

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE AMENDING APPENDIX A, "SITE SPECIFIC ZONING REGULATIONS," SECTION A-95, "SUNRISE HARBOUR," BY ADDING PROVISIONS FOR DOCK FACILITIES FOR THE GABLES HARBOUR CONDOMINIUM; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, City Staff is requesting a Zoning Code text amendment to Appendix A, "Site Specific Zoning Regulations," Section A-95, "Sunrise Harbour," by adding provisions for dock facilities for the Gables Harbour Condominium; and

WHEREAS, after notice being duly published, a public hearing was held before the Planning and Zoning Board on February 11, 2015, at which hearing all interested persons were afforded the opportunity to be heard; and,

WHEREAS, at the February 11, 2015 Planning and Zoning Board meeting, the Board recommended approval (vote: 6-0) of the text amendment; and,

WHEREAS, a public hearing for First Reading was held before the City Commission on March 10, 2015 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).

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 (changes in ~~strike-through~~ / underline format):

Section A-95 - Sunrise Harbour.

- A. Facing of lots.
 - 1. Lot 9, Block 2 and Lots 1 and 20, Block 1 shall be deemed to face south.
 - 2. Lot 102, Block 2 shall be deemed to face west.
- B. Height of buildings.
 - 1. 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. Blocks 3 and 4 and the east two-hundred and thirty-five (235) feet of Block 5.
 - 2. 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. Blocks 3 and 4 and the east two-hundred and thirty-five (235) feet of Block 5.
- C. Off-street parking.
 - 1. Not less than sixty-five (65%) percent of the area of Block 3 shall be set aside for off-street parking.
 - 2. The off-street parking for apartment buildings on Lots 8 through 20, inclusive, Block 1 and Lots 1 through 9, inclusive, Block 2 shall be subject to the terms and conditions stipulated in Ordinance No. 1280.
- D. Setbacks-Minimum front.
 - 1. Lots 1 through 20, inclusive, Block 1-Fifteen (15) feet.
 - 2. Lots 15 through 39, inclusive, and Lot 102, Block 2-Thirty-five (35) feet.
- E. Dock facilities Lots 1, 2 and 3, Block 2 Revised Plat of Sunrise Harbour a/k/a Gables Harbour Condominium.
 - 1. Dock facilities are depicted on survey prepared by Thomas J. Kelly Inc. under Order 10-1597 last revised 02-2012. Survey is on file in the Development Services Department.
 - 2. There shall be no more than twenty-three (23) slips.
 - 3. Boat slips 1-12 shall be angled in a northeasterly direction.
 - 4. Boat slips 15-23 shall be angled in a south or slightly southeasterly direction.
 - 5. Boat slips 13 and 14 shall not have piers but may have fender-mooring pilings. Boats or vessels shall be moored parallel to the seawall.
 - 6. No pier between slips 1-12 shall exceed twenty-six (26) feet in length except for pier between slips 11 and 12 which shall not exceed forty-two (42) feet in length, measured from the existing seawall.
 - 7. No piers between slips 15-23 shall exceed twenty-two (22) feet in length, measured from the existing seawall.

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 the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and that 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 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 passage and adoption herein.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2015.

APPROVED:

JIM CASON
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN
CITY ATTORNEY