

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 follows¹:

¹ 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~~ Shall not require a building permit but shall be designed and constructed to playground standards.
- B. shall not exceed 120 square feet in area.
- C. ~~The headroom therein shall not exceed five (5) feet~~ May include swing sets, jungle gyms, and sport and exercise equipment.
- D. Shall not include any electrical, mechanical, plumbing or any other systems that require a building permit.
- E. ~~Such playhouse~~ 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 shall maintain five (5) feet setback if fully screened from view from adjacent property.
- G. Shall not require permanent foundations.
- 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