

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2023-27**

AN ORDINANCE OF THE CITY COMMISSION GRANTING CONDITIONAL USE FOR A BUILDING SITE DETERMINATION APPROVAL PURSUANT TO ZONING CODE ARTICLE 14, “PROCESS”, SECTION 14-202.6, “BUILDING SITE DETERMINATION” AND SECTION 14-203, “CONDITIONAL USES” TO SEPARATE TWO (2) SINGLE-FAMILY BUILDING SITES ON THE PROPERTY ZONED SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT, LEGALLY DESCRIBED AS LOTS 21 AND 22, BLOCK 3, CORAL ESTATES (631 ZAMORA AVENUE), CORAL GABLES, FLORIDA; ONE (1) BUILDING SITE CONSISTING OF LOT 21 (EAST PARCEL), AND THE OTHER (1) BUILDING SITE CONSISTING OF LOT 22 (WEST PARCEL); INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

**WHEREAS**, the request is for Conditional Use Review for a Building Site Determination for the property legally described as Lots 21 and 22, Block 3, Coral Estates (631 Zamora Avenue), Coral Gables, Florida; one (1) building site consisting of Lots 21 (east parcel), and the other one (1) building site consisting of 22 (west parcel); and

**WHEREAS**, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from said property, a public hearing was held before the Planning and Zoning Board on July 12, 2023, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the July 12, 2023 Planning and Zoning Board meeting, the Board recommended approval (vote: 5-0) of the Application subject to conditions of approval for the Conditional Use Review for a Building Site Determination pursuant to the Zoning Code Section 14-202.6, “Building Site Determination” to create two (2) single-family building sites, with one (1) building site consisting of Lot 21 (east parcel), and the other one (1) building site consisting of Lot 22 (west parcel); and

**WHEREAS**, at the July 12, 2023 Planning and Zoning Board meeting the Board, as part of its recommendation of approval of the Application, found that the Application satisfied the criteria as required to recommend approval pursuant to Section 14-202.6(F) and Section 14-203 of the Zoning Code; and

**WHEREAS**, pursuant to Sections 14-202 of the Zoning Code, all proposed building site separation applications are subject to a public hearing for City Commission review and approval as a Conditional Use via Ordinance in accordance with the review criteria therein; and

**WHEREAS**, a public hearing for First Reading was held before the City Commission on August 22, 2023 at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the City Commission was presented with the Conditional Use Review for a Building Site Determination, and after due consideration and discussion made findings of fact and found that the Application satisfied the criteria as required to recommend approval pursuant to Section 14-202.6(F) and Section 14-203 of the Zoning Code to approve the proposed building site separation with conditions 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 Applicant’s request for Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 14, “Process”, Section 14-202.6, “Building Site Determination” to create two (2) separate single family building sites on property assigned Single-Family Residential (SFR) zoning; one (1) building site consisting of Lot 21 (east parcel), and the other (1) building site consisting of Lot 22 (west parcel), Block 3, Coral Estates, Coral Gables, Florida, is approved subject to the following conditions of approval:

1. The new single-family residences constructed on the separated buildings sites shall meet all applicable requirements of the Zoning Code, and no variances shall be required or requested.
2. The plans depicting the site plans and elevations of the residences on the separated building sites and submitted as part of the conditional use application shall be made part of the approval with any instructions or exceptions provided by the City Commission. Any changes to the plans are subject to Sec. 14-203.10 of the Zoning Code.
3. A bond shall be required, as determined by the building official, to ensure the timely removal of any non-conformities as a result of the building site separation approval.

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

**SECTION 4.** This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a

condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

**SECTION 5.** This Ordinance shall become effective upon the date of its passage and adoption herein.

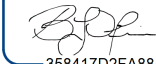
PASSED AND ADOPTED THIS THIRTEENTH DAY OF SEPTEMBER, A.D.,  
2023.

(Moved: Anderson / Seconded: Menendez)  
(Yeas: Fernandez, Menendez, Anderson, Castro, Lago)  
(Unanimous: 5-0 Vote)  
(Agenda Item: E-1)

APPROVED:

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VINCE LAGO  
MAYOR

ATTEST:

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BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

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CRISTINA M. SUÁREZ  
CITY ATTORNEY