

## **5. Adopted Ordinances**

ORDINANCE NO. 2455

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY DEALING WITH A CHANGE OF ZONING ON LOT 9, LESS THE NORTH 20 FEET AND ALL OF LOTS 10, 11, 15, 16, 17 AND 18, BLOCK 33, BILTMORE SECTION, CORAL GABLES, DADE COUNTY, FLORIDA; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, an application was made for a change of zoning on Lot 9, less the North 20 feet and all of Lots 10 and 11, Block 33, Biltmore Section from D-10 Duplex Use (2127 minimum square foot floor area) to SD-10 Duplex Use (2127 minimum square foot floor area) and on Lots 15, 16, 17 and 18, Block 33, Biltmore Section from A-17 Apartment Use (3409 minimum square foot floor area) to SA-17 Apartment Use (3409 minimum square foot floor area). The letter symbol "S" to permit use for general Church purposes; and

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WHEREAS, after notice of public hearing duly published and notification of all property owners of record within three hundred (300) feet, a public hearings was held before the Planning and Zoning Board of the City of Coral Gables on January 17, 1983 at which hearing all interested persons were afforded an opportunity to be heard; and

WHEREAS, the Planning and Zoning Board, at its regular meeting of January 17, 1983 recommended that the applicant's request be approved subject to a Unity of Title being filed tying all the Church property together as one tract of land;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That Ordinance No. 1525, as amended, and known as the "Zoning Code", and in particular, that certain Use and Area Map Plate No. 6, attached thereto and by reference made a part thereof, shall be and the same is hereby amended to show henceforth a change of zoning on Lot 9, less the North 20 feet and all of Lots 10 and 11, Block 33, Biltmore Section, from D-10 Duplex Use (2127 minimum square foot floor area) to SD-10 Duplex Use (2127 minimum square foot floor area) and on Lots 15, 16, 17 and 18, Block 33, Biltmore Section from A-17 Apartment Use (3409 minimum square foot floor area) to SA-17 Apartment Use (3409 minimum square foot floor area). The letter symbol "S" to permit use for general Church purposes.

SECTION 2. That such use and change of zoning shall be and the same is hereby subject to the following conditions and restrictions:

1. That the existing duplex residential structure located on Lot 9, less the North 20 feet and all of Lots 10 and 11, Block 33, Biltmore Section shall be maintained in its duplex residential character until Lot 8 and the North 20 feet of Lot 9, Block 33, Biltmore Section are purchased and changed architecturally University Baptist Church.
2. That a Unity of Title shall be filed incorporating Lot 9, less the north 20 feet and Lots 10, 11, 15, 16, 17 and 18, Block 33, Biltmore Section with the University Baptist Church located on Lots 1 through 18, inclusive, Block 116, Country Club Section Part 6, which shall be held together as one tract of land and providing that no part or parcel shall be conveyed or mortgaged separate or apart therefrom.

SECTION 3. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and the same are hereby repealed insofar as there is conflict or inconsistency.

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PASSED AND ADOPTED THIS EIGHTH DAY OF FEBRUARY, A.D., 1983.

APPROVED:

*William H. Chapman*  
WILLIAM H. CHAPMAN  
MAYOR

ATTEST:  
*Virginia L. Paul*  
VIRGINIA L. PAUL  
CITY CLERK

## ORDINANCE NO. 2252

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY DEALING WITH A CHANGE OF ZONING ON LOTS 1 THRU 16, INCLUSIVE, BLOCK 116, "COUNTRY CLUB SECTION PART 6", CORAL GABLES, DADE COUNTY, FLORIDA; AND REPEALING ALL ORDINANCES INCONSISTENT HERewith.

WHEREAS, an application was made for a change of the existing SA-17 zoning on lots 1 thru 7, inclusive, of subject property; a change in the existing SD-10 zoning on Lots 8, 9, 10 and 11, of subject property and a change in the existing SR-9 zoning on Lots 12, 13, 14, 15 and 16 of subject property, in which the letter symbol "S" permits use for Church purposes, to permit an additional use of the property for the operation of a Child Development Center to be located in the existing facilities; said use to constitute a Pre-Kindergarten, Nursery School and Mother's Day Out Program; and

WHEREAS, after notice of public hearing duly published and notification of all property owners of record within three hundred feet (300'), a public hearing was held before the Planning Board of the City of Coral Gables, Florida, on May 16, 1977 at which hearing all interested persons were afforded an opportunity to be heard, and

WHEREAS, the Planning Board at its regular meeting of May 16, 1977 recommended that the application be approved under certain conditions and restrictions;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That Ordinance No. 1525, as amended and known as the "Zoning Code" and, in particular, that Use and Area Map Plate No. 6, attached thereto and by reference made a part thereof be and the same hereby is amended to show henceforth a change in the existing SA-17 zoning on Lots 1 thru 7, inclusive, a change in the existing SD-10 zoning on Lots 8, 9, 10 and 11; and a change in the existing SR-9 zoning on Lots 12, 13, 14, 15 and 16, all located in Block 116, "Country Club Section Part 6", Coral Gables, Dade County, Florida, in which the letter symbol "S" permits use for Church purposes so as to permit an additional use of the property for the operation of a Child Development Center to be located in the existing facilities; said use to constitute a Pre-Kindergarten Nursery School and Mother's Day Out Program.

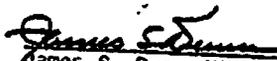
SECTION 2. That the use of such property for the operation of a Child Development Center shall be subject to the following conditions and restrictions, to-wit:

- (a) That the hours of operation of such Child Development Center shall be between 8:30 A.M. to 2:10 P.M.;
- (b) That the student enrollment shall be limited to not more than 110 children;
- (c) That the staff members shall be limited to not more than 18; and
- (d) That ingress and egress for the Pre-Kindergarten and Mother's Day Out Program shall be from Segovia Street.

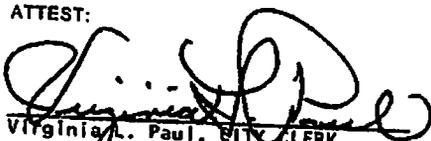
SECTION 3. That all ordinances or parts of ordinances inconsistent or in conflict herewith hereby are repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY-EIGHT DAY OF JUNE, A. D. 1977.

APPROVED:

  
James S. Dunn, MAYOR

ATTEST:

  
Virginia L. Paul, CITY CLERK

## ORDINANCE NO. 1141

AN ORDINANCE AMENDING ORDINANCE NO. 1005, KNOWN AS THE "ZONING CODE", AS AMENDED, AND PERMITTING CONSTRUCTION OF A CHURCH IN AN S-USE DISTRICT ON LOTS 1 TO 7, INCLUSIVE, AND LOTS 13 TO 16, INCLUSIVE, BLOCK 116, "COUNTRY CLUB SECTION PART SIX", PROVIDING CERTAIN REQUIREMENTS ARE MET; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

WHEREAS, an application has been made by the University Baptist Church for use of Lots 1 to 7, inclusive, and Lots 13 to 16, inclusive, Block 116, "Country Club Section Part 6" for a new chapel and education unit addition for said University Baptist Church for church purposes; and for use of Lots 17 and 18, Block 116, "Country Club Section Part 6" for off-street parking purposes in conjunction therewith; and

WHEREAS, after due notice public hearings were held thereon before the Zoning Board of the City of Coral Gables on May 11, 1959 and on June 22, 1959 for special use of above described property for church purposes and off-street parking, respectively;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That Ordinance No. 1005, passed and adopted February 5, 1957, and known as the "Zoning Code", as amended, and that certain Building Content and Area District Plate No. 6 attached to and by reference made a part thereof, be and the same is hereby amended to show Lots 1 to 7, inclusive, as SA-17 Use and Lots 13 to 16, inclusive, as SR-9 Use, designating a special use of church purposes in A-17 Use and R-9 Use, Apartment Use District and Single Family Use District, respectively;

SECTION 2. That subject to the conditions and limitations hereinafter set forth Lots 1, 2, 3, 4, 5, 6, 7, 13, 14, 15 and 16, Block 116, "Country Club Section Part 6" may be used especially for church purposes and Lots 17 and 18, Block 116, "Country Club Section Part 6", may be used especially for off-street parking in conjunction therewith.

SECTION 3. That Lots 17 and 18, Block 116, "Country Club Section Part 6" shall be landscaped and maintained in good condition at the expense of the University Baptist Church, and that the landscaping and maintenance shall be at and under the direction of the City Manager of the City of Coral Gables.

SECTION 4. That all ordinances or parts of ordinances in conflict herewith are hereby ~~repealed~~.

PASSED AND ADOPTED THIS SEVENTH DAY OF JULY A. D. 1959.

APPROVED:

*John M. Montgomery*  
John M. Montgomery, MAYOR

ATTEST:

*Lauretta V. Sheehy*  
Lauretta V. Sheehy, CITY CLERK