

**CITY OF CORAL GABLES, FLORIDA**

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

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE AMENDING APPENDIX A, "SITE SPECIFIC ZONING REGULATIONS," SECTION A-95, "SUNRISE HARBOUR," BY ADDING PROVISIONS FOR DOCK FACILITIES FOR THE GABLES HARBOUR CONDOMINIUM; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

**WHEREAS**, City Staff is requesting a Zoning Code text amendment to Appendix A, "Site Specific Zoning Regulations," Section A-95, "Sunrise Harbour," by adding provisions for dock facilities for the Gables Harbour Condominium; and

**WHEREAS**, after notice being duly published, a public hearing was held before the Planning and Zoning Board on February 11, 2015, at which hearing all interested persons were afforded the opportunity to be heard; and,

**WHEREAS**, at the February 11, 2015 Planning and Zoning Board meeting, the Board recommended approval (vote: 6-0) of the text amendment; and,

**WHEREAS**, a public hearing for First Reading was held before the City Commission on March 10, 2015 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 (changes in ~~strike-through~~ / underline format):

**Section A-95 - Sunrise Harbour.**

- A. Facing of lots.
  - 1. Lot 9, Block 2 and Lots 1 and 20, Block 1 shall be deemed to face south.
  - 2. Lot 102, Block 2 shall be deemed to face west.
- B. Height of buildings.
  - 1. No apartment buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
    - a. Blocks 3 and 4 and the east two-hundred and thirty-five (235) feet of Block 5.
  - 2. No commercial buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
    - a. Blocks 3 and 4 and the east two-hundred and thirty-five (235) feet of Block 5.
- C. Off-street parking.
  - 1. Not less than sixty-five (65%) percent of the area of Block 3 shall be set aside for off-street parking.
  - 2. The off-street parking for apartment buildings on Lots 8 through 20, inclusive, Block 1 and Lots 1 through 9, inclusive, Block 2 shall be subject to the terms and conditions stipulated in Ordinance No. 1280.
- D. Setbacks-Minimum front.
  - 1. Lots 1 through 20, inclusive, Block 1-Fifteen (15) feet.
  - 2. Lots 15 through 39, inclusive, and Lot 102, Block 2-Thirty-five (35) feet.
- E. Dock facilities Lots 1, 2 and 3, Block 2 Revised Plat of Sunrise Harbour a/k/a Gables Harbour Condominium.
  - 1. Dock facilities are depicted on survey prepared by Thomas J. Kelly Inc. under Order 10-1597 last revised 02-2012. Survey is on file in the Development Services Department.
  - 2. There shall be no more than twenty-three (23) slips.
  - 3. Boat slips 1-12 shall be angled in a northeasterly direction.
  - 4. Boat slips 15-23 shall be angled in a south or slightly southeasterly direction.
  - 5. Boat slips 13 and 14 shall not have piers but may have fender-mooring pilings. Boats or vessels shall be moored parallel to the seawall.
  - 6. No pier between slips 1-12 shall exceed twenty-six (26) feet in length except for pier between slips 11 and 12 which shall not exceed forty-two (42) feet in length, measured from the existing seawall.
  - 7. No piers between slips 15-23 shall exceed twenty-two (22) feet in length, measured from the existing seawall.

**SECTION 3.** All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are 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 that 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 Table 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 \_\_\_\_\_, 2015.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2015.

APPROVED:

JIM CASON  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN  
CITY ATTORNEY