

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR VARIOUS TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, ADOPTED VIA ORDINANCE NO. 2007-01 AS FOLLOWS:

Amend. No.	Zoning Code Reference			Zoning Code Amendment Titles
	Article	Division	Section	
1.	3	9	3-901-905	Clarification of lot and building facing requirements.
	4	1	4-101-103	
	APPENDIX A		A-1	
2.	3	2	3-207	Removal of the \$500.00 dollar building permit threshold for issuance of a building permit.
3.	3	11	3-1107	Removal of appeal provisions for determination of historic significance and eligibility of a property for designation as a local historic landmark and clarification of city application and review requirements.
4.	3	11	3-1115	Requires claims of undue economic hardship to be considered only in conjunction with applications for Historic Preservation Special Certificate of Appropriateness and clarifies for city application and review requirements.
5.	3	11	3-1113	Minor editorial changes to variances provisions considered by the Historic Preservation Board.
6.	4	1	4-103	Reduction of the Multi-Family 2 (MF2) Zoning District setback requirements to accommodate surface parking and parking garages.
7.	4	1	4-101	Exclusion of basement as a part of the calculation of total gross floor area of a single-family residence.
8.	4	2	4-201	Clarification of the maximum allowable height of mixed use buildings within a Mixed Use Overlay District (MXOD) and clarification of the review process.

Amend. No.	Zoning Code Reference			Zoning Code Amendment Titles
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9.	5	5	5-502	Necessitating historic landmark designation to qualify as a Coral Gables Cottage.
10.	5	5	5-503	Removal of the provisions that allow for a “breezeway” to count as satisfying the minimum residential parking requirements.
		14	5-1409	
11.	5	11	5-1105	Clarification of landscaped open space requirements with reference to landscape materials.
12.	5	14	5-1402	Provides for minimum dimensions for porte-cocheres and clarifies the minimum interior clearance requirements for garages.
13.	5	24	5-2403	Clarification of the permitted height for column caps and architectural features in connection with a fence.
14.	5	28	5-2801	Removal of provisions that classify generators as an auxiliary or accessory use.
15.	5	1	5-101	Clarification of the installation of fountains, planters and flagpoles on properties.
			5-120	
			5-121	
			5-122	
16.	4	1 2 3	4-101	Clarification and reorganization of accessory uses and creation of a new Zoning Code Accessory Use Category Table.
			4-102	
			4-103	
			4-104	
			4-201	
			4-204	
			4-301	
4-302				
4-303				
17.	4	Beginning of Article 4		Update of the Zoning Code Use Category Table.
18.	8	Definitions		Revised Definitions.

PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, various City Departments have requested amendments to the Official Zoning Code of the City of Coral Gables as indicated in the title of this Ordinance; and,

WHEREAS, in addition to the required Zoning Code and Florida Statutes requirements for public hearings reviews before the Planning and Zoning Board and City Commission, the text amendments that affect the Historic Preservation and Board of Architect regulatory review process were presented with the Historic Preservation Board and Board of

Architects for review and recommendation; and,

WHEREAS, the Historic Preservation Board on October 18, 2012, considered and reviewed Historic Preservation related amendments and recommended unanimous approval (8 to 0 vote); and,

WHEREAS, the Board of Architects on October 25, 2012, considered and reviewed all amendments and recommended approval (6 to 0 vote); and,

WHEREAS, after notice duly published, a public hearing was held before the Planning and Zoning Board on January 9, 2013 at which hearing all interested parties were afforded the opportunity to be heard; and,

WHEREAS, the Board was presented with the proposed text amendments to the Zoning Code as indicated in the title of this ordinance, and after due consideration, recommended (approval/denial) (vote: __ - __) of the amendments; and,

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on (date) at which hearing all interested parties were afforded the opportunity to be heard; and,

WHEREAS, the City Commission was presented with the proposed text amendments to the Zoning Code as indicated in the title of this ordinance, 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 Zoning Code of the City of Coral Gables is hereby amended as provided in Attachment A which includes a Zoning Code Text Amendment Summary Table providing an outline of the Amendments and eighteen (18) Zoning Code Text Amendments with changes to the Official Zoning Code noted in ~~striketrough~~ / underline format.

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 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 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 _____, 2013.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2013.

APPROVED:

JIM CASON
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

draft

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN
CITY ATTORNEY

Attachment A - Zoning Code Text Amendment Summary Table and Eighteen (18) Zoning Code Text Amendments