

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2017-345

A RESOLUTION OF THE CITY OF CORAL GABLES, FLORIDA DIRECTING THE CITY ATTORNEY TO PREPARE A MEMORANDUM WITH ALTERNATIVES FOR THE ELIMINATION OF TRAILER PARK USE OVER A PERIOD OF TIME SHOULD TRAILER PARK USE BE PART OF THE PROPOSED ANNEXATION OF THE AREA KNOWN AS LITTLE GABLES INTO THE CITY OF CORAL GABLES; DIRECTING THE CITY MANAGER TO MEET AND NEGOTIATE WITH THE PROPERTY OWNERS OF SUCH TRAILER PARK TO PLAN FOR THE FUTURE USE OF THE PROPERTY UTILIZING THE APPROPRIATE PROCEDURES OF THE CITY.

WHEREAS, on November 14, 2017, the Coral Gables City Commission adopted a resolution requesting Miami-Dade County to approve its application to annex the area known as Little Gables subject to the approval of the Little Gables electorate; and

WHEREAS, the proposed annexed area of Little Gables may contain a trailer park that under the Miami-Dade County Zoning Code is a nonconforming use; and

WHEREAS, a portion of the trailer park located in the area known as Little Gables is zoned RU-3B (Bungalow Court District) under the Miami-Dade County Zoning Code and such zoning district has been repealed based on a finding that it provokes the overcrowding of property, an undue concentration of population, and is against the public health, safety and welfare of the County; and

WHEREAS, even under the County's RU-3B zoning district, structures were required to be of "masonry construction only"; and

WHEREAS, the City has no zoning district in its Code that permits the use of property for a trailer park; and

WHEREAS, it is well known that trailers and mobile homes, in general, are unable to withstand hurricane-force winds, becoming a serious hazard to public safety; and

WHEREAS, the City Commission has expressed a policy that trailer parks should not be permitted in the City of Coral Gables and are not in the best interest of the health, safety and welfare of City residents;

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

SECTION 1. That the foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Resolution upon adoption hereof.

SECTION 2. That the City Manager is directed to meet and negotiate with the property owner of any such trailer park that may be annexed into the City, and to plan for an alternate future use of the property utilizing appropriate City procedures that would prove more financially advantageous to the property owner and more compatible to the surrounding neighborhood.

SECTION 3. That the City Attorney is directed to study and prepare a memorandum with alternatives for the elimination of trailer park use over an appropriate period of time, and for consideration of an appropriate alternate use of such property should such trailer park use come into the City as a result of the annexation of the Little Gables area.

SECTION 4. That the passage of this resolution is not intended in any way to predetermine any legislative or quasi-judicial procedure of the City with regard to trailer parks, and the City Commission reserves full discretion to act upon any matters regarding trailer parks that may come before it.

SECTION 5. That this Resolution shall become effective upon its passage and adoption herein.

PASSED AND ADOPTED THIS OF FOURTEENTH DAY OF NOVEMBER, A.D., 2017.

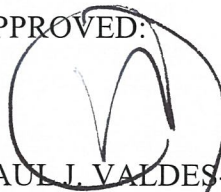
(Moved: Quesada / Seconded: Lago)
(Yeas: Lago, Mena, Quesada, Keon, Valdes-Fauli)
(Unanimous: 5-0 Vote)
(Non-Agenda Item)

ATTEST:



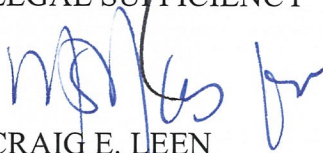
WALTER J. FOEMAN
CITY CLERK

APPROVED:



RAUL J. VALDES-FAULI
MAYOR

APPROVED AS TO FORM &
LEGAL SUFFICIENCY



CRAIG E. LEEN
CITY ATTORNEY