

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2022-31

AN ORDINANCE OF THE CITY COMMISSION PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE BY AMENDING APPENDIX A, "SITE SPECIFIC ZONING REGULATIONS," SECTION A-36, "CRAFTS SECTION," BY REMOVING THE NUMBER OF STORIES AND HEIGHT LIMITATIONS FOR THE PROPERTY LEGALLY DESCRIBED AS LOTS 1-12 AND LOTS 35-46, BLOCK 10, CORAL GABLES CRAFTS SECTION, CORAL GABLES, FLORIDA; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE. (LEGAL DESCRIPTION ON FILE)

WHEREAS, an Application was submitted requesting approval of a Zoning Code text amendment to Appendix A, "Site Specific Zoning Regulations," Section A-36, "Crafts Section," by removing the number of stories and height limitations for the property legally described as Lots 1-12 and lots 35-46, Block 10, Coral Gables Crafts Section, Coral Gables, Florida; and

WHEREAS, the Application has been submitted concurrently with an Alley Vacation, Transfer of Development Rights (TDRs) as receiving site, Planned Area Development (PAD), Conditional Use for Mixed Use Site Plan; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one-thousand (1,000) feet, a public hearing was held before the Planning and Zoning Board/Local Planning Agency of the City of Coral Gables on March 9, 2022 at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the March 9, 2022 Planning and Zoning Board meeting, the Planning and Zoning Board/Local Planning Agency recommended approval regarding the proposed text amendment (vote: 5-0); and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one-thousand and five hundred (1,000) feet, the City Commission held a public hearing on May 31, 2022 at which hearing all interested persons were afforded an opportunity to be heard; and

WHEREAS, on May 31, 2022 the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, approved the text 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 June 28, 2022, at which hearing all interested parties were afforded the opportunity to be heard;

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:

APPENDIX A - SITE SPECIFIC ZONING REGULATIONS

Section A-36 Crafts Section.

B. Height of buildings.

3. 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. All lots in Blocks 1, 2, 3, 4, 5, 6, 7, ~~10~~, 11, 12, 15 and 18.
 - b. Tracts A and B of Pages Replat of Block 4.
 - c. Lots 1 through 44, inclusive, Block 8.
 - d. Lots 5 through 44, inclusive, in Blocks 9, 16 and 17.
 - e. Lots 13 through 19, inclusive, in Block 10.
 - f. Lots 28 through 34, inclusive, in Block 10.
4. 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. Lots 1 through 44, inclusive, Block 8.
 - b. Lots 5 through 44, inclusive, in Blocks 9, 16 and 17.
 - c. All lots in Blocks 1, 2, 3, 4, 5, 6, 7, ~~10~~, 11, 12, 15 and 18.
 - d. Tracts A and B of Pages Replat of Block 4.
 - e. Lots 13 through 19, inclusive, in Block 10.
 - f. Lots 28 through 34, inclusive, in Block 10.

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.

¹ Deletion are indicated by ~~strikethrough~~. Insertions are indicated by underline.

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

PASSED AND ADOPTED THIS TWENTY-EIGHTH DAY OF JUNE, A.D. 2022.


(Moved: Anderson / Seconded: Menendez)
(Yeas: Fors, Jr., Mena, Menendez, Anderson, Lago)
(Unanimous: 5-0 Vote)
(Agenda Item: F-15)

APPROVED:

DocuSigned by:

53B880AB93824A5...


VINCE LAGO
MAYOR

ATTEST:

DocuSigned by:

358417D2FA884FF...

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DocuSigned by:

03A0CB1421E64AC...

MIRIAM SOLER RAMOS
CITY ATTORNEY