

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2021-08 (As Amended)**

AN ORDINANCE OF THE CITY COMMISSION MAKING ZONING DISTRICT BOUNDARY CHANGES FOR CERTAIN PROPERTIES LOCATED IN LOTS 25-39, BLOCK 27, AND ALL OF BLOCK 28, CRAFTS SECTION, CORAL GABLES, FLORIDA FROM EITHER SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT OR MULTI-FAMILY 1 DUPLEX (MF1) DISTRICT TO MIXED USE 1 (MX1) DISTRICT; AND MAKING THE APPROPRIATE ZONING MAP AMENDMENTS TO EFFECTUATE THESE CHANGES, PURSUANT TO ZONING CODE ARTICLE 14, "PROCESS", SECTION 14-212 "ZONING CODE TEXT AND MAP AMENDMENTS"; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the majority of the residents living on the 300 blocks of Catalonia Avenue and Malaga Avenue have petitioned the City of Coral Gables to initiate a change of the area's land use and zoning designations to permit multi-family and mixed residential/commercial uses;

**WHEREAS**, the Crafts Section was originally intended to be a center of design innovation and an active urban district at the edge of downtown;

**WHEREAS**, the City of Coral Gables is requesting a change of zoning from either "Single-Family Residential" or "Multi-Family 1" to "Mixed-Use 1" for certain properties located in Lots 25-39, Block 27, and all of Block 28 (300 blocks of Catalonia and Malaga Avenues), Crafts Section, Coral Gables;

**WHEREAS**, the proposed change of zoning is being submitted concurrently with a proposed Comprehensive Plan map amendment;

**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;

**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 July 29, 2020, at which hearing all interested persons were afforded the opportunity to be heard;

**WHEREAS**, at the July 29, 2020 Planning and Zoning Board meeting, the Planning and Zoning Board/Local Planning Agency recommended approval regarding the proposed change of zoning (vote: 7-0);

**WHEREAS**, the City Commission held a public hearing on October 13, 2020 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 on February 9, 2021 at which hearing all interested persons were afforded an opportunity to be heard; 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 pursuant to Zoning Code Zoning Code Article 14 “Process,” Section 14-212 “Zoning Code Text and Map Amendments,” from “Single-Family Residential” or “Multi-Family 1” to “Mixed Use 1” for the properties legally described as Lots 25-39, Block 27, and all of Block 28, Crafts Section, (300 blocks of Catalonia and Malaga Avenues), Coral Gables, 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.

PASSED AND ADOPTED THIS NINTH DAY OF FEBRUARY, A.D., 2021.  
(Moved: Mena / Seconded: Keon)  
(Yeas: Fors, Jr., Keon, Lago, Mena, Valdes-Fauli)  
(Unanimous: 5-0 Vote)  
(Agenda Item: F-3)

APPROVED:

A handwritten signature in black ink, consisting of a large, stylized 'R' that loops around and ends in a long vertical stroke.

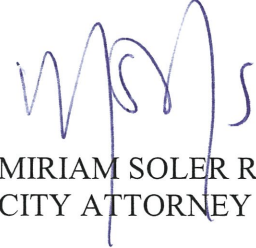
RAUL VALDES-FAULI  
MAYOR

ATTEST:

A handwritten signature in black ink, featuring a large, cursive 'B' followed by 'Y. Urquia'.

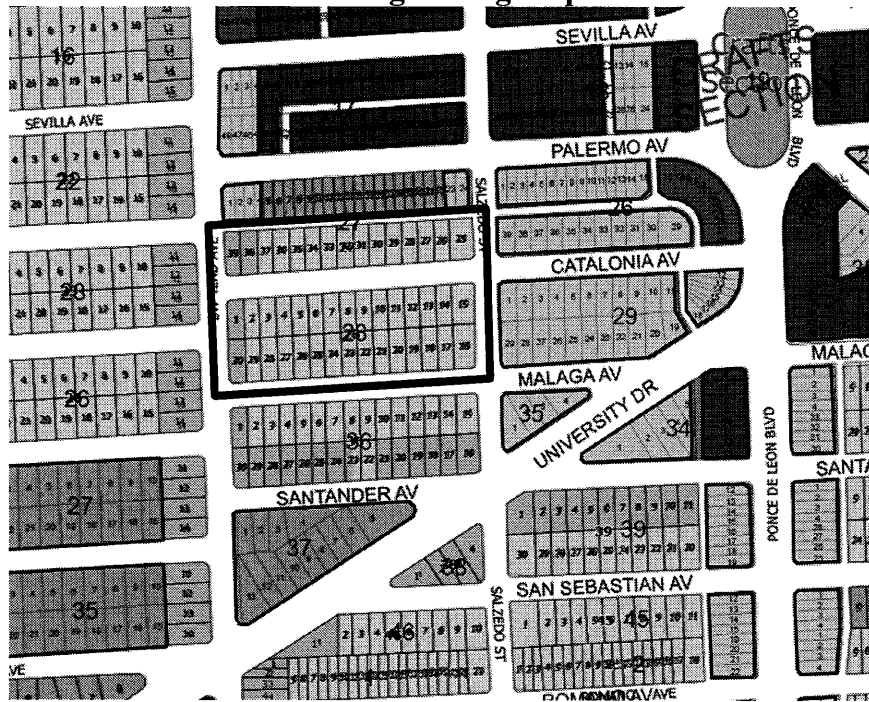
BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

A handwritten signature in blue ink, consisting of a stylized 'M' followed by 'S' and 'R'.

MIRIAM SOLER RAMOS  
CITY ATTORNEY

**Existing 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         |

**Proposed Zoning Map:**

