

## **CITY OF CORAL GABLES, FLORIDA**

### **ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES REQUESTING THE FOLLOWING TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE:

- 1) ARTICLE 1, “GENERAL PROVISIONS”, SECTION 1-108, “TRANSITIONAL RULES”;
- 2) ARTICLE 2, “DECISION MAKING AND ADMINISTRATIVE BODIES”, DIVISION 1, “CITY COMMISSION”, SECTION 2-101, “POWERS AND DUTIES”; AND, DIVISION 2, “PLANNING AND ZONING BOARD”, SECTION 2-201, “POWERS AND DUTIES”;
- 3) ARTICLE 3, “DEVELOPMENT REVIEW”, DIVISION 3, “UNIFORM NOTICE AND PROCEDURES FOR PUBLIC HEARING”, SECTION 3-302, “NOTICE”;
- 4) ARTICLE 3, “DEVELOPMENT REVIEW”, DIVISION 5, “PLANNED AREA DEVELOPMENT (PAD)”;
- 5) ARTICLE 3, “DEVELOPMENT REVIEW”, DIVISION 6, “APPEALS”, SECTION 3-606, “PROCEDURES FOR APPEALS”;
- 6) ARTICLE 4, “ZONING DISTRICTS”, DIVISION 2, “OVERLAY AND SPECIAL PURPOSE DISTRICTS”, SECTION 4-201, “MIXED USE DISTRICT (MXD)”;
- 7) ARTICLE 4, “ZONING DISTRICTS”, DIVISION 4, “PROHIBITED USES”, SECTION 4-413, “BOATS AND BOAT TRAILERS”;
- 8) ARTICLE 5, “DEVELOPMENT STANDARDS”, DIVISION 1, “ACCESSORY USES”, SECTION 5-115, “DRIVE-THROUGHS, WALK-UP WINDOWS, AND AUTOMATED TELLER MACHINES (ATM)”;
- 9) ARTICLE 5, “DEVELOPMENT STANDARDS”, DIVISION 6, “DESIGN REVIEW STANDARDS”, SECTION 5-604, “CORAL GABLES MEDITERRANEAN STYLE DESIGN STANDARDS”;
- 10) ARTICLE 5, “DEVELOPMENT STANDARDS”, DIVISION 6, “DESIGN REVIEW STANDARDS”, SECTION 5-607, “EXTERIOR WALLS - FACING MATERIALS”; AND,
- 11) APPENDIX A, “SITE SPECIFIC ZONING REGULATIONS”, SECTION A-23, “COCOPLUM SECTION TWO”; AND,

PROVIDING FOR SEVERABILITY, REPEALER,  
CODIFICATION, AND AN EFFECTIVE DATE.

**WHEREAS**, the Building and Zoning Department and Planning Department have requested text amendments to the City of Coral Gables Official Zoning Code; and,

**WHEREAS**, the requested text amendments to the City of Coral Gables Official Zoning Code have been reviewed by the Building and Zoning Department, City Attorney's Office Historic Preservation Department and Planning Department; and,

**WHEREAS**, after notice duly published, a public hearing was held before the Planning and Zoning Board on February 9, 2011, 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 City of Coral Gables Official Zoning Code, and after due consideration, recommended unanimous approval (vote: 7-0) of the text amendments; and,

**WHEREAS**, a public hearing for First Reading was held before the City Commission on February 22, 2011 at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, at the February 22, 2011 public hearing, the City Commission was presented with the text amendments to the City of Coral Gables Official Zoning Code, and after due consideration and discussion, \_\_\_\_\_ the text amendments 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 provided in the attached "City of Coral Gables Zoning Code Text Amendment" chart with changes noted in ~~strike thru~~/underline format.

**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 "Official 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 Table 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.

ATTACHMENT: “City of Coral Gables Zoning Code Text Amendments” Chart

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2011.  
(Moved: \_\_\_\_\_ / Seconded: \_\_\_\_\_)  
(\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_)  
(Vote: \_\_\_\_ - \_\_\_\_)  
(Agenda Item \_\_\_\_)

DONALD D. SLESNICK II  
MAYOR

ATTEST:

WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

LOURDES ALFONSIN  
INTERIM CITY ATTORNEY