

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES APPROVING AN UPDATE AND REVISION OF THE ZONING MAP CLASSIFICATIONS PURSUANT TO THE ZONING CODE REWRITE AND CITYWIDE CHANGE OF ZONING AND ASSIGNMENT OF THE NEW ZONING MAP CLASSIFICATIONS TO THE OFFICIAL ZONING MAP OF THE CITY OF CORAL GABLES, FLORIDA FOR ALL PROPERTIES LOCATED WITHIN THE CITY, WHICH IS PART TWO OF A TWO PART PROCESS, 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, 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 and mapping to reflect innovative trends in planning and development; and,

WHEREAS, as part of that effort, City Planners have examined and recommended the updating and revision to the existing Zoning Map Classifications thereby creating new zoning map classifications for all properties within the City pursuant to the Zoning Code rewrite; and,

WHEREAS, the intent of the proposed Zoning Map is to incorporate and graphically display the recommended new zoning classifications that are included in the Zoning Code rewrite; and,

WHEREAS, in summary, the proposed Zoning Map reduces the number of zoning classifications as referenced herein; 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, 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 new Zoning Map 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 are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The existing Zoning Map Classifications at the time of adoption of this Ordinance shall no longer be in effect and shall be reassigned from the below listed existing Zoning Map Classifications to the new Zoning Map Classification and assigned as referenced in Section 3 below.

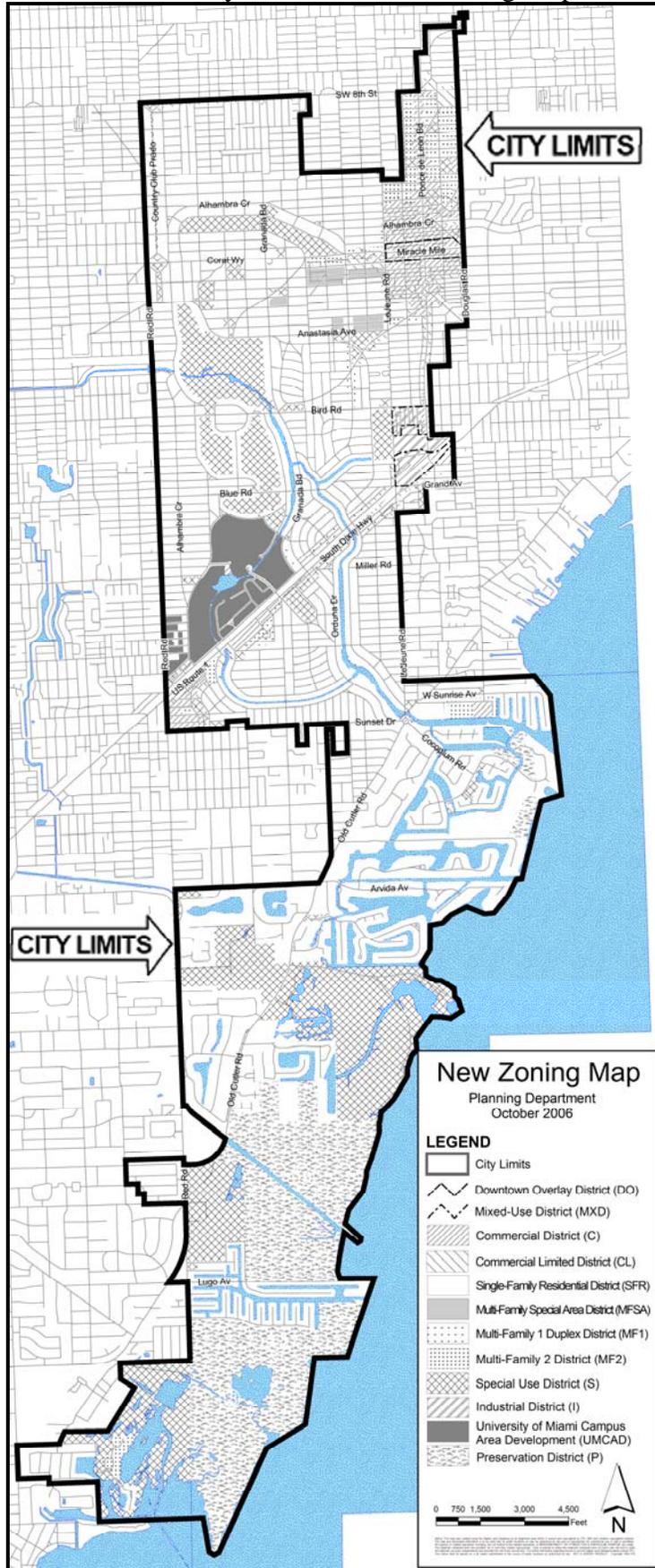
<i>Existing Zoning District Classifications:</i>	<i>New Zoning District Classifications:</i>
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<i>Existing Zoning District Classifications:</i>	<i>New Zoning District Classifications:</i>
Single-Family District (R-1-2) (R-2) (R-3) (R-4) (R-5) (R-6) (R-6-7) (R-7) (R-8) (R-8-9) (R-9) (R-9-10) (R-11) (R-12) (R-13) (R-14) (R-14-15) (R-16) (R-17) (R-18) (R-19) (R-20)	Single-Family Residential District (SFR)
Duplex District (D-10) (D-14)	Multi-Family 1 Duplex District (MF1)
Apartment District (A-13) (A-15) (A-17)	Multi-Family 2 District (MF2) Multi-Family Special Area District (MFSA)
Commercial District (CA)	Commercial Limited District (CL)
Commercial District (CB*) (CC)	Commercial District (C)
Industrial District (M)	Industrial District (I)
Special Use District (S)	Special Use District (S)
University of Miami Campus Area Development (UMCAD)	University of Miami Campus Area Development (UMCAD)
Preservation District (P)	Preservation District (P)

*CB, Commercial zoned properties adjoining SF-R, Residential Single Family zoned properties shall be designated CL, Commercial Limited.

SECTION 3. The new Official Zoning Map of the City of Coral Gables pursuant to the Zoning Code rewrite for all properties located within the City of Coral Gables, Florida, as referenced herein and on file within the City Clerk’s Office and Planning Department is approved as provided below:

Official City of Coral Gables Zoning Map



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 session, 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