

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES APPROVING A CHANGE OF ZONING TO THE OFFICIAL ZONING MAP OF THE CITY OF CORAL GABLES, FLORIDA FOR VARIOUS PROPERTIES REFERENCED HEREIN FOR THE PURPOSE OF CORRECTING INCONSISTENCIES BETWEEN COMPREHENSIVE LAND USE PLAN MAP AND ZONING MAP CLASSIFICATIONS , REFERENCED HEREIN AS THE "INCONSISTENCIES LOCATION MAP" AND LEGALLY DESCRIBED IN THE "INCONSISTENT USES TABLE"; AND PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Coral Gables launched several critical projects to address future development within the City, including the rewriting of the Zoning Code and Comprehensive Land Use Plan (CLUP) and revising the Zoning Maps and CLUP Future Land Use Map, all of which work together to govern new construction and modifications to structures; and,

WHEREAS, in the past, the City has updated various portions of these regulations to reflect innovative trends in planning and development; and,

WHEREAS, as part of that effort, City Planners have examined the zoning designations of all properties within the City and as required by Florida law any inconsistencies between the Zoning Map and CLUP Future Land Use Map classifications must be corrected; and,

WHEREAS, the State of Florida Growth Management Act of 1985 mandates the City adopt a CLUP Map, and Florida law requires that the zoning designation of properties within the City be consistent with the CLUP Map; and,

WHEREAS, Objective 1-1.3 and Policy 1-1.3.4 of the City's CLUP requires achieving compliance with the CLUP Future Land Use Map by reducing the number of inconsistencies between the map and actual land uses, and to examine and revise the Zoning Code to correct any inconsistencies; and,

WHEREAS, nineteen (19) inconsistent parcels consisting of eighteen (18) publicly owned parcels and one (1) privately owned parcel, included as a result of a scrivener's error, have been identified as a result of the Zoning Code rewrite and require a change of zoning to become consistent with their CLUP Future Land Use Map designation; and,

WHEREAS, all property owners, except those properties owned by the City of Coral

Gables, of the eighteen (18) publicly owned parcels and one (1) privately owned parcel were notified by certified mail of the proposed change of zoning necessary to correct the identified inconsistencies and were invited to provide comments and to meet with City staff; and,

WHEREAS, the required notice was published pursuant to Florida Statutes advising of the public hearings and the opportunity to provide input; and,

WHEREAS, all property owners within the City were notified by mail of this process; and,

WHEREAS, the City has completed significant outreach and notice to citizens, interested parties, property owners, the development community, etc. to allow all persons an opportunity for participation; including publishing and posting of all agendas, posting all Staff reports, background materials meeting minutes and progress reports on the City's web page, sending mass email notifications to interested parties that have provide their email address, and the provision of an email address to provide specific comments (rewritecomments@coralgables.com); and,

WHEREAS, after notice of a public hearing being duly published, the Planning and Zoning Board on September 27, 2006 conducted a public hearing, secured public input and testimony and allowed all interested persons the opportunity to be heard, determined that the change of zoning for inconsistent properties is consistent with the City's Comprehensive Land Use Plan as it is to be amended, and recommended approval to the City Commission (vote: 6-0); and,

WHEREAS, after notice of a public hearing being duly published, the City Commission on October 17, 2006 conducted a public hearing, secured public input and testimony and allowed all interested persons the opportunity to be heard, and approved this Ordinance on First Reading (vote: 5-0); and,

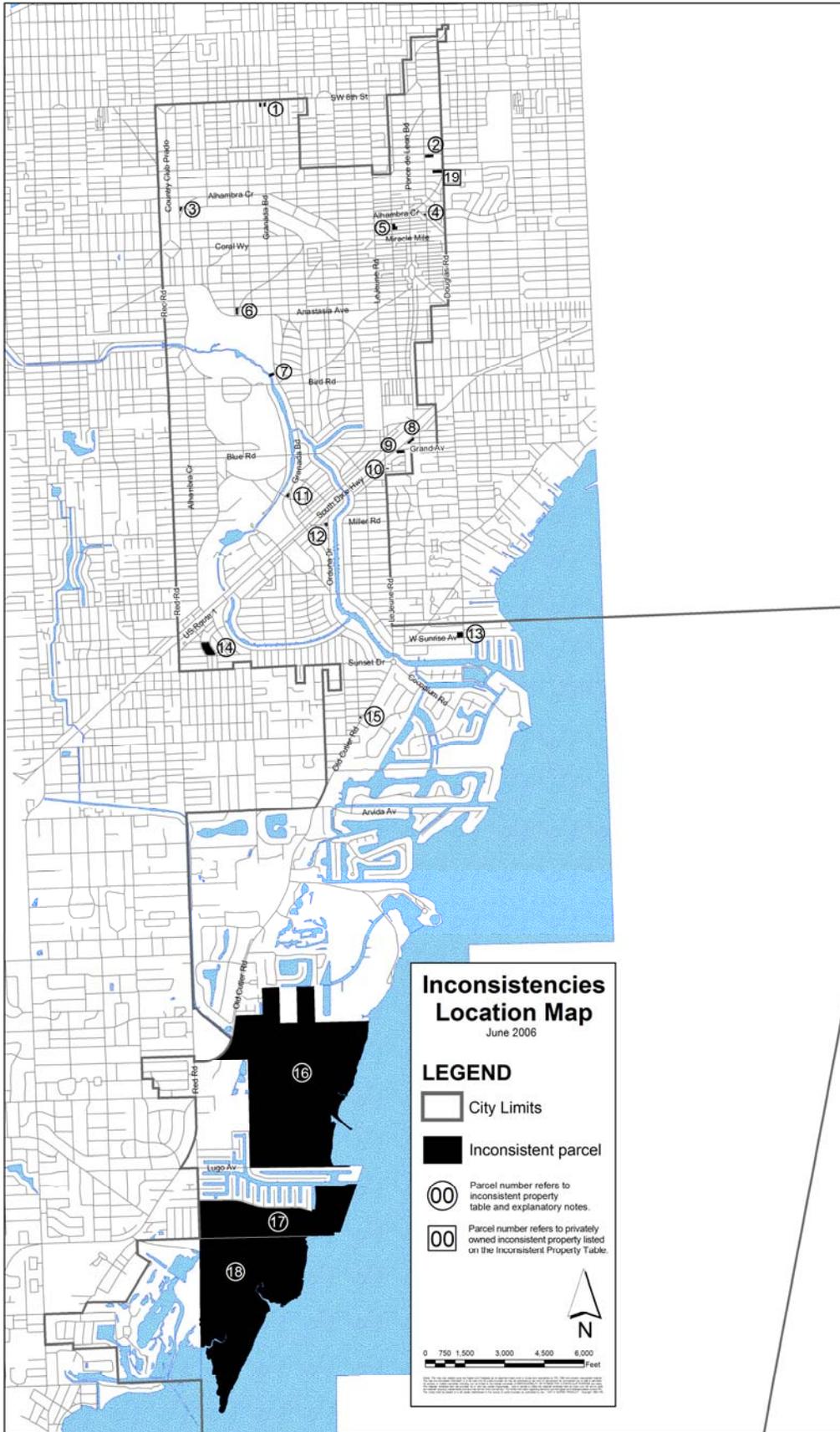
WHEREAS, after notice of a public hearing being duly published, the City Commission on _____, 2006 conducted a public hearing, secured public input and testimony and allowed all interested persons the opportunity to be heard, and approved this Ordinance on Second Reading (vote: __-__).

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

SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The change of zoning for the properties located within the City of Coral Gables, Florida, as shown and referenced on the below "Inconsistencies Location Map" and legally described in the "Inconsistent Uses Table" as referenced herein and on file within the City Clerk's Office and Planning Department shall be approved and incorporated within the Official City of Coral Gables Zoning Map.

Inconsistencies Location Map:



Inconsistent Uses Table:

Parcel Ref. #	Address - Description	Property Owner	Legal Description			Zoning Designation	
			Lot(s)	Block	Section	Existing	Proposed
1	Granada Entrance	City of Coral Gables	A B	4F 1F	Granada	"CB"; Commercial & "R-11"; Residential	"S"; Special Use
2	90 Menores Ave - Phillips Park	City of Coral Gables	1-6	37	Douglas	"A-13"; Apartment	"S"; Special Use
3	2000 Alhambra Cir - Alhambra Circle Water Tower	City of Coral Gables	Corner of Alhambra Cir, Greenway Ct & Ferdinand St		Section "E"	"R-14"; Residential	"S"; Special Use
4	115 Merrick Way - Pittman Park	City of Coral Gables	All	41	Section "L"	"CB"; Commercial	"S"; Special Use
5	285 Aragon Ave - Coral Gables Museum	City of Coral Gables	1-4 and 42-48	34	Section "K"	"CB" & "CC"; Commercial	"S"; Special Use
6	City parking lot in front of Biltmore Hotel	City of Coral Gables	ROW bounded by Malaga Ave (N), Columbus Bd (W), DeSoto Bd (E) and Anastasia Ave (S)			"XR-14"; Residential	"S"; Special Use
7	3940 Granada Blvd - Girl Scout House/pumping station	City of Coral Gables	105-106	50	Country Club Section 4	"R-19"; Residential	"S"; Special Use
8	221 Florida Ave & 220 Frow Ave - MacFarlane Linear Park	City of Coral Gables	9-17	2B	MacFarlane Homestead	"CB"; Commercial & "R-1-2"; Residential	"S"; Special Use
9	214-220 Grand Ave - Lola B. Walker Pioneers' Park	City of Coral Gables	41-51	1	Golden Gate	"CB"; Commercial	"S"; Special Use
10	Washington Park	City of Coral Gables	10	1	Golden Gate	"R-1-2"; Residential	"S"; Special Use
11	5151 Granada Bd - Granada Park	City of Coral Gables	All	55	Riviera Section 3	"R-7"; Residential	"S"; Special Use
12	Orduna Dr/Miller Rd Triangle	City of Coral Gables	Portion of Miller Rd btwn Blocks 90 & 134		Riviera Section 3	No Designation	"S"; Special Use
13	25 Sunrise Ave - Sunset Harbor Park	City of Coral Gables	1-4 and E½ of adj street	D	Sunrise Point	"R-6"; Residential	"S"; Special Use
14	6611 Yumuri St - Riviera Park	City of Coral Gables	All	206	Riviera Section 13	"CB"; Commercial	"S"; Special Use
15	unnamed park	City of Coral Gables	All	107	Biscayne Bay 1 Plat A	"R-14"; Residential	"S"; Special Use
16	Snapper Creek Property	TITF/Counties Snapper Creek Mgmt	-	Tracts 2 & 4 PB34-31	Avocado Land Co. Snapper Creek Prop.	"R"; Residential	"P"; Preservation
17	conservation wetlands	TITF/Counties Snapper Creek Hammock	All	15-26, 28 & Tract A	Coral Bay Section "D"	"XR"; Residential & "A"; Apartment	"P"; Preservation
18	Chapman Field	Miami-Dade Co. Parks & Rec.	Area known as Chapman Field in Sections 19-55-41 & 30-55-41			"XR"; Residential	"P"; Preservation
19	1700 Douglas Rd & 20-28 Zamora Ave - Multi-family Apartment buildings	Multiple Private Property Owners	6-12	43	Douglas Sec.	"S"; Special Use	"A-13"; Apartment

SECTION 4. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 5. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 6. 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 7. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Official Maps and applicable Codes of the City of

Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

SECTION 8. This ordinance shall become effective _____, 2006.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2006.

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH HERNANDEZ
CITY ATTORNEY

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