

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

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” AND “SINGLE FAMILY LOW DENSITY” TO “MULTI-FAMILY LOW DENSITY” FOR THE WESTERN 36 FEET OF LOTS 1 AND 13 THROUGH 17, AND FROM “SINGLE FAMILY LOW DENSITY” TO “COMMERCIAL LOW RISE INTENSITY” FOR THE REMAINING EASTERN PORTION OF LOTS 1 AND 15 THROUGH 17, AND ALL OF LOTS 2 THROUGH 4, BLOCK 18, CORAL GABLES FLAGLER STREET SECTION (760 PONCE DE LEON BOULEVARD AND 120 AVILA COURT), CORAL GABLES, FLORIDA; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE. (LEGAL DESCRIPTION ON FILE)

WHEREAS, an application was submitted requesting a change of land use from “Commercial Low Rise Intensity” and “Single Family Low Density” to “Multi-Family Low Density” for the western 36 feet of Lots 1 and 13 through 17, and from “Single Family Low Density” to “Commercial Low Rise Intensity” for the remaining eastern portion of Lots 1 and 15 through 17, and all of Lots 2 through 4, Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard and 120 Avila Court), Coral Gables, Florida; and

WHEREAS, the proposed change of land use is being submitted concurrently with proposed Zoning Code Map Amendments, Planned Area Development (PAD), and Conditional Use; and

WHEREAS, Staff finds that the procedures for reviewing and recommending 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 September 17, 2025, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the September 17, 2025 Planning and Zoning Board meeting, the Planning and Zoning Board/Local Planning Agency recommended approval of the proposed

change of land use (vote: 5 – 0); and

WHEREAS, after notice of public hearing was duly published and notifications of all property owners of record within one-thousand and five hundred (1,500) feet for a public hearing before the City Commission on October 28, 2025, the applications were deferred to the date certain of November 18, 2025; and

WHEREAS, after notice of public hearing was duly published, the City Commission held a public hearing on November 18, 2025, at which hearing all interested persons were afforded the opportunity to be heard and this application for change of land use was approved on first reading; and

WHEREAS, after notice of public hearing was duly published, 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 land use was approved on second 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 land use pursuant to Zoning Code Article 14 “Process,” Section 14-213 “Comprehensive Plan Text and Map Amendments,” a change of land use from “Commercial Low Rise Intensity” and “Single Family Low Density” to “Multi-Family Low Density” for the western 36 feet of Lots 1 and 13 through 17, and from “Single Family Low Density” to “Commercial Low Rise Intensity” for the remaining eastern portion of Lots 1 and 15 through 17, and all of Lots 2 through 4, Block 18, Coral Gables Flagler Street Section (760 Ponce de Leon Boulevard and 120 Avila Court), Coral Gables, Florida;

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 _____ DAY OF _____, A.D. 2025.

APPROVED:

VINCE C. LAGO
MAYOR

ATTEST:

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRISTINA SUAREZ
CITY ATTORNEY