

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA ISSUING A ZONING IN PROGRESS, IN ACCORDANCE WITH ARTICLE 3, "DEVELOPMENT REVIEW", DIVISION 7, "MORATORIUM", SECTION 3-703, "ZONING IN PROGRESS REQUEST" AND 3-704, "CITY COMMISSION ZONING IN PROGRESS RESOLUTION REVIEW AND DECISION" FOR THE CONSIDERATION OF ZONING CODE TEXT AMENDMENTS TO PROTECT AND ENHANCE THE CHARACTER OF THE 100 BLOCK OF GIRALDA, KNOWN AS "RESTAURANT ROW," ON THE PROPERTY LEGALLY DESCRIBED AS SECTION L, BLOCK 29, LOTS 21 - 37; BLOCK 33, LOTS 3 - 24, CORAL GABLES, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Manager filed a request with the City Commission for a Zoning in Progress Resolution pursuant to Zoning Code Section 3-703 for the 100 block of Giralda Avenue, known as "Restaurant Row" on the property legally described as Section L, Block 29, Lots 21-37; Block 33, Lots 3-24, Coral Gables, Florida; and,

WHEREAS, the Zoning in Progress Resolution request requires review, preliminary findings, and approval or denial by the City Commission, pursuant to Zoning Code Section 3-704; and,

WHEREAS, the City Commission has approved the Miracle Mile and Giralda Streetscape projects with the intent of investing in Downtown infrastructure that enhances the pedestrian character of Coral Gables; and,

WHEREAS, current Zoning Code provisions for the 100 block of Giralda Avenue do not protect the pedestrian-oriented, low-rise character of Restaurant Row; and,

WHEREAS, private investment and redevelopment on the 100 block of Giralda Avenue should be directed towards projects that enhance the existing pedestrian-oriented, low-rise character of Restaurant Row; and,

WHEREAS, a public hearing was held before the City Commission on December 8, 2015, at which hearing this item was presented; and,

WHEREAS, the City Commission on December 8, 2015, approved the Zoning in Progress Resolution (vote: __ - __), for a period not to exceed the first regularly scheduled City Commission meeting after 120 days, and ordered that Staff report to the Planning and Zoning Board and City Commission with a report, proposed Zoning Code Text Amendment, and recommendations related to a potential moratorium, within 90 days, in accordance with Zoning Code Section 3-704; and,

WHEREAS, upon adoption of the Zoning in Progress Resolution, the City Clerk shall publish this adopted resolution in a newspaper of general circulation published in the City of Coral Gables, or in Miami-Dade County, Florida, within ten (10) days following the date of adoption, in accordance with Zoning Code Section 3-704. .

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

SECTION 1. 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. Zoning in Progress shall be in effect for the 100 block of Giralda Avenue, on the property legally described as Section L, Block 29, Lots 21-37; Block 33, Lots 3-24, Coral Gables, Florida.

SECTION 3. During the period of time that the Planning and Zoning Board and City Commission are considering a moratorium ordinance, no permit(s) or development order(s) of any kind shall be issued if issuance would result in the nonconforming or unlawful use of the subject property should the moratorium or text amendment or zoning district change be finally enacted by the City Commission, in accordance with Zoning Code Article 3, Division 7.

SECTION 4. That this Resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS ____ DAY OF _____ A.D., 2015.

APPROVED:

JIM CASON
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN
CITY ATTORNEY