

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 REMOVING THE NUMBER OF STORIES AND HEIGHT LIMITATIONS FOR THE PROPERTY LEGALLY DESCRIBED AS LOTS 1-12 AND LOTS 35-46, BLOCK 10, CORAL GABLES CRAFTS SECTION, CORAL GABLES, FLORIDA; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE. (LEGAL DESCRIPTION ON FILE)

**WHEREAS**, an Application was submitted requesting approval of a Zoning Code text amendment to Appendix A, "Site Specific Zoning Regulations," Section A-36, "Crafts Section," by removing the number of stories and height limitations for the property legally described as Lots 1-12 and lots 35-46, Block 10, Coral Gables Crafts Section, Coral Gables, Florida; and

**WHEREAS**, the Application has been submitted concurrently with an Alley Vacation, Transfer of Development Rights (TDRs) as receiving site, Planned Area Development (PAD), Conditional Use for Mixed Use Site Plan; and

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within one-thousand (1,000) feet, a public hearing was held before the Planning and Zoning Board/Local Planning Agency of the City of Coral Gables on March 9, 2022 at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the March 9, 2022 Planning and Zoning Board meeting, the Planning and Zoning Board/Local Planning Agency recommended approval regarding the proposed text amendment (vote: 5-0); and

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within one-thousand and five hundred (1,000) feet, the City Commission held a public hearing on May 31, 2022 at which hearing all interested persons were afforded an opportunity to be heard; and

**WHEREAS**, on May 31, 2022 the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, approved the text amendment on First Reading (vote: - - ); and

**WHEREAS**, after notice duly published, a public hearing for Second Reading was held before the City Commission on \_\_\_\_\_, 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**

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Section A-36 Crafts Section.

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B. Height of buildings.

3. 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. All lots in Blocks 1, 2, 3, 4, 5, 6, 7, ~~40~~, 11, 12, 15 and 18.
  - b. Tracts A and B of Pages Replat of Block 4.
  - c. Lots 1 through 44, inclusive, Block 8.
  - d. Lots 5 through 44, inclusive, in Blocks 9, 16 and 17.
  - e. Lots 13 through 19, inclusive, in Block 10.
  - f. Lots 28 through 34, inclusive, in Block 10.
4. 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. Lots 1 through 44, inclusive, Block 8.
  - b. Lots 5 through 44, inclusive, in Blocks 9, 16 and 17.
  - c. All lots in Blocks 1, 2, 3, 4, 5, 6, 7, ~~40~~, 11, 12, 15 and 18.
  - d. Tracts A and B of Pages Replat of Block 4.
  - e. Lots 13 through 19, inclusive, in Block 10.
  - f. Lots 28 through 34, inclusive, in Block 10.

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**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

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

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.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

APPROVED:

VINCE C. LAGO  
MAYOR

ATTEST:

BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY