

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA 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 PROVISIONS RESTRICTING HEIGHT FOR THE PROPERTY LEGALLY DESCRIBED AS LOTS 18-21, BLOCK 36, CRAFTS SECTION (311 AND 315 SANTANDER AVENUE), CORAL GABLES, FLORIDA; PROVIDING FOR CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Bullrock USA, LLC is requesting a Zoning Code text amendment to remove Zoning Code Site Specific Regulations restricting the height of their duplex properties located at 311 and 315 Santander Avenue to one (1) story; and,

**WHEREAS**, after notice being duly published, a public hearings were held before the Planning and Zoning Board on December 9, 2015 at which hearing all interested persons were afforded the opportunity to be heard; and,

**WHEREAS**, at the December 9, 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 \_\_\_\_\_, 2016, 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/denied) the amendment on First Reading (vote: \_\_-\_\_).

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):

**Appendix A - Site Specific Zoning Regulations**

**Section A-36 - Crafts Section.**

**B. Height of buildings.**

1. Duplex buildings constructed on the following described property shall be restricted to bungalow type duplexes one (1) story in height:
  - a. Lots 16 and 17 ~~through 21, inclusive,~~ Lots 24 through 30, inclusive, and the west one-half (1/2) of Lot 23, all in Block 36.

**SECTION 3.** 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 4.** 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 5.** 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 6.** This Ordinance shall become effective \_\_\_\_\_, 2016.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016.

APPROVED:

JIM CASON  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN  
CITY ATTORNEY