

**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 ZONING REGULATIONS," SECTION A-38, "SECTION D" REMOVING SITE SPECIFIC PROVISIONS FOR BUILDING SITES ON LOTS 3 THROUGH 8, INCLUSIVE, AND 19 THROUGH 24, INCLUSIVE BLOCK 15; PROVIDING FOR REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, an Application was submitted requesting approval of a Zoning Code text amendment to Appendix A, "Site Specific Zoning Regulations," Section A-38, "Section D," removing site specific provisions for building sites on Lots 19 through 24 for the property legally described as Lots 19-24, Block 15, Coral Gables Section "D", Coral Gables, Florida; and

**WHEREAS**, the Application has been submitted concurrently with a request for a separation of a building site and conditional use site plan review; and

**WHEREAS**, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from said property, a public hearing was held before the Planning and Zoning Board on April 13, 2016, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, the Board was presented with the text amendment to the Official Zoning Code, and after due consideration, recommended approval (vote: 6-0) of the text amendment; and

**WHEREAS**, on May 24, 2016 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 (vote: 5-0); and

**WHEREAS**, after notice duly published, a public hearing for Second Reading was held before the City Commission on June 14, 2016, 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 Second 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<sup>1</sup>:

**Section A-38 - Section D.**

A. Building sites.

1. No building site facing upon Sevilla Avenue between San Domingo Street and Red Road, of upon Alhambra Circle, Coral Way and Indian Mound Trail, shall contain less than two (2) platted lots where such lots are less than fifty-five (55) feet in width and no building site facing upon Country Club Prado shall have less than seventy-five (75) feet street frontage.
2. Lots 3 through 8, inclusive, ~~and 19 through 24, inclusive,~~ Block 15, shall be considered ~~two (2)~~ one (1) building sites as follows: ~~(2761)~~.
  - a. ~~One (1) building site to consist of Lots 3 through 8, inclusive.~~
  - b. ~~One (1) building site to consist of Lots 19 through 24, inclusive.~~

B. Facing of lots.

1. Lots in the south one hundred fifty (150) feet of Blocks 10, 13 and 14, shall be governed by restrictions for other lots facing on Sevilla Avenue, west of San Domingo Street.
2. Lots 3 through 8, inclusive, Block 20, shall be deemed to face on San Domingo Street.

C. Setbacks-Minimum front.

1. Facing upon Coral Way-Fifty (50) feet.
2. ~~Lots 19 through 24, inclusive, Block 15 Seventy five (75) feet. (3309)~~

**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 upon the date of its adoption herein.

---

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

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016.

APPROVED:

JIM CASON  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN  
CITY ATTORNEY