

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA (“CITY”) PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, BY AMENDING ARTICLE 4, “ZONING DISTRICTS,” DIVISION 4, “PROHIBITED USES” ADDING SECTION 4-418, “TRAILER AND MOBILE HOME PARKS” TO REAFFIRM THAT TRAILER AND MOBILE HOME PARKS ARE A PROHIBITED USE WITHIN THE CITY AND SHOULD TRAILER PARKS COME UNDER CITY JURISDICTION AS A RESULT OF ANNEXATION THAT SUCH TRAILER AND MOBILE HOME PARK USE SHALL BE DISCONTINUED AND TRAILERS AND MOBILE HOMES SHALL BE REMOVED FROM THE SITE WITHIN A SPECIFIED PERIOD OF TIME; PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

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 currently contains a trailer and mobile home park on a 2.465 acre site that under the Miami-Dade County Zoning Code is a nonconforming use; and

WHEREAS, a portion of the trailer park (.615 acres) 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is zoned RU-3B (Bungalow Court District) under the Miami-Dade County Zoning Code and such zoning district has been repealed based on a finding that it “provokes the overcrowding of property, an undue concentration of population, and is against the public health, morals, safety and welfare of the County;” and

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

WHEREAS, the remainder trailer park site (1.85 acres) is zoned RU-2 (Two-Family Residential District), which allows only single-family and duplex residential development as the primary use; and

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

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

WHEREAS, the City Commission has expressed a policy that trailer and mobile home 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; and

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board (“Board”) on _____, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Board was presented with the text amendment to the Official Zoning Code, and after due consideration and discussion, recommended (approval/denial) of the amendment (vote: _____); and

WHEREAS, the City Commission pursuant to Section 423.083 determines that adequate mobile home parks or other suitable facilities exist for the relocation of the mobile home owners; and

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on _____, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on First Reading (vote: __-__).

WHEREAS, after notice duly published, a public hearing for Second Reading was held before the City Commission on _____, at which hearing all interested parties were afforded the opportunity to be heard; and,

WHEREAS, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on Second Reading (vote: __-__).

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

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. Section 4-418 of the Official Zoning Code of the City of Coral Gables is hereby created as shown in Exhibit “A,” attached hereto and incorporated herein by this reference.

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 City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

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 _____, 2017.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2017.

APPROVED:

RAUL VALDES-FAULI
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY