

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA MAKING ZONING DISTRICT BOUNDARY CHANGES PURSUANT TO ZONING CODE ARTICLE 14, "PROCESS," SECTION 14-212, "ZONING CODE TEXT AND MAP AMENDMENTS," FOR LOTS 8 THROUGH 21, LESS THE WEST ½ OF LOT 8, BLOCK 29, CRAFTS SECTION FROM MIXED-USE 1 (MX1) DISTRICT TO MIXED-USE 3 (MX3) DISTRICT (3000 PONCE DE LEON BLVD, 216 & 224 CATALONIA, 203 UNIVERSITY DR, AND 225 MALAGA); PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE. (LEGAL DESCRIPTION ON FILE)

**WHEREAS**, an application was submitted requesting a Zoning Code map amendment from "Mixed-Use 1" to "Mixed-Use 3" for the property legally described as lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of 11 and 19, of said Block 29 (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida;

**WHEREAS**, the proposed amendment to the Zoning Map is being submitted concurrently with a proposed change of land use, alley vacation, receipt of Transfer of Development Rights (TDRs), conditional use for mixed-use site plan and encroachments, and re-plat;

**WHEREAS**, Staff finds that the procedures for reviewing and recommending a proposed map amendment are provided in Zoning Code Article 14 "Process," Section 14-212 "Zoning Code Text and Map Amendments," and that the proposed zoning map amendment has met those criteria and standards;

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within one-thousand five hundred (1,500) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on December 13, 2023, at which hearing all interested persons were afforded the opportunity to be heard;

**WHEREAS**, at the December 13, 2023 Planning and Zoning Board meeting, no recommendation was made regarding the proposed change of zoning (vote: 3-3);

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within one-thousand and five hundred (1,500) feet, the City Commission held a public hearing on March 12, 2024, at which meeting the Applicant deferred the item;

**WHEREAS**, after notice of public hearing duly published and notifications of all

property owners of record within one-thousand and five hundred (1,500) feet, the City Commission held a public hearing on April 16, 2024 at which hearing all interested persons were afforded an opportunity to be heard and this application for change of zoning was approved on first reading;

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within one-thousand and five hundred (1,500) feet, the City Commission held a public hearing at which hearing all interested persons were afforded an opportunity to be heard and this application for change of zoning was approved on second reading;

**WHEREAS**, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to change the zoning pursuant to Florida Statutes, and including careful consideration of written and oral comments by members of the public.

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.** The City of Coral Gables’ request for an amendment to the Zoning Map pursuant to Zoning Code Article 14 “Process,” Section 14-212 “Zoning Code Text and Map Amendments,” from “Mixed-Use 1” to “Mixed-Use 3” include the property legally described as lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of 11 and 19, of said Block 29 (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida, as provided within “Attachment A” which is attached hereto and made part thereof.

**SECTION 3.** All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are 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.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024.

APPROVED:

VINCE C. LAGO  
MAYOR

ATTEST:

BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRISTINA SUAREZ  
CITY ATTORNEY

