

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 APPENDIX A, "SITE SPECIFIC REGULATIONS", BY ADDING SECTION A-17.1. "REVISED PLAT OF CARTEE HOMESTEAD", TO INDICATE LOTS 1 AND 2 ARE SEPARATE BUILDING SITES; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, an application for Conditional Use review for a building site determination and tentative plat review has been submitted for the approximately 3.0 acre property legally described as Tract 2, Cartee Homestead Section (6801 Granada Boulevard), Coral Gables, Florida, requesting that the property's single tract be re-platted into two (2) platted lots, and separate the existing single building site into two building sites with a single-family residence permitted on each platted lot; and,

WHEREAS, the proposed Zoning Code amendment adding Section A-17.1. "Revised Plat of Cartee Homestead", to indicate Lots 1 and 2 are separate building sites would fulfill the technical requirement to record the building site determination in the appendix of the Zoning Code; and,

WHEREAS, after notice duly published, a public hearing was held before the Planning and Zoning Board on December 11, 2013, at which hearing all interested parties were afforded the opportunity to be heard; and,

WHEREAS, at the December 11, 2013 Planning and Zoning Board meeting, the Board was presented with the text amendment to the Official Zoning Code, and after due consideration, recommended approval (vote: 4-2) of the text amendment; and,

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on May 13, 2014, 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-17.1 – Revised Plat of Cartee Homestead.

(a) Building Sites.

- 1. Tract 2 shall be considered two (2) building sites for single-family residences, as follows:*
 - a. One (1) building site consisting of Lot 1.*
 - b. One (1) building site consisting of Lot 2.*
- 2. The total square footage of the two (2) residences shall be equal to or less than 39,574 square feet.*

SECTION 3. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 4. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 5. 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 6. 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 7. 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 8. This ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2014.

APPROVED:

JIM CASON
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN
CITY ATTORNEY