

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2014-31**

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 REGULATIONS", BY ADDING SECTION A-77.1. "RIVIERA-MAGGIORE SUBDIVISION", TO INDICATE LOTS 1 AND 2 ARE SEPARATE BUILDING SITES; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

**WHEREAS**, an application for Conditional Use review for a building site determination for the separation of this property into two (2) separate building sites was approved by the City Commission by Ordinance No. 2013-18, adopted on December 10, 2013, with a single-family residence permitted on each platted lot; and

**WHEREAS**, the proposed Zoning Code amendment adding Section A-77.1. "Riviera-Maggiore Subdivision", to indicate Lots 1 and 2 are separate building sites would fulfill the technical requirement to record the re-plat of the property and building site determination in the appendix of the Zoning Code; and

**WHEREAS**, Staff finds that the procedures for reviewing and recommending on proposed Zoning Code text amendments are provided in Zoning Code Article 3, Division 14, "Zoning Code Text and Map Amendments", and that the proposed Zoning Code text amendment has met those criteria and standards; and

**WHEREAS**, after notice duly published, a public hearing was held before the Planning and Zoning Board on April 9, 2014, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, at the April 9, 2014 Planning and Zoning Board meeting, the Board was presented with the text amendment to the Official Zoning Code, and after due consideration, recommended approval (vote: 7-0) of the text amendment; and

**WHEREAS**, the City Commission on September 23, 2014 was presented with a text amendment to the Zoning Code, and after due consideration and discussion, approved the amendment on First Reading (vote: 4-0) );

**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:

*Section A-77.1 – Riviera-Maggiore Subdivision.*

*(a) Building Sites.*

1. *Lot 1 and 2 shall be considered two (2) building sites for single-family residences, as follows:*
  - a. *One building site consisting of Lot 1.*
  - b. *One building site consisting of Lot 2.*
2. *The residences of both building sites shall face onto Maggiore Street.*

**SECTION 3.** All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

**SECTION 4.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 5.** 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 6.** 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 7.** 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 8.** This ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS FOURTEENTH DAY OF OCTOBER, A.D.,  
2014.

(Moved: Kerdyk / Seconded: Quesada)  
(Yeas: Lago, Quesada, Keon, Kerdyk, Cason)  
(Unanimous: 5-0 Vote)  
(Agenda Item: E-2)

APPROVED:



JIM CASON  
MAYOR

ATTEST:



WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:



CRAIG E. LEEN  
CITY ATTORNEY