

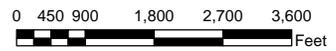


# Inconsistencies Location Map

North Section  
June 21, 2006

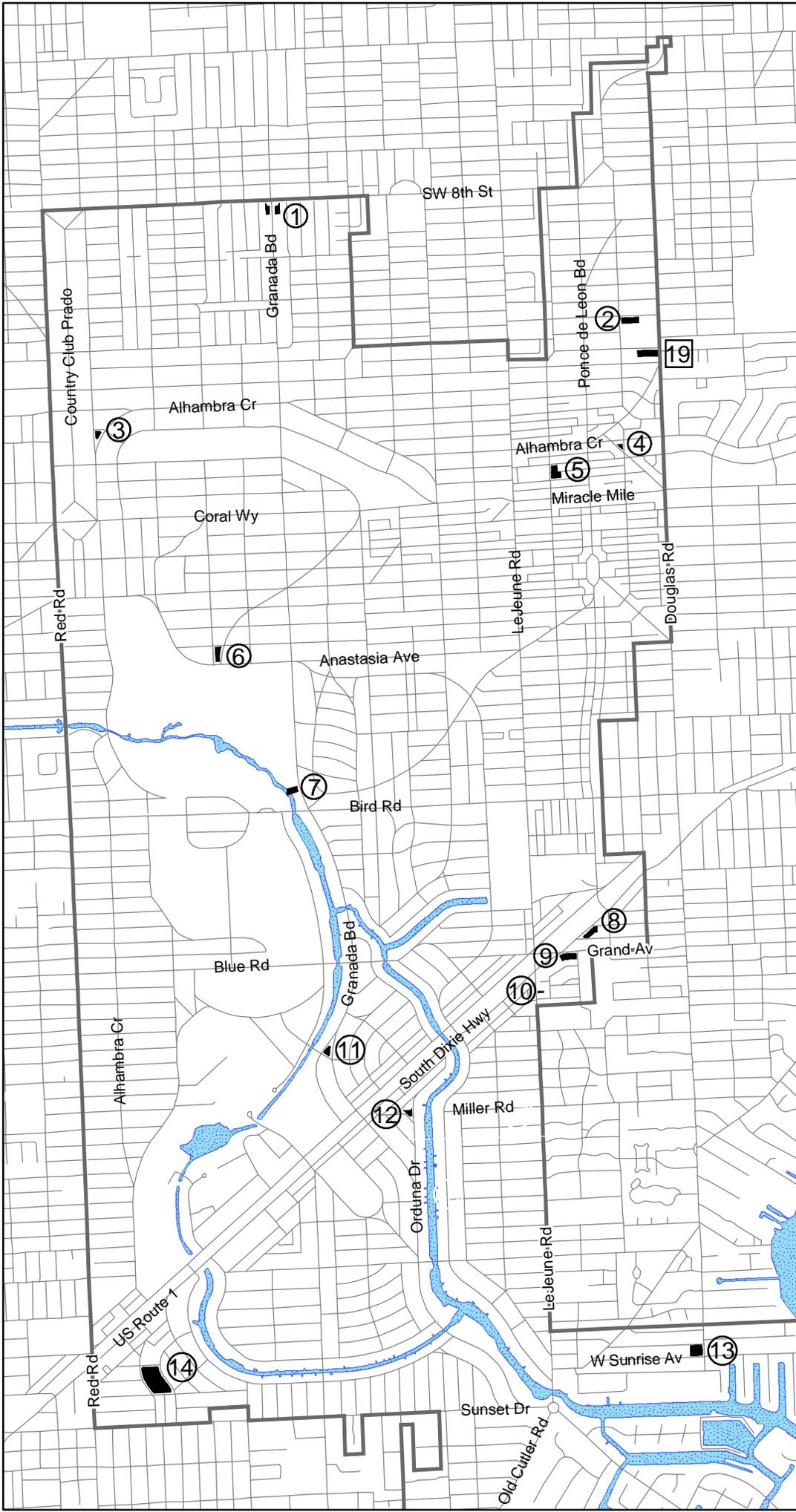
## LEGEND

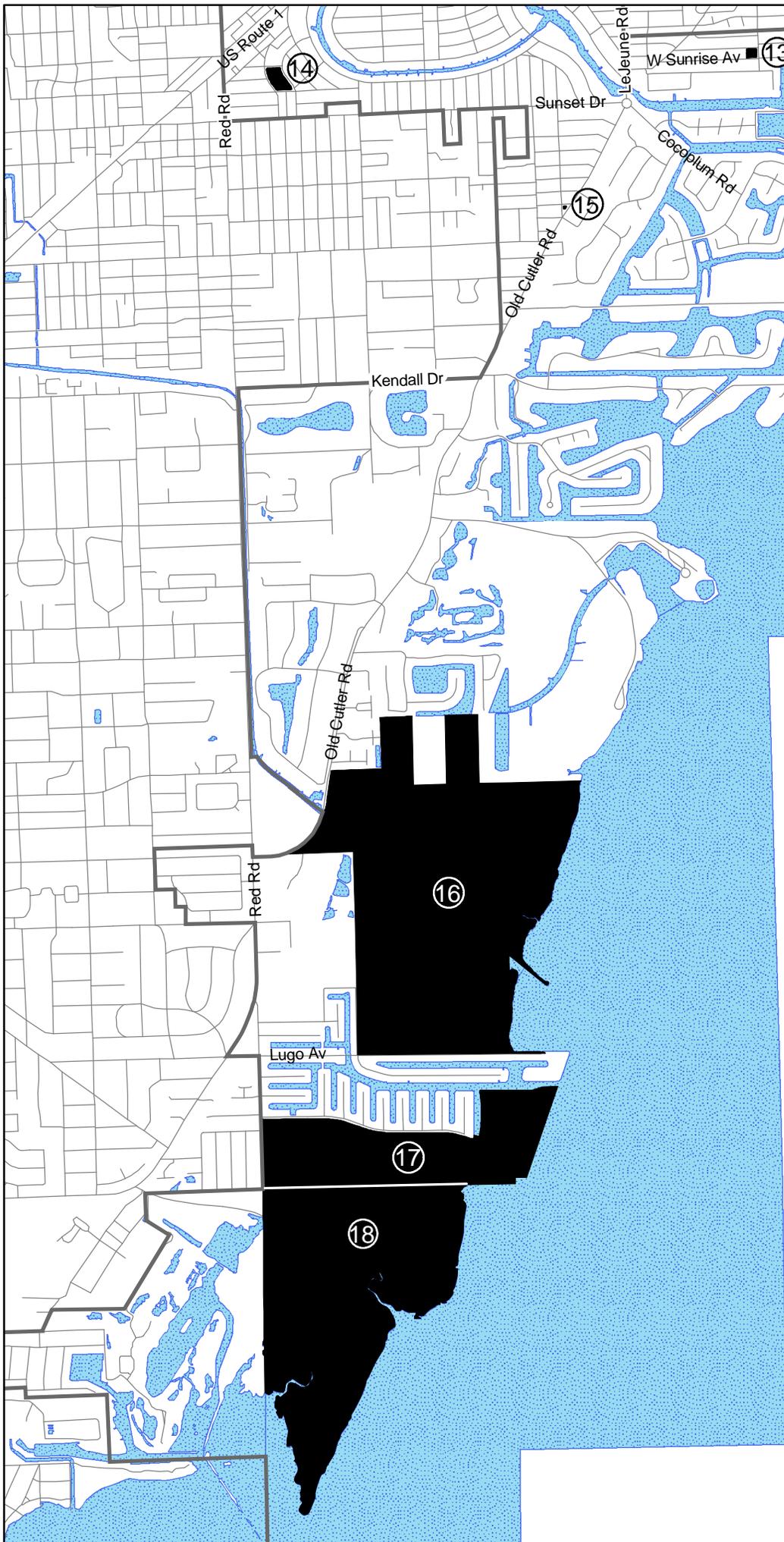
-  City Limits
-  Inconsistent parcel
-  Parcel number refers to publicly owned inconsistent property listed on the Inconsistent Property Table.
-  Parcel number refers to privately owned inconsistent property listed on the Inconsistent Property Table.



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City of Coral Gables  
Geographical Information System





# Inconsistencies Location Map

South Section  
June 21, 2006

## LEGEND



City Limits



Inconsistent parcel



Parcel number refers to publicly owned inconsistent property table and explanatory notes.



Parcel number refers to privately owned inconsistent property table and explanatory notes.



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City of Coral Gables  
Geographical Information System

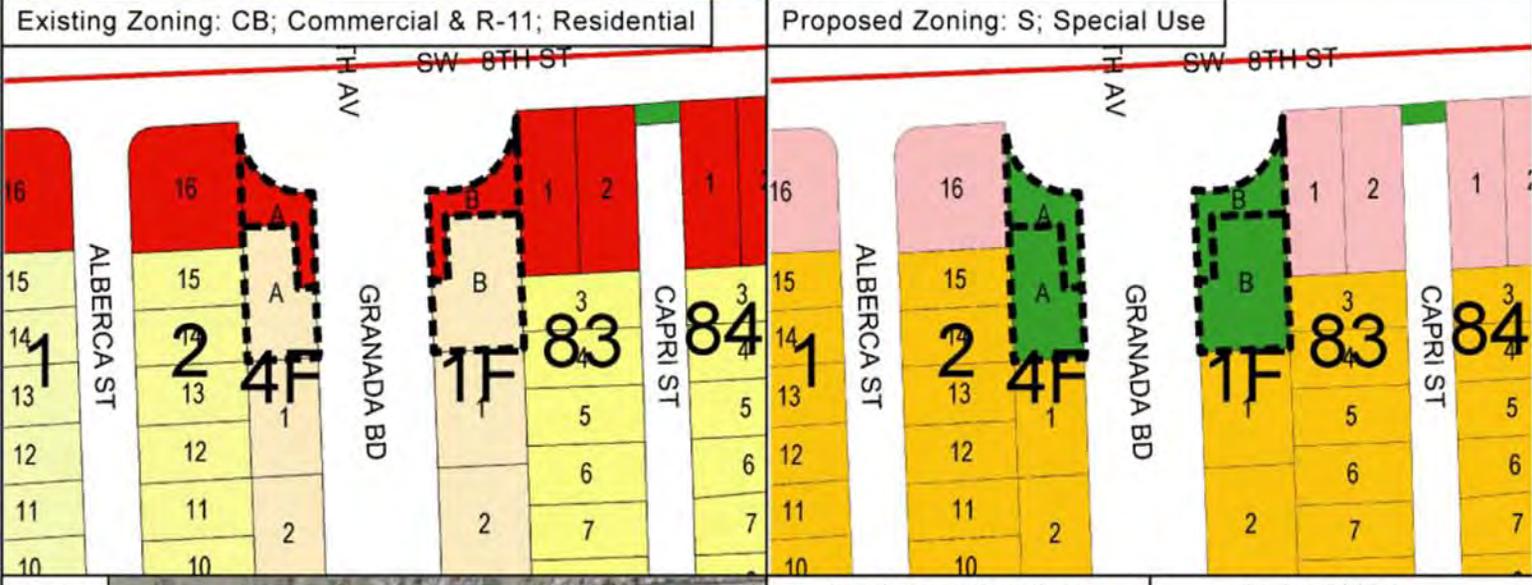
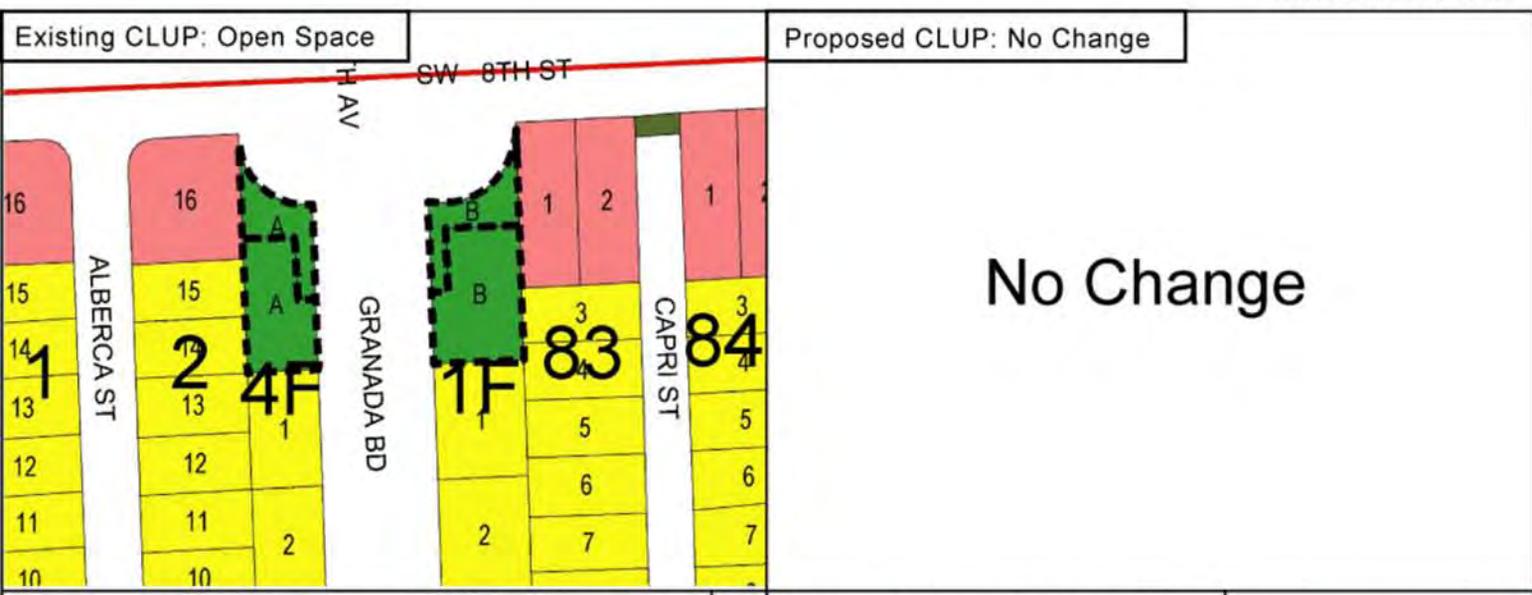
# Inconsistent Property Table

Parcel Ref. #	Address - Description	Property Owner	Legal Description			Zoning Designation		Comment
			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	Site of existing City entrance feature.
2	90 Menores Ave - Phillips Park	City of Coral Gables	1-6	37	Douglas	"A-13"; Apartment	"S"; Special Use	Part of existing park.
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	Site of Alhambra Water Tower.
4	115 Merrick Way - Pittman Park	City of Coral Gables	All	41	Section "L"	"CB"; Commercial	"S"; Special Use	Existing urban park.
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	Site of future City museum.
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	Currently used for off-site parking.
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	Existing pump station and park.
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	Existing City park.
9	214-220 Grand Ave - Lola B. Walker Pioneers' Park	City of Coral Gables	41-51	1	Golden Gate	"CB"; Commercial	"S"; Special Use	Existing City park.
10	Washington Park	City of Coral Gables	10	1	Golden Gate	"R-1-2"; Residential	"S"; Special Use	Existing City park.
11	5151 Granada Bd - Granada Park	City of Coral Gables	All	55	Riviera Section 3	"R-7"; Residential	"S"; Special Use	Existing landscaped open space.
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	Existing landscaped open space.
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	Existing City park.
14	6611 Yumuri St - Riviera Park	City of Coral Gables	All	206	Riviera Section 13	"CB"; Commercial	"S"; Special Use	Existing City park.
15	unnamed park	City of Coral Gables	All	107	Biscayne Bay 1 Plat A	"R-14"; Residential	"S"; Special Use	Existing City park.
16	Snapper Creek Property	TIITF/Counties Snapper Creek Mgmt	-	Tracts 2 & 4 PB 34-31	Avocado Land Co. Snapper Creek Prop.	"R"; Residential	"P"; Preservation	Dedicated conservation area.
17	conservation wetlands	TIITF/Counties Snapper Creek Hammock	All	15-26, 28 & Tract A	Coral Bay Section "D"	"XR"; Residential & "A"; Apartment	"P"; Preservation	Dedicated conservation area.

# Inconsistent Property Table

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	Dedicated conservation area.
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	Scrivener's Error (1990 Zoning Map)

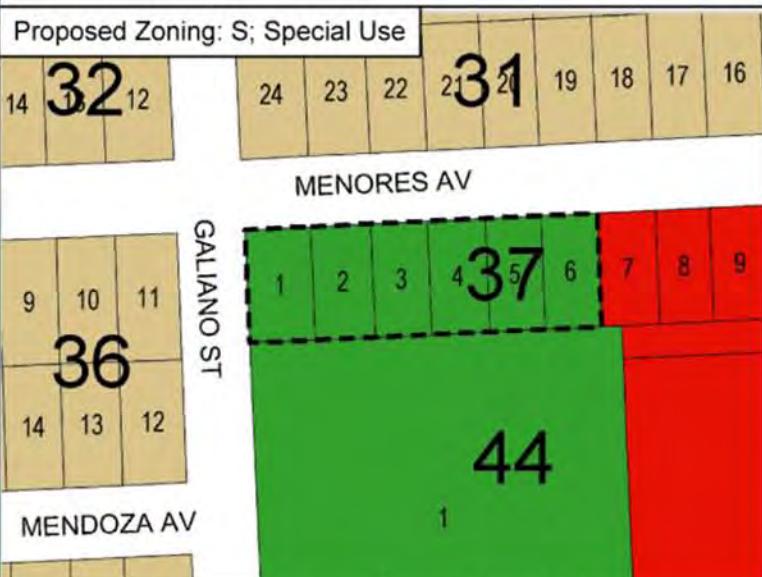
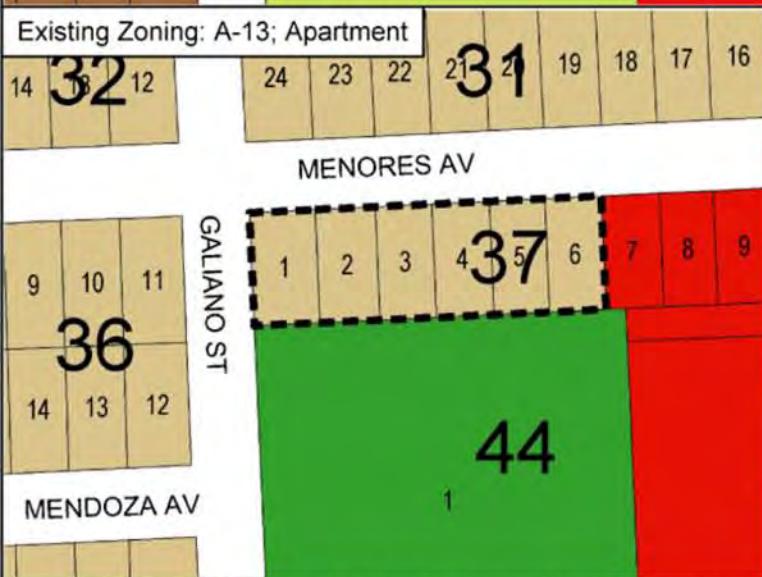
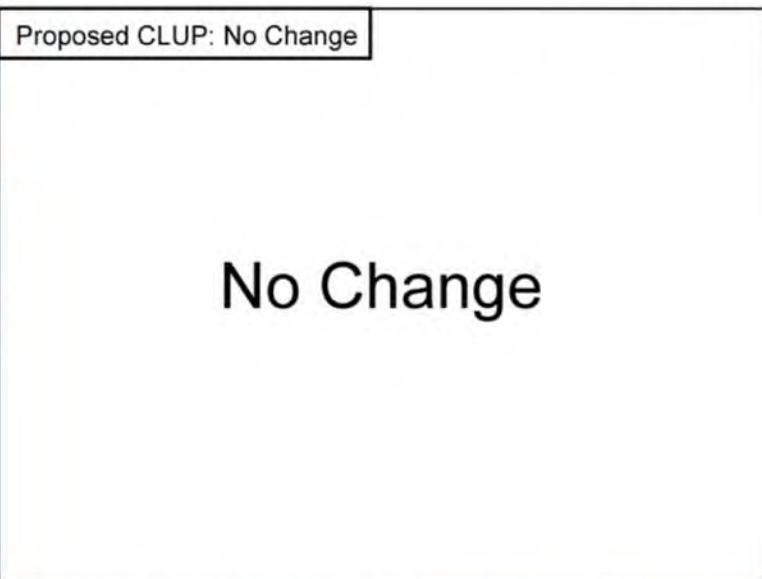
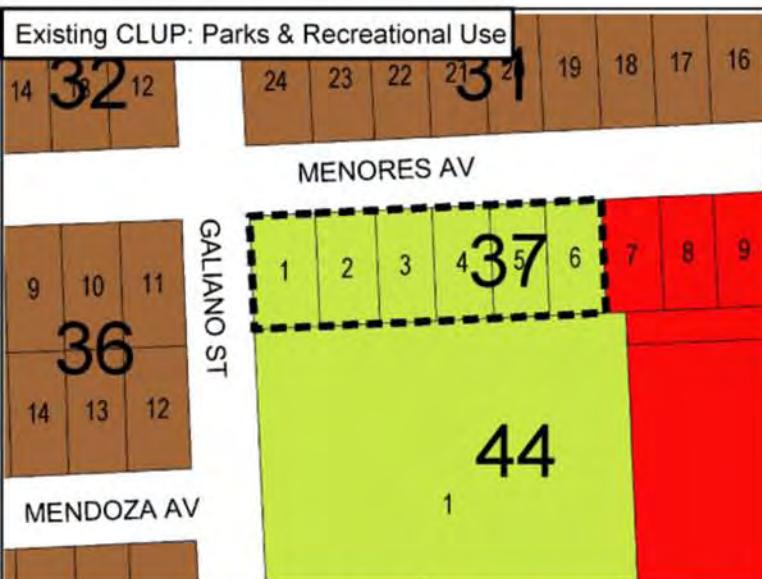
I:\Zoning Code Rewrite\Map Inconsistencies\06 21 06 PZB mtg\Parcel Ref chart-public properties-zng 06 21 06.doc



Land Use Designations		Zoning Districts	
<b>RESIDENTIAL USE (SINGLE FAMILY)</b>			
	Low Density (6 Units/Acre)		R-1-2
	High Density (9 Units/Acre)		R-2
<b>RESIDENTIAL USE (MULTI FAMILY)</b>			
	Duplex Density (9 Units/Acre)		R-3
	Low Density (20 Units/Acre; 4 Stories)		R-4
	Medium Density (40 Units/Acre; 6 Stories)		R-5
	High Density (60 Units/Acre; 13 Stories)		R-6
<b>COMMERCIAL USE</b>			
	Low-Rise Intensity (4 Stories; F.A.R. 3.0)		R-6-7
	Mid-Rise Intensity (6 Stories; F.A.R. 3.0)		R-7
	High-Rise Intensity (13 Stories; F.A.R. 3.0)		R-8
<b>INDUSTRIAL USE</b>			
	UNIVERSITY USE		R-8-9
	EDUCATIONAL USE		R-9
	PARKS & RECREATIONAL USE		R-9/10
	OPEN SPACE		R-11
	CONSERVATION AREAS		R-12
	PUBLIC BUILDINGS & GROUNDS		R-14
	HOSPITAL USE		R-14-15
	RELIGIOUS/INSTITUTIONAL		R-16
			R-17
			R-18
			R-19
			R-TH
			XR-#

Property Owner: City of Coral Gables  
 Address/Legal: Granada Entrance/Lot A, Block 4F and Lot B, Block 1F; Granada Section

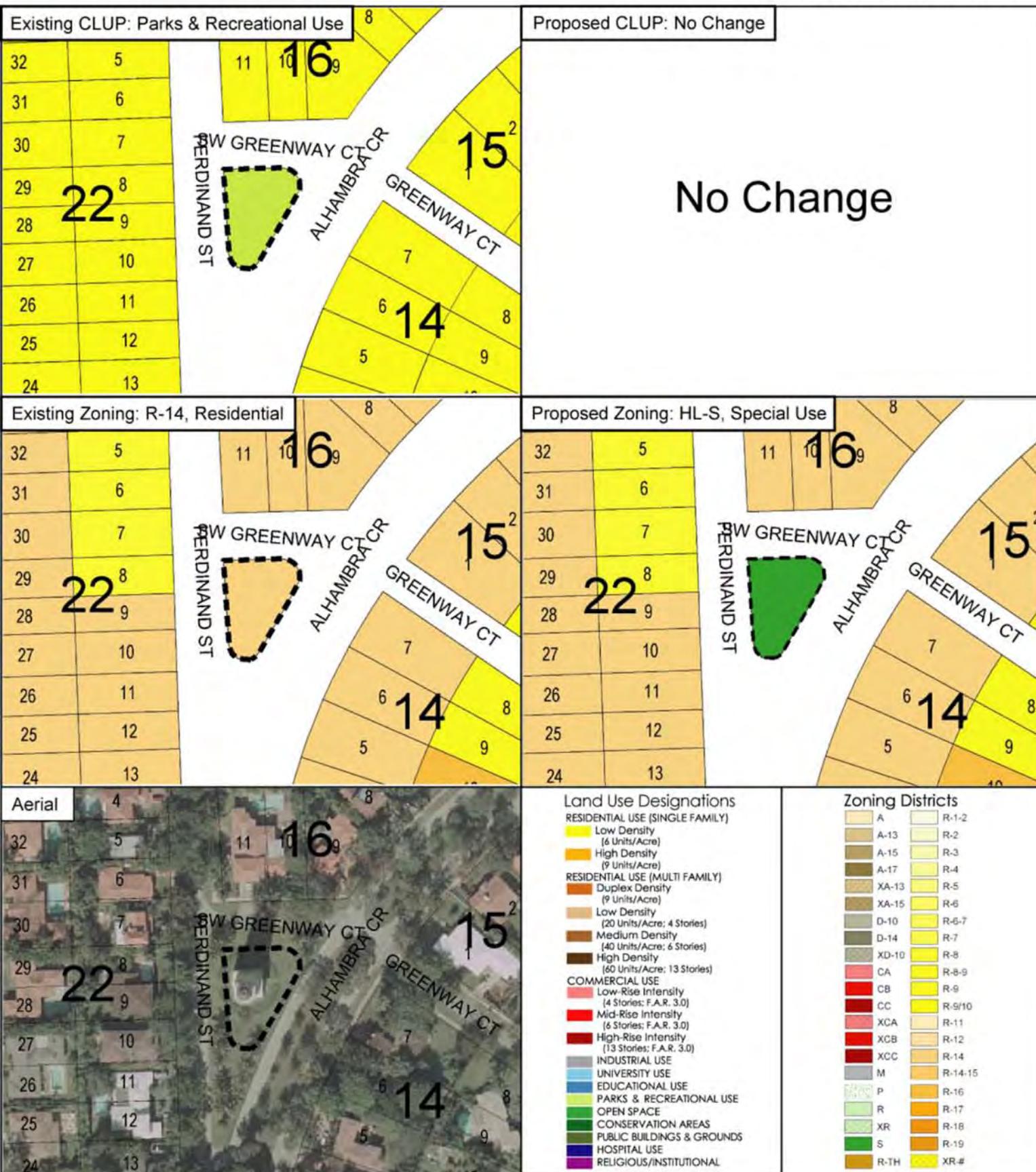
Source: MiamiDade.gov - Property Records  
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Land Use Designations	Zoning Districts
<b>RESIDENTIAL USE (SINGLE FAMILY)</b>	A
Low Density (6 Units/Acre)	A-13
High Density (9 Units/Acre)	A-15
<b>RESIDENTIAL USE (MULTI FAMILY)</b>	A-17
Duplex Density (9 Units/Acre)	XA-13
Low Density (20 Units/Acre; 4 Stories)	XA-15
Medium Density (40 Units/Acre; 6 Stories)	D-10
High Density (60 Units/Acre; 13 Stories)	D-14
<b>COMMERCIAL USE</b>	XD-10
Low-Rise Intensity (4 Stories; F.A.R. 3.0)	CA
Mid-Rise Intensity (6 Stories; F.A.R. 3.0)	CB
High-Rise Intensity (13 Stories; F.A.R. 3.0)	CC
<b>INDUSTRIAL USE</b>	XCA
<b>UNIVERSITY USE</b>	XCB
<b>EDUCATIONAL USE</b>	XCC
<b>PARKS &amp; RECREATIONAL USE</b>	M
OPEN SPACE	P
CONSERVATION AREAS	R
PUBLIC BUILDINGS & GROUNDS	XR
HOSPITAL USE	S
RELIGIOUS/INSTITUTIONAL	R-TH
	R-1-2
	R-2
	R-3
	R-4
	R-5
	R-6
	R-6-7
	R-7
	R-8
	R-8-9
	R-9
	R-9/10
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	R-14
	R-14-15
	R-16
	R-17
	R-18
	R-19
	XR-#

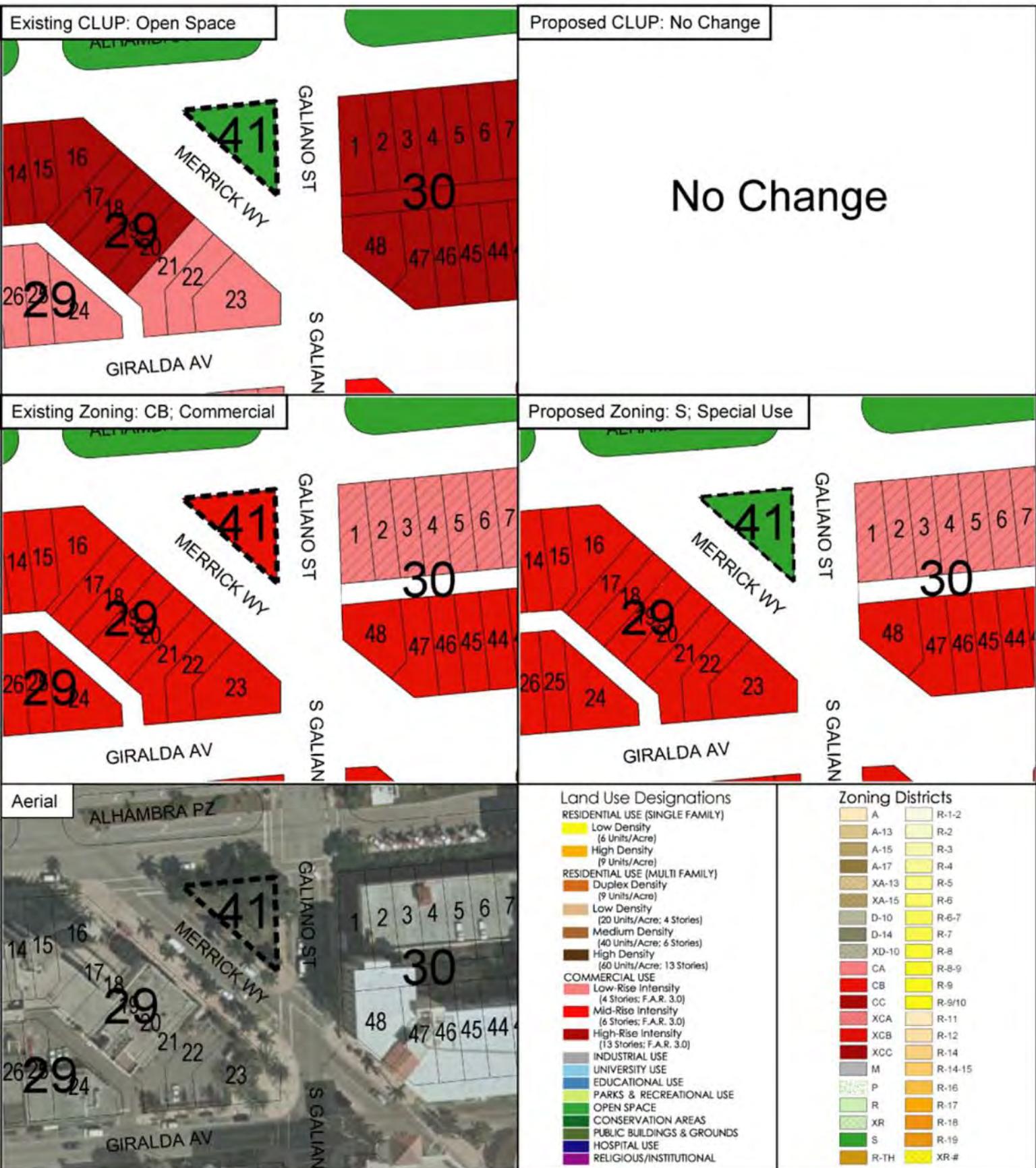
Property Owner: City of Coral Gables (Phillips Park)  
Address/Legal: 90 Menores Ave/Lots 1-6, Block 37; Douglas Section

Source: MiamiDade.gov - Property Records  
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Property Owner: City of Coral Gables  
 Address/Legal: 2000 Alhambra Cir

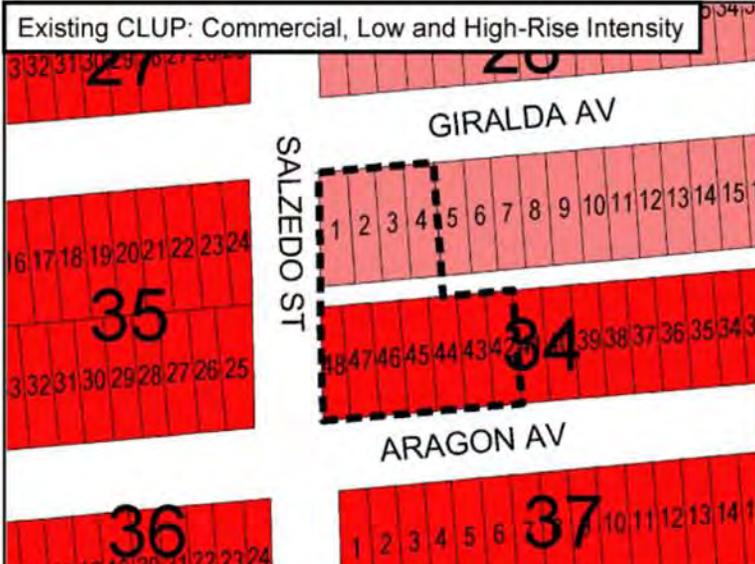
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Property Owner: City of Coral Gables (Pittman Park)  
 Address/Legal: 115 Merrick Way/All of Block 41; Section "L"

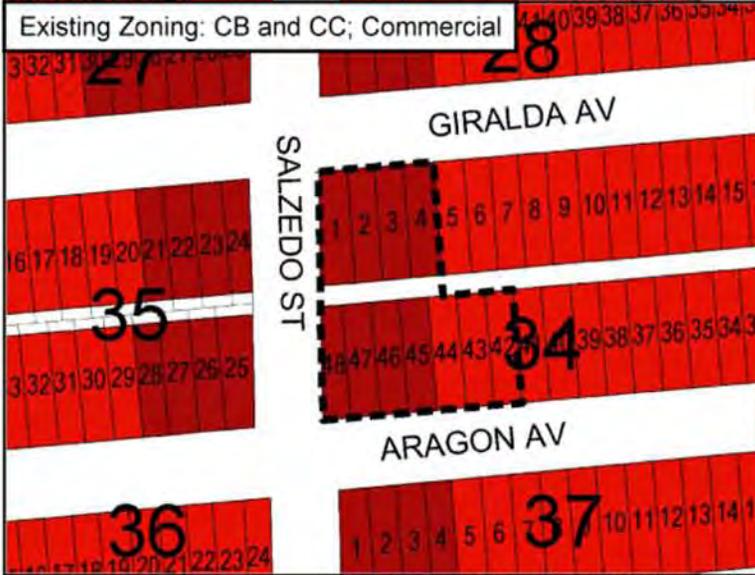
Source: MiamiDade.gov - Property Records

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Proposed CLUP: N/A

CLUP designation to be amended during Comprehensive Plan update

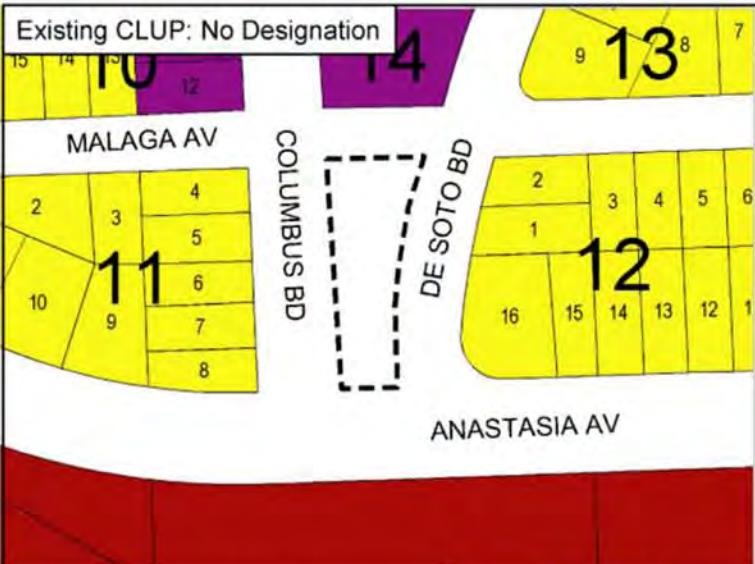


Land Use Designations	Zoning Districts
<b>RESIDENTIAL USE (SINGLE FAMILY)</b>	A
Low Density (6 Units/Acre)	A-13
High Density (9 Units/Acre)	A-15
<b>RESIDENTIAL USE (MULTI FAMILY)</b>	A-17
Duplex Density (9 Units/Acre)	XA-13
Low Density (20 Units/Acre; 4 Stories)	XA-15
Medium Density (40 Units/Acre; 6 Stories)	D-10
High Density (60 Units/Acre; 13 Stories)	D-14
<b>COMMERCIAL USE</b>	XD-10
Low-Rise Intensity (4 Stories; F.A.R. 3.0)	CA
Mid-Rise Intensity (6 Stories; F.A.R. 3.0)	CB
High-Rise Intensity (13 Stories; F.A.R. 3.0)	CC
<b>INDUSTRIAL USE</b>	XCA
UNIVERSITY USE	XCB
EDUCATIONAL USE	XCC
PARKS & RECREATIONAL USE	M
OPEN SPACE	P
CONSERVATION AREAS	R
PUBLIC BUILDINGS & GROUNDS	XR
HOSPITAL USE	S
RELIGIOUS/INSTITUTIONAL	R-1
	R-2
	R-3
	R-4
	R-5
	R-6
	R-6-7
	R-7
	R-8
	R-8-9
	R-9
	R-9/10
	R-11
	R-12
	R-14
	R-14-15
	R-16
	R-17
	R-18
	R-19
	R-TH
	XR-#

Property Owner: City of Coral Gables

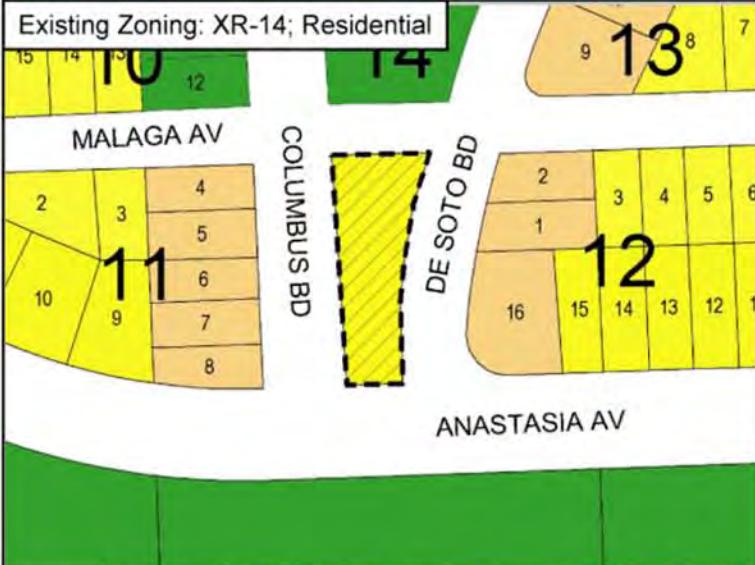
Address/Legal: 285 Aragon Ave/Lots 1-4 and 42-48, Block 34; Section "K"

Source: MiamiDade.gov - Property Records  
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Proposed CLUP: N/A

CLUP designation to be amended during Comprehensive Plan update



**Land Use Designations**

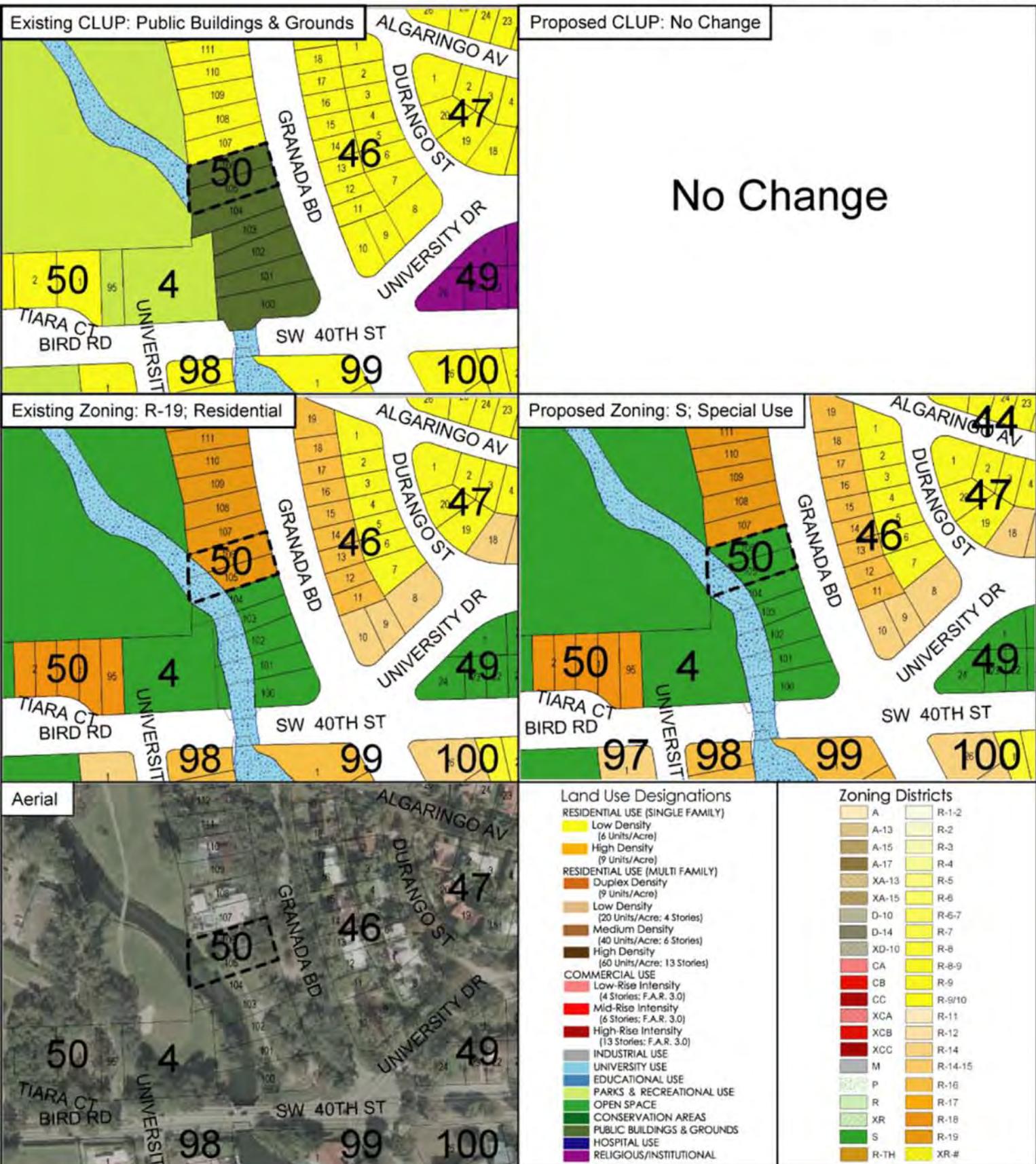
- RESIDENTIAL USE (SINGLE FAMILY)
  - Low Density (6 Units/Acre)
  - High Density (9 Units/Acre)
- RESIDENTIAL USE (MULTI FAMILY)
  - Duplex Density (9 Units/Acre)
  - Low Density (20 Units/Acre; 4 Stories)
  - Medium Density (40 Units/Acre; 6 Stories)
  - High Density (60 Units/Acre; 13 Stories)
- COMMERCIAL USE
  - Low-Rise Intensity (4 Stories; F.A.R. 3.0)
  - Mid-Rise Intensity (6 Stories; F.A.R. 3.0)
  - High-Rise Intensity (13 Stories; F.A.R. 3.0)
- INDUSTRIAL USE
- UNIVERSITY USE
- EDUCATIONAL USE
- PARKS & RECREATIONAL USE
- OPEN SPACE
- CONSERVATION AREAS
- PUBLIC BUILDINGS & GROUNDS
- HOSPITAL USE
- RELIGIOUS/INSTITUTIONAL

**Zoning Districts**

A	R-1-2
A-13	R-2
A-15	R-3
A-17	R-4
XA-13	R-5
XA-15	R-6
D-10	R-6-7
D-14	R-7
XD-10	R-8
CA	R-8-9
CB	R-9
CC	R-9/10
XCA	R-11
XCB	R-12
XCC	R-14
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P	R-16
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XR	R-18
S	R-19
R-TH	R-TH
XR-#	XR-#

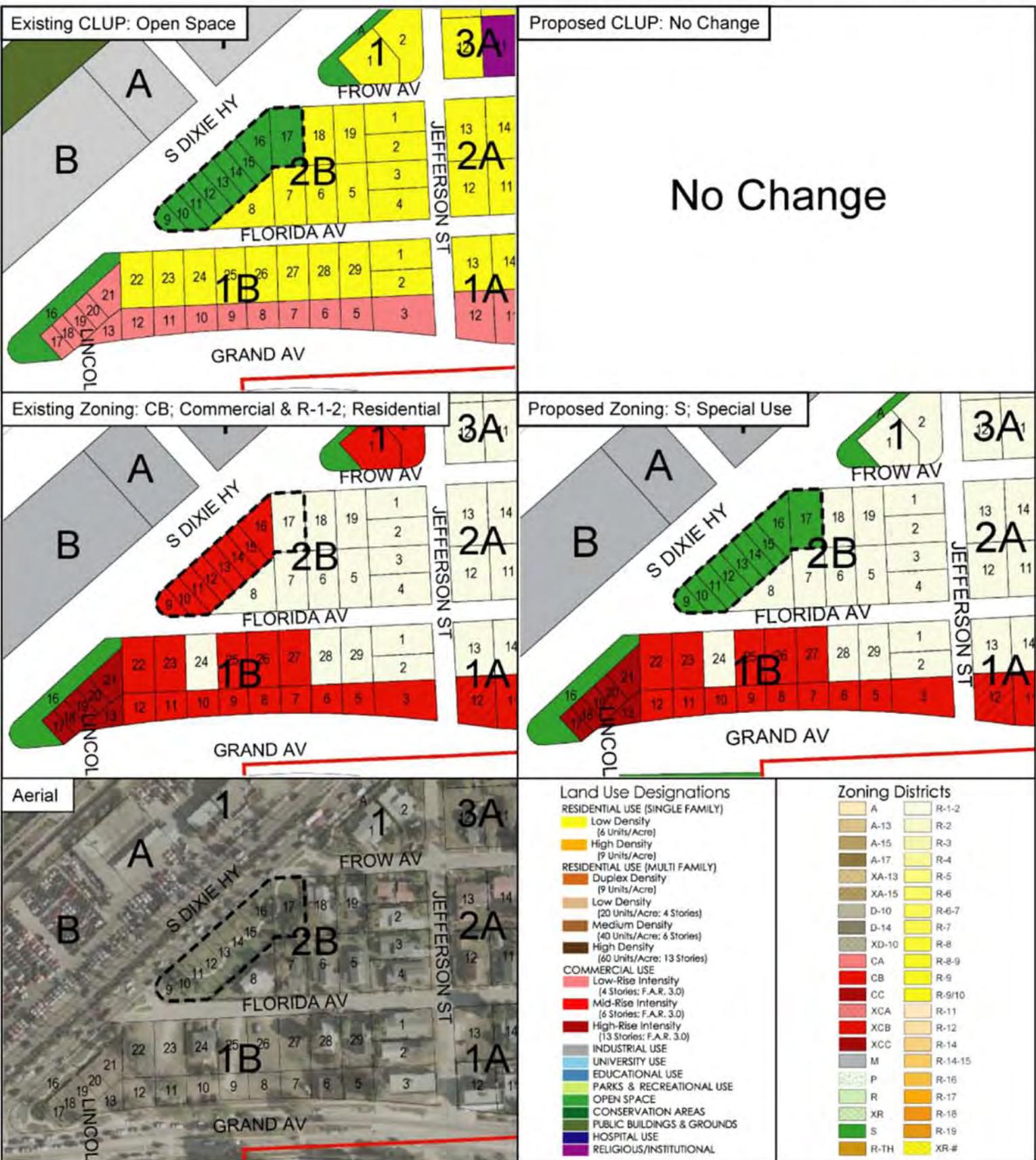
Property Owner: City of Coral Gables (City parking lot between Biltmore Hotel and Congregational Church)  
 Address/Legal: Not Applicable/ROW bounded by Malaga Ave (N), Columbus Blvd (W), DeSoto Blvd (E) and Anastasia Ave (S)

Source: MiamiDade.gov - Property Records  
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Property Owner: City of Coral Gables  
 Address/Legal: 3940 Granda Blvd/Lots 105-106, Block 50; Country Club Section Part 4

Source: MiamiDade.gov - Property Records  
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Property Owner: City of Coral Gables (MacFarlane Linear Park)

Address/Legal: 221 Florida Ave/Lots 9-17, Block 2B; MacFarlane Homestead

Source: MiamiDade gov - Property Records

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