

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 APPENDIX A, "SITE SPECIFIC ZONING REGULATIONS," SECTION A-36, "CRAFTS SECTION," BY REMOVING PROVISIONS RESTRICTING HEIGHT FOR THE PROPERTY LEGALLY DESCRIBED AS LOTS 18-21, BLOCK 36, CRAFTS SECTION (311 AND 315 SANTANDER AVENUE), CORAL GABLES, FLORIDA; PROVIDING FOR CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Bullrock USA, LLC is requesting a Zoning Code text amendment to remove Zoning Code Site Specific Regulations restricting the height of their duplex properties located at 311 and 315 Santander Avenue to one (1) story; and,

WHEREAS, after notice being duly published, a public hearings were held before the Planning and Zoning Board on December 9, 2015 at which hearing all interested persons were afforded the opportunity to be heard; and,

WHEREAS, at the December 9, 2015 Planning and Zoning Board meeting, the Board recommended approval (vote: 6-0) of the text amendment; and,

WHEREAS, a public hearing for First Reading was held before the City Commission on January 12, 2016, 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 the amendment on First Reading (vote: 5-0).

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 (changes in ~~strike through~~ / underline format):

Appendix A - Site Specific Zoning Regulations

Section A-36 - Crafts Section.

B. Height of buildings.

1. Duplex buildings constructed on the following described property shall be restricted to bungalow type duplexes one (1) story in height:
 - a. Lots 16 and 17 ~~through 21, inclusive,~~ Lots 24 through 30, inclusive, and the west one-half (½) of Lot 23, all in Block 36.

SECTION 3. 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 4. 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 5. 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 6. This Ordinance shall become effective _____, 2016.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2016.

APPROVED:

JIM CASON
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN
CITY ATTORNEY