

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2022-42**

AN ORDINANCE OF THE CITY COMMISSION MAKING ZONING DISTRICT BOUNDARY CHANGES PURSUANT TO ZONING CODE ARTICLE 14, “PROCESS”, SECTION 14-212, “ZONING CODE TEXT AND MAP AMENDMENTS,” FOR THE PROPERTY LOCATED AT LOTS 1 THRU 4, BLOCK 34 OF CORAL GABLES SECTION K, CORAL GABLES, FLORIDA FROM SPECIAL USE (S) DISTRICT TO MIXED-USE 1 (MX1) DISTRICT, AND LOTS 42 THRU 48 INCLUDING 20-FOOT ALLEY LAYING BETWEEN BLOCK 34 OF CORAL GABLES SECTION K, CORAL GABLES, FLORIDA FROM SPECIAL USE (S) DISTRICT TO MIXED-USE 2 (MX2) DISTRICT; TO RESTORE PRIOR ZONING DISTRICTS; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE. (LEGAL DESCRIPTION ON FILE)

**WHEREAS**, the City of Coral Gables is requesting a change of zoning from “Special Use (S) District” to “Mixed-Use 1 (MX1) District” for properties legally described as Lots 1 thru 4, Block 34 of Coral Gables Section K, Coral Gables, and from Special Use (S) District to Mixed-Use 2 (MX2) District for properties legally described as Lots 42 thru 48 including 20-foot alley laying between Block 34 of Coral Gables Section K, Coral Gables, Florida; and

**WHEREAS**, Staff finds that the procedures for reviewing and recommending on a proposed change of zoning 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; and

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within one-thousand (1,000) feet, a public hearing was held before the Planning and Zoning Board/Local Planning Agency of the City of Coral Gables on June 8, 2022, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the June 8, 2022, Planning and Zoning Board meeting, the Planning and Zoning Board/Local Planning Agency recommended approval regarding the proposed change of zoning (vote: 4-0); and

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within one-thousand (1,000) 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

**WHEREAS**, 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 zoning 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 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 a change of zoning from “Special Use (S) District” to “Mixed-Use 1 (MX1) District” for properties legally described as Lots 1 thru 4, Block 34 of Coral Gables Section K, Coral Gables, and from Special Use (S) District to Mixed-Use 2 (MX2) District for properties legally described as Lots 42 thru 48 including 20-foot alley laying between Block 34 of Coral Gables Section K, 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: Anderson, Fors, Jr., Mena, Menendez, Lago)  
(Unanimous: 5-0 Vote)  
(Agenda Item: F-3)


APPROVED:

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VINCE LAGO  
MAYOR

ATTEST:

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BILLY Y. URQUIA  
CITY CLERK

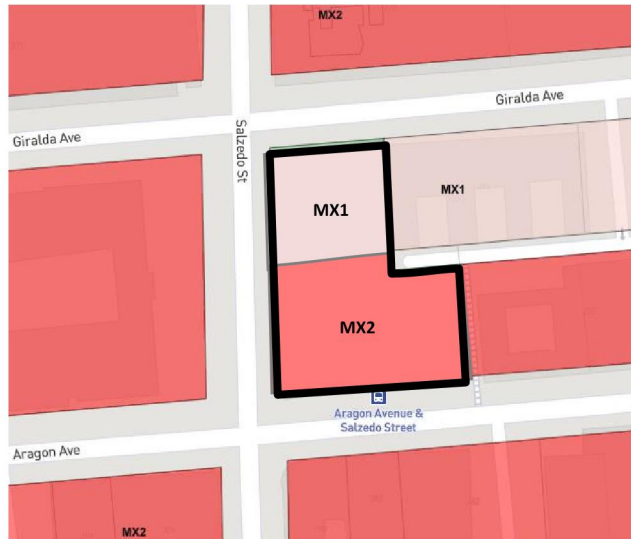
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AND LEGAL SUFFICIENCY:

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MIRIAM SOLER RAMOS  
CITY ATTORNEY

### Existing Zoning Map:













### Proposed Zoning Map:



# Zoning Map

**Zoning Districts**

 (SFR) Single-Family Residential District	 (S) Special Use District
 (MF1) Multi-Family 1 Duplex District	 (P) Preservation District
 (MF2) Multi-Family 2 District	 (MX1) Mixed-Use 1
 (MF3) Multi-Family 3 District	 (MX2) Mixed-Use 2
 (MF4) Multi-Family 4 District	 (MX3) Mixed-Use 3