

CITY OF CORAL GABLES, FLORIDA

RESOLUTION 2021-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA, DIRECTING THE CITY MANAGER TO CONDUCT AN ADDITIONAL COMMUNITY MEETING, PRIOR TO THE FEBRUARY 9TH CITY COMMISSION MEETING, REGARDING THE ZONING CODE UPDATE WITH EXTENSIVE NOTICE PROVIDED, FOR THE PURPOSE OF STAFF EXPLAINING THE PROPOSED CHANGES TO THE COMMUNITY AND OBTAINING INPUT FROM THE COMMUNITY AND FURTHER DIRECTING THAT THE ZONING CODE UPDATE ORDINANCES BE SET AS 5 P.M. TIME-CERTAIN ITEMS AT THE FEBRUARY 9TH, 2021 CITY COMMISSION MEETING

WHEREAS, at the January 23, 2018, the City Commission awarded a contract to DPZ Partners, LLC for planning services for an update to the City's Zoning Code in Resolution 2018-22 after the item was discussed by the City Commission at several meetings; and

WHEREAS, the City Commission and staff envisioned that the Zoning Code update process would include input from "stakeholders, residents, and civic groups," as set forth in the RFP; and

WHEREAS, on May 11, 2018, a meeting was held with the Business Improvement District; and

WHEREAS, in June 2018 two meetings were held with stakeholders and on August 10, 2018, a meeting was held with stakeholders; and

WHEREAS, on September 21, 2018, a Planning and Zoning Board Public Workshop was held; and

WHEREAS, on October 17, 2018 and February 13, 2019, the Zoning Code update was discussed at the Planning and Zoning Board meeting; and

WHEREAS, on March 5, 2019, the Zoning Code update was discussed at a City Commission meeting; and

WHEREAS, on April 22, 2019, a meeting was held with stakeholders; and

WHEREAS, on May 8, 2019, the Zoning Code update was discussed at a Planning and Zoning Board meeting; and

WHEREAS, on June 24, 2019 and September 9, 2019, City Commission workshops were held; and

WHEREAS, on October 16, 2019, the Zoning Code update was discussed at a Planning and Zoning Board meeting; and

WHEREAS, on March 5, 2020, a City Commission workshop was held; and

WHEREAS, on July 29, August 20, and September 9, 2020, the Zoning Code update was presented to the Planning and Zoning Board and the Board voted to recommend the update to the City Commission; and

WHEREAS, on September 15, 2020, the City Commission heard and adopted on first reading the Reorganization of the updated Zoning Code; and

WHEREAS, on October 19, 2020, a Sunshine Meeting was held to discuss the Zoning Code update; and

WHEREAS, on October 27, 2020, the City Commission heard and adopted on first reading three distinct ordinances comprising the Zoning Code update as follows: (1) amendments to provisions impacting properties located on Miracle Mile; (2) amendments to provisions impacting properties located on Lots 25-39, Block 27, all of Block 28, and all of Block 36 in the Crafts Section; and (3) the balance of the changes proposed in the Zoning Code update; and

WHEREAS, on November 10, 2020, the City Commission heard and adopted on second reading the Reorganization of the updated Zoning Code and heard and adopted on first reading amendments included in the ordinance setting forth the “balance of the changes proposed in the Zoning Code update” relating to single-family residential properties and deferring the remainder of the ordinance; and

WHEREAS, on November 30, 2020, a Sunshine Meeting was held to discuss specific parts of the Zoning Code update and significant public comment was provided; and

WHEREAS, while many public meetings have been held and the public has been afforded ample opportunities to comment on the Zoning Code update, the City Commission wished to allow for an additional opportunity in the form of a widely-advertised Community Meeting to be held in mid-January; and

WHEREAS, on December 8, 2020, the City Commission adopted Resolution No. 2020-268 directing the City Manager to conduct a Community Meeting in mid-January

2021 regarding the Zoning Code update for the purpose of staff explaining the proposed changes to the community and hearing from the community; and

WHEREAS, Resolution No. 2020-268 also directed the City Manager to provide notice of the Community Meeting in a newspaper of general circulation, on the City’s online calendar, elsewhere on the City’s website where meetings are typically advertised, at City Hall, on the City’s social media, using eNews or a similar e-mail mechanism, and any other measure to ensure that the public is aware of the meeting; and

WHEREAS, Resolution No. 2020-268 also directed the City Manager to bring the Zoning Code update ordinance (including the bifurcated Miracle Mile Ordinance) to the February 9, 2021 City Commission meeting for second reading; and

WHEREAS, on January 14th, a Community Meeting was held after being noticed as directed by the City Commission; and

WHEREAS, the January 14th Community Meeting was well-attended and allowed ample opportunity for comments from the public, such comment occurring for a span of approximately 2 (two) hours; and

WHEREAS, the City Commission wishes to have an additional Community Meeting to allow for additional public comment; and

WHEREAS, the City Commission further wishes to direct that the Zoning Code Update Ordinances be set as 5 p.m. time-certain items at the February 9th, 2021 City Commission meeting;

NOW, THEREFORE, BE IT RESOLVED 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 Resolution upon adoption hereof.

SECTION 2. That the City Commission directs the City Manager conduct an additional Community Meeting, prior to the February 9th City Commission meeting, regarding the Zoning Code update with extensive notice provided, for the purpose of staff explaining the proposed changes to the community and obtaining input from the community.

SECTION 3. That the City Commission further directs that the Zoning Code Update Ordinances be set as 5 p.m. time-certain items at the February 9th, 2021 City Commission meeting.

That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS 26th DAY OF JANUARY, A.D., 2021.

(Moved:)

(Yeas:

(Majority : Vote:)

APPROVED:

RAÚLVALDÉS-FAULI
MAYOR

ATTEST:

BILLY URQUIA
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY