

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2013-19**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE CITY OF CORAL GABLES COMPREHENSIVE PLAN PURSUANT TO SMALL SCALE AMENDMENT PROCEDURES (SS. 163.3187, FLORIDA STATUTES), FROM "NO LAND USE CLASSIFICATION ASSIGNED" TO "COMMERCIAL USE, LOW-RISE INTENSITY" FOR AN APPROXIMATELY 0.09 ACRE PARCEL OF LAND FOR A DRIVE-THROUGH BANK FACILITY, LEGALLY DESCRIBED AS LOT 5 AND NORTH 15' OF LOT 6, BLOCK 1, INDUSTRIAL SECTION (390 BIRD ROAD), CORAL GABLES, FLORIDA; AND, PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION AND AN EFFECTIVE DATE. (LEGAL DESCRIPTIONS ON FILE AT THE CITY) (LOCAL PLANNING AGENCY REVIEW)

**WHEREAS**, an application was submitted requesting a change of land use from "No Land Use Classification Assigned" to "Commercial Use, Low-Rise Intensity" on Lot 5 and North 15' of Lot 6, Block 1, Industrial Section (390 Bird Road), Coral Gables, Florida; and

**WHEREAS**, the proposed change of land use is being submitted in association with a proposed change of zoning and conditional use with site plan review for the construction of the project known as "Chase Bank", and including a drive-through facility; and

**WHEREAS**, the City of Coral Gables, pursuant to Florida Statutes and the City of Coral Gables Zoning Code, has designated the Planning and Zoning Board as the Local Planning Agency; and

**WHEREAS**, after notice of public hearing duly published and notification of all property owners of record within one thousand (1000) feet of the property, a public hearing was held before the Local Planning Agency (Planning and Zoning Board) of the City of Coral Gables on October 9, 2013, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at a public hearing held on October 9, 2013, the Local Planning Agency (Planning and Zoning Board) recommended approval of the change of land use (vote: 5-0); and

**WHEREAS**, pursuant to the provisions of Section 163.3187 of Florida Statutes, the City Commission held a public hearing on November 12, 2013 at which hearing all interested persons were afforded an opportunity to be heard and this application for change of land use was approved on first reading (vote: 5-0); and

**WHEREAS**, this request is considered a small scale amendment, and would not require review by the Department of Economic Opportunity.

**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.** That the request for a land use amendment to the "City of Coral Gables Comprehensive Plan," and in particular that portion of the Future Land Use Element, known as the Future Land Use Map of Coral Gables, shall be and it is hereby amended to show henceforth a change on the Future Land Use Map by changing the "Land Use Category" from "No Land Use Classification Assigned" to "Commercial Use, Low-Rise Intensity" on Lot 5 and North 15' of Lot 6, Block 1, Industrial Section (390 Bird Road), Coral Gables, Florida.

**SECTION 3.** All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

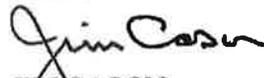
**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 5.** This ordinance shall become effective upon the date of its adoption herein.

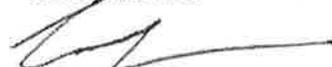
PASSED AND ADOPTED THIS TENTH DAY OF DECEMBER, A.D., 2013.

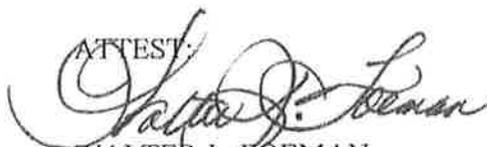
(Moved: Kerdyk / Seconded: Lago)  
(Yeas: Quesada, Keon, Kerdyk, Lago, Cason)  
(Unanimous: 5-0 Vote)  
(Agenda Item: E-3)

APPROVED:

  
JIM CASON  
MAYOR

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
CRAIG E. LEEN  
CITY ATTORNEY

ATTEST:  
  
WALTER L. POEMAN  
CITY CLERK