	<h2 style="text-align: center;">City of Coral Gables</h2> <h1 style="text-align: center;">Notice of Neighborhood Meeting and Public Hearing</h1>
Applicant:	City of Coral Gables
Application:	Change of Zoning
Property:	285 Aragon Avenue (Coral Gables Museum)
Neighborhood Meeting and Public Hearing Date/Time/ Location:	Neighborhood Meeting – Thursday, May 26, 2022, 4pm ZOOM: www.us06web.zoom.us/j/81791263533 Phone: (305) 461-6769, Meeting ID: 817 9126 3533 Planning & Zoning Board – Wednesday, June 8, 2022, 6pm Commission Chambers 405 Biltmore Way, Coral Gables, FL e-comments: www.CoralGables.GranicusIdeas.com/meetings email: planning@coralgables.com

The City of Coral Gables is hosting two (2) separate meetings related to a proposed change of zoning for 285 Aragon Avenue (Coral Gables Museum).

The first meeting will be a neighborhood meeting on **Thursday, May 26, 2022, at 4:00 p.m.** This meeting is for the benefit of the neighbors to learn and discuss the proposed change of zoning for 285 Aragon Avenue (Coral Gables Museum). The Museum Plaza and building constructed in 2011 (Lots 1 thru 4) are proposed to be changed from Special Use (S) district to Mixed Use 1 (MX1); and the historic old fire station (Lots 42 thru 48) are proposed to be changed from Special Use (S) district to Mixed Use 2 (MX2). No action will be taken.

The second meeting will be a Planning & Zoning Board Meeting on **Wednesday, June 8, 2022, 6:00 p.m.** The Planning & Zoning Board review the request and make a recommendation to the City Commission for the proposed change of zoning.

Residents are encouraged to participate in both meetings.

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 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; providing for a repealer provision, severability clause, and providing for an effective date.

Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers. For more information, please visit www.coralgables.com/pzb

Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES- PUBLIC HEARING - LOCAL PLANNING AGENCY / PLANNING AND ZONING BOARD - JUN. 8, 2022


in the XXXX Court, was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on

05/27/2022

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Guillermo Garcia
Sworn to and subscribed before me this 27 day of MAY, A.D. 2022

C. Ravix
(SEAL)
GUILLERMO GARCIA personally known to me

**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING
HYBRID MEETING ON ZOOM PLATFORM**

City Public Hearing Local Planning Agency / Planning and Zoning Board Wednesday, June 8, 2022, 6:00 p.m.
Dates/Times

Location City Commission Chamber, City Hall 405 Biltmore Way, Coral Gables, FL 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearing on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida, approving the vacation of a public alleyway pursuant to Zoning Code Article 14, "Process," Section 14-211, "Abandonment and Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process," providing for the vacation of the twenty (20) foot wide alley which is approximately one hundred and fifty-five (155) feet in length lying between Lots 12 thru 18 and Lots 11 and 19 in Block 29, Crafts Section (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (Vacation of Public Alleyway)
2. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use 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 Low-Rise Intensity" to "Commercial High-Rise Intensity" for Lots 8 through 21, less the West 1/2 of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (LPA review/Future Land Use Map Amendment)

City of Coral Gables Local Planning Agency / Planning and Zoning

3. A Resolution of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 14, "Process," Section 14-204.6, "Review and approval of use of TDRs on receiver sites," for the receipt and use of TDRs for a Mixed-Use project referred to as "Ponce Park Residences" on 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 Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (TDRs)
4. A Resolution of the City Commission of Coral Gables, Florida approving Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 14, "Process," Section 14-203, "Conditional Uses," for a proposed Mixed-Use project referred to as "Ponce Park Residences" on 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 Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE). (Mixed Use Site Plan and Cond. Use Review)
5. A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled "Ponce Park Residences" pursuant to Zoning Code Article 14, "Process," Section 14-210, "Platting/Subdivision," being a re-plat of 42,543 square feet (0.977 acres) into a single tract of land on 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 Lots 11 and 19, of said Block 29, together with a 1,318 square feet portion of University Drive that runs north of the Malaga Avenue right-of-way and west of the Ponce de Leon Boulevard right-of-way and dedication of 1,725 square feet; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (Tentative Plat)

6. 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 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 lying between Block 34 of Coral Gables Section K, Coral Gables, Florida from Special Use (S) District to Mixed-Use 2 (MX2) District; providing for a repealer provision, severability clause, and providing for an effective date.

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, June 8, 2022, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers. However, the City Commission has established the ability for the public to provide comments (non-sworn and without evidentiary value) virtually. Accordingly, only individuals who wishes to provide public comment in this format, may appear and provide those comments via Zoom.

Members of the public may join the meeting via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an item using the City's E-Comment function which may be found on the City's website at: (www.coralgables.com/pzb) once the meeting's agenda is published, or by sending an email to planning@coralgables.com prior to the meeting.

The meeting will also be broadcasted live for members of the public to view on the City's website (www.coralgables.com/cgtv) as well as Channel 77 on Comcast.

Sincerely,
City of Coral Gables, Florida
Ramon Trias
Assistant Director of Planning and Zoning
City of Coral Gables, Florida
5/27

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