

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2019-40

AN ORDINANCE OF THE CITY COMMISSION PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE BY AMENDING ARTICLE 5, "DEVELOPMENT STANDARDS," DIVISION 21, "TEMPORARY USES," SECTION 5-2107, "TEMPORARY USE OF CONSTRUCTION OFFICE" TO ALLOW TEMPORARY CONSTRUCTION OFFICE FOR MULTI-FAMILY PROJECTS IN MULTI-FAMILY 2 (MF2) AND MULTI-FAMILY SPECIAL AREA (MFSA) DISTRICTS; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, City Staff is requesting a Zoning Code text amendment to Section 5-2107, "Temporary Use of a Construction Office" to allow temporary use of a construction office in MF2 and MFSA Zoning Districts for multi-family projects with building sites of not less than twenty-thousand (20,000) sq. ft. and twelve (12) dwelling units; and

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board ("Board") on October 16, at which hearing all interested parties 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 and discussion, recommended approval (vote: 6-0); and

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on October 8, 2019, 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 (vote: 5-0); and

WHEREAS, after notice duly published, a public hearing for Second Reading was held before the City Commission on November 12, 2019, 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 Second Reading (vote: 5 -0);

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 follows¹:

ARTICLE 5 – DEVELOPMENT STANDARDS

Division 21. Temporary Uses.

Section 5-2107. Temporary use of a construction ~~and/or field~~ office.

Whenever a building permit shall have been issued by the Building Department for construction ~~and/or alteration of a multi-family building~~, a temporary use of a field ~~and/or construction office~~ shall be permitted to be located on the premises covered by a building permit subject to the following conditions and restrictions:

- A. That such office shall not be used as a sales ~~and/or~~ advertising office and that no sales brochures shall be handed out or distributed from such office.
- B. That potable water, electricity and sanitary facilities shall be provided for such office as required by the Florida Building Code and such other applicable ordinances.
- C. That such office shall not be used for living or sleeping quarters. No kitchen facilities shall be permitted.
- D. That only one (1) construction ~~or field~~ office shall be allowed per construction site unless approved by the Construction Staging Committee based on the size of the facility.
- E. That such construction ~~of field~~ office is not ~~located~~ permitted in residential districts, except for multi-family projects in MF2 and MFSA on sites of not less than twenty-thousand (20,000) square feet and a minimum of twelve (12) dwelling units, if such construction office is deemed necessary and compatible by the Building Official.
- F. That such office shall be removed by the contractor prior to the ~~approval of the final building inspection and to the issuance of a Temporary or Final Certificate of Occupancy for the property or whenever, in the opinion of as determined by the Building Official, an inspection discloses that the building or alteration has been completed to the point where the final building inspection would be approved and a Certificate of Occupancy, if applied for, would be issued.~~

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

¹Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

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. That this Ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWELFTH DAY OF NOVEMBER, A.D., 2019.

(Moved: Lago/ Seconded: Mena)

(Yeas: Keon, Lago, Mena, Fors, Jr., Valdes-Fauli)

(Unanimous:5-0 Vote)

(Agenda Item: F-3)

APPROVED:

RAUL VALDES-FAULI
MAYOR

ATTEST:

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY