES-FAULI  
MAYOR

ATTEST:  
VIRGINIA L. PAUL  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:  
ELIZABETH M. HERNANDEZ  
CITY ATTORNEY