

**CITY OF CORAL GABLES, FLORIDA**

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

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, ARTICLE 8, "DEFINITIONS", BY AMENDING THE DEFINITIONS OF UNIVERSITY CAMPUS DISTRICT (UCD) FRONTAGE A AND B; AND PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

**WHEREAS**, the Pi Kappa Alpha Fraternity House located on the University of Miami Campus at 5800 San Amaro Drive (Block 184, Lots 13-18, Riviera Section Part 6), was recently demolished due to the deteriorating condition of the structure and architectural plans have been prepared for the construction of a new fraternity house at that site; and,

**WHEREAS**, there exists different defined frontages applied to this property in the Definition Section of the Zoning Code which establishes the University of Miami University Campus District (UCD) Frontage Districts A through E; and,

**WHEREAS**, the Pi Kappa Alpha property includes both UCD Frontage A and UCD Frontage B; and,

**WHEREAS**, the appropriate Frontage to apply for this property would be the UCD Frontage B Definition as the property fronts onto San Amaro Drive, and would provide for the same development standards that currently apply on San Amaro Drive; and,

**WHEREAS**, after notice duly published, and mailing of a Courtesy Public Hearing Notice to all properties within 1000 feet and signs posted on the property, a public hearing was held before the Planning and Zoning Board on May 8, 2013, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, on May 8, 2013, the Board was presented with the text amendment to the Official Zoning Code, and after due consideration, the Board expressed concerns related to the allowable building height of the proposed amendment and recommended continuation (vote: 5-0) of the Public Hearing to allow the Applicant the opportunity to secure property owners' consent to further limitations on permitted height;

**WHEREAS**, after notice duly published of Public Hearing Notice and reposting of the signs on the property, a public hearing was held before the Planning and Zoning Board on June 12, 2013, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the Board was presented with the text amendment to the Official Zoning Code, and after due consideration, recommended (approval/denial) (vote: \_ - \_) of the text amendment; and,

**WHEREAS**, after notice duly published, a public hearing for First Reading was held before the City Commission on July 23, 2013, 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):

#### **ARTICLE 8 - DEFINITIONS**

***University Campus District (UCD) Frontage A** means land within the UCD which has frontage on the following road segments: a) San Amaro Drive and Campo Sano Drive from Mataro Avenue to Pisano Avenue; b) Pisano Avenue from University Drive to Granada Boulevard; c) Granada Boulevard from Pisano Avenue to Ponce de Leon Boulevard; d) south side of Mataro Avenue beginning at the east property line of Lot 12, Block 184, Riviera Section Part 6 ~~from San Amaro Drive to Red Road~~; and e) Red Road from Mataro Avenue to Brescia Avenue.*

***University Campus District (UCD) Frontage B** means land within the UCD which has frontage on the following road segments: a) Pisano Avenue from Campo Sano Drive to University Drive; b) west side of San Amaro Drive from Levante Avenue to Mataro Avenue; c) east side of San Amaro Drive from Brescia Avenue to Mataro Avenue; d) Block 184, Lots 13 and 14, Riviera Section Part 6 on Mataro Avenue; ~~e) Red Road from Brescia Avenue to Levante Avenue; and e) north side of Levante Avenue from San Amaro Drive to Red Road.~~*

**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 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 \_\_\_\_\_, 2013.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2013.

APPROVED:

JIM CASON  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN