

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2022-46**

AN ORDINANCE OF THE CITY COMMISSION PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, BY AMENDING ARTICLE 14, “PROCESS”, SECTION 14-200 “PROCEDURES”, SECTION 14-202.6, “BUILDING SITE DETERMINATION” BY ELIMINATING SIZE RESTRICTIONS ON RESIDENCES IN A SEPARATED BUILDING SITE BASED ON WHAT WAS PERMITTED AS A SINGLE BUILDING SITE; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND FOR AN EFFECTIVE DATE.

**WHEREAS**, Staff is requesting a Zoning Code Text Amendment eliminating condition one (1) of four (4) that are the minimum required for an approval of a building site, specifically eliminating the limitation of total square footage of the residences allowed on the separated building sites; and

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on August 10, 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the Planning and Zoning Board was presented with text amendments to the Official Zoning Code, and after due consideration, recommended approval (vote: 4 to 0) of the text amendment; and

**WHEREAS**, after notice of public hearing was duly published, a public hearing for First Reading was held before the City Commission on August 24, 2022, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, after notice of public hearing was duly published, a public hearing for Second Reading was held before the City Commission on September 13, 2022, at which hearing all interested persons were afforded the opportunity to be heard;

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES THAT:**

**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 to read as follows:

## ARTICLE 14. PROCESS

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Section 14-200. Procedures

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Section 14-202.6 Building site determination

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Conditions of approval (if applicable). If an application is recommended for approval, the Planning and Zoning Division, Planning and Zoning Board, and City Commission may prescribe conditions, restrictions or safeguards deemed necessary to satisfy the provisions within this Section. The following conditions are the minimum required for an approval:

1. ~~The total square footage of the residences allowed on the separated building sites shall be equal to or less than the total square footage that could be constructed on the property if developed as a single building site.~~

2. The new single-family residences constructed on the separated building sites shall meet all applicable requirements of the Zoning Code, and no variances shall be required or requested.

~~3.~~ 2. The plans depicting the site plans and elevations of the residences on the separated building sites and submitted as part of the conditional use application shall be made part of the approval with any instructions or exceptions provided by the City Commission. Any changes to the plans are subject to Sec. 14-203.10 of the Zoning Code.

4. ~~3.~~ A bond shall be required, as determined by the building official, to ensure the timely removal of any non-conformities as a result of the building site separation approval.

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**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 Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of the “Zoning Code” of the City of Coral Gables, Florida; and that the sections of this “Ordinance” may be changed to “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.

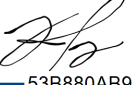
**SECTION 6.** If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 7.** This Ordinance shall become effective upon the date of its adoption.

PASSED AND ADOPTED THIS THIRTEENTH DAY OF SEPTEMBER, A.D., 2022.

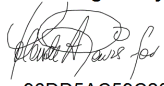
(Moved: Anderson / Seconded: Menendez)  
(Yeas: Fors, Jr., Mena, Menendez, Anderson, Lago)  
(Unanimous: 5-0 Vote)  
(Agenda Item: F-1)

APPROVED:

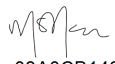
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VINCE LAGO  
MAYOR

ATTEST:

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

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BILLY Y. URQUIA  
CITY CLERK

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MIRIAM SOLER RAMOS  
CITY ATTORNEY