

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 5-107, "PLAYHOUSE," AND SECTION 5-109, "RECREATIONAL EQUIPMENT," CLARIFYING PROVISIONS FOR PLAY STRUCTURES AND RECREATIONAL EQUIPMENT; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

**WHEREAS**, At the direction of the City Commission, City Staff has proposed a Zoning Code text amendment clarifying provisions for play structures;

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

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

**WHEREAS**, a public hearing for First 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 First 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>:

---

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

## ARTICLE 5 – DEVELOPMENT STANDARDS

### Division 1. Accessory Uses.

#### Section 5-107. ~~Playhouse~~ Play structures and recreational equipment.

~~A playhouse~~ Play structures and recreational equipment shall be permitted as an accessory use to any residential use Single-Family Residential District (SFR), subject to the following conditions and restrictions:

- A. ~~Such playhouse shall be of concrete block stucco construction with tile roof~~ Do not require a building permit but shall be designed and constructed to playground standards.
- B. The ground dimensions thereof shall not exceed ~~twelve (12) six (6) feet by twelve (12) six (6)~~ one hundred twenty (120) square feet.
- C. ~~The headroom therein shall not exceed five (5) feet~~ May include swing sets, jungle gyms, and sport and exercise equipment.
- D. No plumbing facilities or fixtures shall be installed therein.
- E. ~~Such playhouse s~~ Shall be screened by shrubbery landscape or wall to obscure the view of such playhouse from the street and neighboring properties.
- F. Shall be located in the rear yard and maintain five (5) feet setback if fully screened from view from adjacent property.
- G. No permanent foundations shall be built.
- H. Shall not be visible from a public street.

\*\*\*

#### ~~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.~~

\*\*\*

**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