

ORDINANCE No. 2006-14-95

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING AN APPLICATION SUBMITTED BY CORNERSTONE GROUP HOLDINGS, LLC., FOR A REZONING OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF N.W. 27TH AVENUE AND NORTHWEST 191ST STREET, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM HOTEL APARTMENT DISTRICT (RU4-A), OFFICE PARK DISTRICT (OPD), AND SPECIAL BUSINESS DISTRICT (BU-2) TO RU-4L, LIMITED APARTMENT HOUSE DISTRICT; PROVIDING FOR A CONDITION; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Cornerstone Group Holdings, LLC has filed an Application with the City of Miami Gardens to approve a rezoning from Hotel Apartment District (RU4-A), Office Park District (OPD), and Special Business District (BU-2), to Limited Apartment House District (RU-4L), for property generally located at the Southeast corner of N.W. 27th Avenue Street and N.W. 191st Street, more particularly described on Exhibit "A" attached hereto ("Property"), and

WHEREAS, a public hearing has been held on this matter, and

WHEREAS, the City's Planning and Zoning staff has made a determination that the application is consistent with the Comprehensive Development Master Plan, and

WHEREAS, the City Council has considered the testimony of the Applicant, if any, and WHEREAS, the City Council also considered the testimony of the City's Planning and Zoning staff, and the Staff Report attached hereto as Exhibit "B," and

WHEREAS, City staff recommends approval of the Application, and

WHEREAS, the City Council has reviewed the Application and approves the same,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, as follows:

SECTION 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas Clauses are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Ordinance.

SECTION 2. APPROVAL: The City Council for the City of Miami Gardens hereby approves the Application submitted by Cornerstone Group Holdings, LLC to approve a rezoning from Hotel Apartment District (RU4-A), Office Park District (OPD), and Special Business District (BU2), to Limited Apartment House District (RU-4L), for Property.

SECTION 3: CONDITION. This Ordinance is conditioned upon execution and recordation of the Declaration of Restrictive Covenants attached hereto as Exhibit "B."

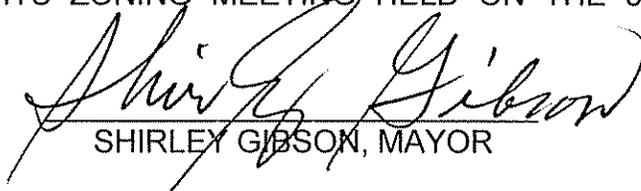
SECTION 4. CONFLICT: All ordinances or Code provisions in conflict herewith are hereby repealed.

SECTION 5. SEVERABILITY: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. EFFECTIVE DATE: This Ordinance shall become effective immediately upon passage.

PASSED ON FIRST READING ON THE 3rd DAY OF MAY, 2006.

ADOPTED AND PASSED ON SECOND READING BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS ZONING MEETING HELD ON THE 5th DAY OF JULY, 2006.


SHIRLEY GIBSON, MAYOR

ATTEST:



RONETTA TAYLOR, CMC, CITY CLERK

Prepared by SONJA KNIGHTON DICKENS, ESQ.
City Attorney

SPONSORED BY: DANNY O. CREW, CITY MANAGER

MOVED BY: Vice Mayor Braynon
SECONDED BY: Councilman Harvard

VOTE: 6-1

Mayor Shirley Gibson	<u>x</u> (Yes)	___ (No)
Vice Mayor Oscar Braynon, II	<u>x</u> (Yes)	___ (No)
Councilman Melvin L. Bratton	<u>x</u> (Yes)	___ (No)
Councilman Aaron Campbell	<u>x</u> (Yes)	___ (No)
Councilman Ulysses Harvard	<u>x</u> (Yes)	___ (No)
Councilwoman Sharon Pritchett	___ (Yes)	<u>x</u> (No)
Councilwoman Barbara Watson	<u>x</u> (Yes)	___ (No)