

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2022-36**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA AMENDING THE FUTURE LAND USE MAP AND MIXED-USE OVERLAY DISTRICT MAP OF THE CITY OF CORAL GABLES COMPREHENSIVE PLAN PURSUANT TO ZONING CODE ARTICLE 14, "PROCESS," SECTION 14-213, "COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS," AND SMALL SCALE AMENDMENT PROCEDURES (SS. 163.3187, FLORIDA STATUTES), FROM "COMMERCIAL MID-RISE INTENSITY" TO "COMMERCIAL HIGH-RISE INTENSITY" FOR LOTS 3 THROUGH 5 AND LOTS 18 THROUGH 20, AND FROM "MULTI-FAMILY MEDIUM DENSITY" TO "COMMERCIAL MID-RISE INTENSITY" FOR LOT 6, BLOCK 36, DOUGLAS SECTION, AND EXTENDING THE "NORTH PONCE DE LEON BOULEVARD MIXED-USE OVERLAY DISTRICT" TO INCLUDE LOTS 6 AND 17 OF SAID BLOCK 36 (1505 PONCE DE LEON BOULEVARD, 126 AND 122 MENORES AVENUE), CORAL GABLES, FLORIDA; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE. (LEGAL DESCRIPTION ON FILE)

**WHEREAS**, an Applicant is requesting a change of land use from "Commercial Mid-Rise Intensity" to "Commercial High-Rise Intensity" for Lots 3 through 5 and Lots 18 through 20, and from "Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" for Lot 6, Block 36, Douglas Section, and extending the "North Ponce de Leon Boulevard Mixed-Use Overlay District" to include Lots 6 and 17 of said Block 36, Douglas Section, Coral Gables, Florida; and

**WHEREAS**, the proposed change of land use is being submitted concurrently with proposed Zoning Map amendments, Planned Area Development (PAD) designation, Conditional Use Site Plan, and receipt of Transfer of Development Rights (TDRs); and

**WHEREAS**, Staff finds that the procedures for reviewing and recommending on a proposed change of land use are provided in Zoning Code Article 14 "Process," Section 14-213 "Comprehensive Plan Text and Map Amendments," and that the proposed land use map amendment has met those criteria and standards; and

**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, a public hearing was held before the Planning and Zoning Board/Local Planning Agency of the City of Coral Gables on June 21, 2022, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the June 21, 2022 Planning and Zoning Board meeting, the Planning and Zoning Board/Local Planning Agency recommended approval regarding the proposed change of land use (vote: 5-0); and

**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 June 28, 2022 at which hearing all interested persons were afforded an opportunity to be heard and this application for change of land use was approved on first reading; and

**WHEREAS**, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to change the land use 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 a change of zoning pursuant to Zoning Code Zoning Code Article 14 “Process,” Section 14-213 “Comprehensive Plan Text and Map Amendments,” from “Commercial Mid-Rise Intensity” to “Commercial High-Rise Intensity” for Lots 3 through 5 and Lots 18 through 20, and from “Multi-Family Medium Density” to “Commercial Mid-Rise Intensity” for Lot 6, Block 36, Douglas Section, and extending the “North Ponce de Leon Boulevard Mixed-Use Overlay District” to include Lots 6 and 17 of said Block 36, Douglas Section, Coral Gables, Florida, is hereby approved.

**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.

**SECTION 5.** Pursuant to Section 163.3187(5)(c), Florida Statutes, the effective date of the small-scale comprehensive plan amendment approved by this Ordinance shall be thirty-one (31) days after adoption by the Commission, if the amendment is not timely challenged.


**SECTION 6.** This Ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-FIFTH DAY OF JULY, A.D., 2022.  
(Moved: Menendez / Seconded: Anderson)  
(Yeas: Menendez, Anderson, Fors, Jr., Mena)  
(Abstentions: Lago)  
(Unanimous: 4-0 Vote)  
(Agenda Item: F-6)

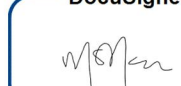
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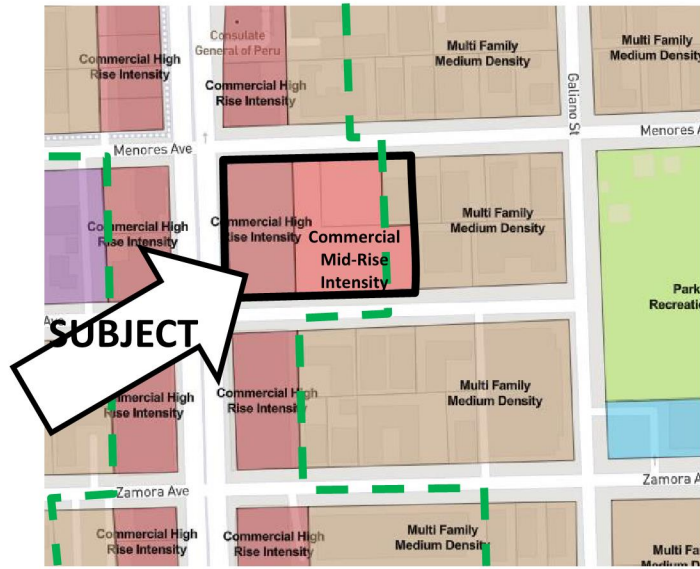
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BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

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MIRIAM SOLER RAMOS  
CITY ATTORNEY

### Existing Future Land Map



### Proposed Future Land Use Map:

