

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 DELETING PROVISIONS FOR HEIGHT RESTRICTION FOR CERTAIN PROPERTIES LEGALLY DESCRIBED AS LOTS 16 AND 17, LOTS 24 THROUGH 30, INCLUSIVE, AND THE WEST ONE-HALF (½) OF LOT 23, ALL IN BLOCK 36, 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 blocks of Catalonia Avenue and 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 deleting provisions for height restriction for certain properties in Block 36, Crafts Section, to be consistent with George Merrick's original vision of the 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 certain properties located in Lots 25-39, Block 27, all of Block 28, and all of Block 36, Crafts Section; and,

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board ("Board") on July 29, 2020, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the Board was presented with the text amendments to the Zoning Code deleting provisions for height restriction for certain properties legally described as lots 16 and 17, lots 24 through 30, inclusive, and the west one-half (½) of lot 23, all in Block 36, Crafts Section, and after due consideration, recommended approval (vote: 7-0) of the Zoning Code text amendments; and,

**WHEREAS**, after notice duly published, a public hearing for First Reading was held before the City Commission on October 13, 2020, 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.

**WHEREAS**, after notice duly published, a public hearing for Second Reading was held before the City Commission on February 9, 2021, at which hearing all interested parties were afforded the 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.**

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**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.b. Lots 1 through 11, inclusive, Block 39

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**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

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

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