

**THE CITY OF CORAL GABLES**

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

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA APPROVING A CONDITIONAL USE BUILDING SITE DETERMINATION PURSUANT TO ZONING CODE ARTICLE 3, "DEVELOPMENT REVIEW", SECTION 3-206, "BUILDING SITE DETERMINATION" TO SEPARATE INTO TWO (2) SINGLE-FAMILY BUILDING SITES ON THE PROPERTY ZONED SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT, LEGALLY DESCRIBED AS LOTS 13-18 BLOCK 236, CORAL GABLES RIVIERA SECTION PART 11 (601 SUNSET DRIVE), CORAL GABLES, FLORIDA; ONE (1) BUILDING SITE CONSISTING OF LOTS 13, 14 AND 15 (EAST PARCEL), AND THE OTHER ONE (1) BUILDING SITE CONSISTING OF LOT 16, 17 AND 18 (WEST PARCEL); INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the request is for Conditional Use Review for a Building Site Determination for the property legally described as Lots 13-18 Block 236, Coral Gables Riviera Section Part 11 (601 Sunset Drive), Coral Gables, Florida; one (1) building site consisting of Lots 13, 14 and 15 (east parcel), and the other one (1) building site consisting of Lot 16, 17 and 18 (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 January 9, 2019, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the January 9, 2019 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 Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to create two (2) single-family building sites, with one (1) building site consisting of Lots 13, 14 and 15 (east parcel), and the other one (1) building site consisting of Lot 16, 17 and 18 (west parcel); and

**WHEREAS**, at the January 9, 2019 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 3-206(F) of the Zoning Code; and

**WHEREAS**, pursuant to Section 3-206 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 February 26, 2019 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 3-206(F) of the Zoning Code to approve the proposed building site separation with conditions on First Reading (vote: \_\_-\_\_), subject to approval, prior to Second Reading, of a resolution releasing the Restrictive Covenant recorded at Book 12628, Page 1081.

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 3, “Development Review”, Section 3-206, “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 Lots 13, 14 and 15 (east parcel), and the other one (1) building site consisting of Lot 16, 17 and 18 (west parcel), Block 236, Coral Gables Riviera Section Part 11, Coral Gables, Florida, is approved subject to the following conditions of approval:

1. The total square footage of the residence allowed on the separated building sites shall be equal to or less than the total square footage that could be constructed on the property if developed as a single building site.
2. 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.
3. 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. 3-410 of the Zoning Code.
4. 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.
5. Within 30 days of approval of the Conditional Use Review for a Building Site Determination, the property owner, its successors or assigns shall submit a restrictive covenant for City Attorney review and approval that includes all conditions of approval as approved by the City Commission. Failure to submit the covenant within the specified time frame shall render the approval void unless said time frame for submittal of the covenant is extended by the City Attorney after good cause as to why the time frame should be extended.

**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 6.** This ordinance shall become effective upon the date of its adoption herein.

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

APPROVED:

RAUL VALDES-FAULI  
MAYOR

ATTEST:

BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY