

**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 REVISING THE HEIGHT RESTRICTION FOR BLOCK 36, CRAFTS SECTION, CORAL GABLES, FLORIDA; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the majority of the residents living on the 300 block of Malaga Avenue have petitioned the City of Coral Gables to initiate a change of the area's land use and zoning designations to permit multi-family and mixed residential/commercial uses;

**WHEREAS**, the Crafts Section was originally intended to be a center of design innovation and an active urban district at the edge of downtown;

**WHEREAS**, the City of Coral Gables, Florida, is requesting a text amendment to the Zoning Code by revising the height restriction for Block 36, Crafts Section; and,

**WHEREAS**, the proposed Zoning Code text amendments have been submitted in conjunction with a request for a change in land use for all of Block 36, Crafts Section; and,

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within one-thousand and five hundred (1,500) feet, a public hearing was held before the Planning and Zoning Board/Local Planning Agency of the City of Coral Gables on March 2, 2021, at which hearing all interested persons were afforded the opportunity to be heard; and,

**WHEREAS**, the Board was presented with the text amendments to the Zoning Code revising the height restriction for Block 36, Crafts Section, and after due consideration, recommended approval (vote:4-3) of the Zoning Code text amendments, with the revision that the height restriction only be applied to the south side of Block 36; and,

**WHEREAS**, after notice duly published, a public hearing for First Reading was held before the City Commission on March 9, 2021, 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; and,

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within one-thousand and five hundred (1,500) feet for Second Reading, at which hearing all interested persons were afforded an opportunity to be heard.

**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>:

**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, Lots 24 through 30, inclusive, and the west one-half (1/2) of Lot 23, all in Block 36.~~
  - b. Lots 1 through 4, inclusive, Block 38.
  - e. Lots 1 through 11, inclusive, Block 39
  
2. No building or structure shall be constructed or erected on the following described property to exceed three (3) stories or forty-five (45) feet in height, whichever is less:
  - a. Lots 1, 2, 3 and 4, in Blocks 9, 16 and 17.
  - b. Lots 45, 46, 47 and 48, in Blocks 8, 9, 16 and 17.
  - c. All lots in Block 36.

\*\*\*

**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

---

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

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 \_\_\_\_\_, 2021.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

APPROVED:

RAUL VALDES-FAULI  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY