

CITY OF CORAL CABLES, FLORIDA

ORDINANCE NO 3247

AN ORDINANCE AMENDING ORDINANCE NO 1525, AS AMENDED AND KNOWN AS "ZONING CODE" AND IN PARTICULAR USE AND AREA MAP PLATE NO 15 BY ESTABLISHING ZONING CLASSIFICATIONS AND ARTICLE IV - SITE SPECIFIC REGULATIONS, BY ADDING SECTION 4-52 1 HAMMOCKS LAKES, PROVIDING AN EFFECTIVE DATE, AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH

WHEREAS, the Hammock Lakes section was annexed into the City of Coral Gables on July 31, 1996 and is a neighborhood of one (1) acre building sites which have been developed with a character unique to the neighborhood and in harmony with its landscape environs, that includes a changing topography, rich native vegetation, two lakes and homes designed in a classical contemporary style, and

WHEREAS, the residents of Hammock Lakes want to preserve and maintain the character of their neighborhood as it has been developed, and in a manner which is consistent with the high standards of the "Zoning Code" of the City of Coral Gables by having site specific regulations for Hammock Lakes, and

WHEREAS, after notice duly published a public hearing was held before the Planning and Zoning Board on March 12, 1997, at which hearing all interested persons were given an opportunity to be heard, and the Board recommended that the proposed amendment to the zoning Code providing for site specific regulations for the Hammock Lakes area be approved, and

WHEREAS, the City commission after due consideration at its regular meeting of April 15, 1997, approved the proposed amendment on first reading,

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES

SECTION 1 The use and Area Map Plate No 15 of Ordinance No 1525, as amended and known as the "Zoning Code", attached thereto and by reference made a part thereof, is hereby amended by establishing the following zoning classifications for the recently annexed Hammock Lakes Section

- 1 All residential lots within section shall be zoned "R-16 Residential", thereby permitting a single-family residence with a minimum of 2,500 square feet
- 2 Existing Matheson Hammock Park property and St Thomas Episcopal Church property shall be zoned "S", Special use

SECTION 2 That ordinance No 1525, as amended and known as the Zoning code is hereby amended as it pertains to Article IV - Site Specific Regulations by adding section 4-52 1, "Hammock Lakes", as hereinafter set forth

ARTICLE IV - SITE SPECIFIC REGULATIONS

SEC 4-52 1 HAMMOCK LAKES The Hammock Lakes area is that neighborhood which is commonly known as Hammock Lakes and which was annexed into the City on July 31, 1996

- (a) **Architectural Type** The primary architectural feature of Hammock Lakes is the landscape, which includes irregular topography, two lakes, stands of gumbo limbos, oaks, and other native vegetation. A predominant part of the landscape is the use of native coral rock in slabs as fence material or as individual landscape boulder-type decoration. Homes are built in the classical contemporary style, however, there are homes built in other classical styles. It shall be the duty of the Board of Architects to insure that any addition to an existing structure in the Hammock Lakes area be consistent with the existing architecture of the structure and any new buildings must be compatible with the landscape environs and the architecture of neighboring structures.
- (b) **Awnings & Canopies** Carport canopies and shelter canopies shall be permitted to be free-standing.
- (c) **Building Sites** No new building site shall contain less than one fully-platted lot and have an area of less than one (1) acre. The minimum lot width of any new building site shall be one hundred and twenty-five (125) feet. All existing building sites shall be as existing at the time Hammock Lakes was annexed into the City on July 31, 1996 and shall be deemed in conformity with this ordinance.
- (d) **Ground Coverage** No single-family residence shall occupy more than fifteen (15) percent of the ground area of the building site upon which the residence is erected. In addition, up to five (5) percent of the rear yard may be used for accessory uses and structures.
- (e) **Height of Buildings** No single-family residence shall exceed a height of two and one-half (2 1/2) stories. In all instances, a single-family residence shall not exceed thirty-five (35) feet above established grade including ridgeline, dome, steeples, towers, and such other similar structures. NO subordinate or accessory building permitted by this code as an Auxiliary-use shall exceed in height the maximum height of the principal building on the building site.
- (f) **Height of walls and Fences** walls and fences may have a maximum height of six (6) feet, provided that in no case shall a wall or fence violate the triangle of visibility requirements of this code.
- (g) **Roof - Materials** Roofs of new and existing structures shall use materials which are consistent with the roof materials which have been used for the existing buildings in the Hammock Lakes area.
- (h) **Setbacks - Principal Building**
 - 1 All lots shall provide a minimum front setback of fifty (50) feet

- 2 All lots shall provide a minimum side setback of fifteen (15') feet
- 3 All lots which have a side street shall provide a minimum side street setback of twenty-five (25') feet
- 4 All lots shall provide a minimum rear setback of twenty-five (25') feet
- 5 All lots located on a lake or waterway shall provide a minimum waterfront setback of thirty-five (35') feet

(i) Setbacks - Accessory Buildings General

- 1 All accessory buildings shall provide a minimum front setback of seventy-five (75') feet
- 2 All accessory buildings shall provide a minimum side setback of twenty (20') feet
- 3 All accessory buildings located on lots which have a side street shall provide a minimum side street setback of thirty (30') feet
- 4 All accessory buildings shall provide a minimum rear setback of seven feet six inches (7'6")
- 5 All accessory buildings on lots located on a lake or waterway shall provide a minimum waterfront setback of seven feet six inches (7'6")

(j) setbacks - swimming Pools

- 1 swimming pools shall provide a minimum front setback of seventy-five (75') feet
- 2 Swimming pools shall provide a minimum side setback of twenty (20') feet
- 3 Swimming pools located on lots which have a side street shall provide a minimum side street setback of thirty (30') feet
- 4 Swimming pools shall provide a minimum rear setback of seven feet six inches (7'6")
- 5 Swimming pools on lots located on a lake or waterway shall provide a minimum waterfront setback of seven feet six inches (7'6")

(k) Setbacks – Tennis Courts

- 1 Tennis courts shall provide a minimum front setback of seventy-five (75') feet

- 2 Tennis courts shall provide a minimum side setback of fifteen (15') feet
- 3 - Tennis courts located on lots which have a side street shall provide a minimum side street setback of fifteen (15') feet
- 4 Tennis courts shall provide a minimum rear setback of seven feet six inches (7'6")
- 5 Tennis courts on lots located on a lake or waterway shall provide a minimum waterfront setback of seven feet six inches (7'6")

(l) setbacks - Screened Enclosures

- 1 screened enclosures shall provide a minimum front setback of seventy-five (75') feet
- 2 Screened enclosures shall provide a minimum side setback of fifteen (15') feet
- 3 Screened enclosures located on lots which have a side street shall provide a minimum side street setback of twenty-five (25') feet
- 4 screened enclosures shall provide a minimum rear setback of six (6') feet
- 5 screened enclosures on lots located on a lake or waterway shall provide a minimum waterfront setback of seven feet six inches (7'6")

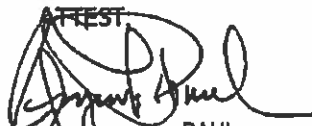
(m) As according to the south Florida Building Code, where repairs and alterations amounting to more than the prescribed percentage of the replacement value of the existing building area made during any 12 month period, the building or structure shall be made to conform to all zoning code requirements for a new building or structure

SECTION 3 That this ordinance shall become effective thirty (30) days from the date of its adoption on second reading

SECTION 4 That all ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed insofar as there is conflict or inconsistency

PASSED AND ADOPTED ON THIS THIRTEENTH DAY OF MAY, A D , 1997

RAUL VALDES-FAULI
MAYOR

ATTEST

VIRGINIA L. PAUL
CITY CLERK