

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2019-\_\_**

**AN ORDINANCE OF THE CITY OF CORAL GABLES, FLORIDA, PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, ARTICLE 3, “DEVELOPMENT REVIEW”, SECTION 3-606 TO INCLUDE DADE HERITAGE TRUST INC AS AN AGGRIEVED PARTY FOR THE PURPOSE OF APPEALS FROM THE HISTORIC PRESERVATION BOARD**

**WHEREAS**, the City of Coral Gables considers its historic architecture one of the most notable characteristics of the City and considers the preservation of the historic fabric of the City to be of the upmost importance; and

**WHEREAS**, Dade Heritage Trust, Inc. was founded in 1972 and is Miami-Dade County’s largest preservation organization comprised of paid professional staff in addition to volunteers from throughout the community; and

**WHEREAS**, Dade Heritage Trust’s mission is to preserve Miami-Dade County’s architectural, environmental, and cultural heritage through preservation, education and advocacy efforts; and

**WHEREAS**, in order to assure that historical buildings throughout the City are thoroughly protected, the City Commission desires to expand the definition of aggrieved party for appeals from the Historic Preservation Board to include Dade Heritage Trust Inc. to ensure that decisions by the Historic Preservation Board are properly reviewed by those within the City and those outside the City with a vested interest in conserving and protecting historical properties.

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

**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 this Ordinance upon adoption hereof.

**SECTION 2.** The Official Zoning Code of the City of Coral Gables is hereby amended as follows<sup>1</sup>:

**ARTICLE 3 – DEVELOPMENT REVIEW**

**Section 3-606. Procedures for appeals**

The following procedures shall govern the filing of appeals:

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<sup>1</sup> Deletions are indicated by ~~strikethrough~~. Insertions are indicated by underline.

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B. Appeals of Board of Adjustment, Board of Architects, Historic Preservation Board, and Planning and Zoning Board. Any aggrieved party desiring to appeal a decision of the Board of Adjustment, Board of Architects or Historic Preservation Board, or a tentative plat decision of the Planning and Zoning Board, shall, within ten (10) days from the date of such decision, file a written Notice of Appeal with the City Clerk, whose duty it shall then become to send a written notice of such appeal to all persons previously notified by the Board in the underlying matter. For the purpose of appeals from the Historic Perseveration Board only, the definition of aggrieved party includes Dade Heritage Trust, Inc. The appeal shall then be heard by the City Commission at its next meeting, provided at least ten (10) days has intervened between the time of the filing of the Notice of Appeal, as well as at least ten (10) days from the date of mailed notice as required pursuant to subsection E below, and the date of such meeting. If ten (10) days shall not intervene between the time of the filing of the notice and the date of the next meeting or (10) days shall not intervene between the sending of the mailed notice and the date of the next meeting, then the appeal shall be heard at the next regular meeting of the City Commission and the City Commission shall render a decision, without any unnecessary or undue delay, unless application for deferral has been made as permitted in Section 3-608 of this Division.

**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby 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.** It is the intention of the Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida; and that the sections of this “ordinance” may be changed to “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.

**SECTION 6.** If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 7.** This Ordinance shall become effective upon the date of its adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020.

APPROVED:

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RAUL VALDES-FAULI  
MAYOR

ATTEST:

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BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

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MIRIAM SOLER RAMOS  
CITY ATTORNEY