

Exhibit B (*Alternate Ordinance*)

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE RELATING TO ‘MIRACLE MILE’ PURSUANT TO ZONING CODE ARTICLE 14, “PROCESS,” SECTION 14-212, “ZONING CODE TEXT AND MAP AMENDMENTS,” BY AMENDING ARTICLE 2 “ZONING DISTRICTS,” CREATING ASSOCIATED PROVISIONS IN MIXED-USE 2 (MX2) AND THE ‘ZAIN/FRIEDMAN MIRACLE MILE DOWNTOWN DISTRICT OVERLAY (DO)’ AND ARTICLE 10 “PARKING,” UPDATING CERTAIN PARKING REQUIREMENTS, PROVIDING FOR REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission commenced a comprehensive update to the City’s Zoning Code to reorganize, reformat, simplify, modernize, streamline and provide improvements; and

WHEREAS, the Zoning Code Update process and all background information including but not limited to agendas, presentations, public notices, minutes, etc., have been available for public review and inspection throughout the entire process on the City web page at www.coralgables.com/zoningupdate and at the Planning Division Office; and

WHEREAS, the Business Improvement District (BID) met on May 11, 2018, to discuss current issues and goals related to Miracle Mile and Downtown Coral Gables; and

WHEREAS, a Working Group was formed with multiple individuals with varying professions and backgrounds to provide input and review preliminary proposed updates to the Zoning Code; and

WHEREAS, the Working Group convened on June 1, June 15, and August 10, 2018, to provide input for and review preliminary results of the assessment and analysis of the Zoning Code; and

WHEREAS, the Staff Committee comprised of various City Departments convened on May 14, June 11, and August 6, 2018, to provide input for and review preliminary results of the assessment and analysis of the Zoning Code; and

WHEREAS, the required notice was published pursuant to Florida Statutes advising of the public hearings and the opportunity to provide input; and

WHEREAS, after notice of a public hearing being duly published, the Planning

and Zoning Board on September 21, 2018 conducted a public workshop to seek input from the Board prior to drafting update proposals; and

WHEREAS, after notice of a public hearing being duly published, the Planning and Zoning Board on October 17, 2018 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, discussed the presented draft of the Assessment and Analysis and reorganization; and

WHEREAS, after notice of a public hearing being duly published, the Planning and Zoning Board on February 13, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and recommended approval of the re-organized Zoning Code to the City Commission (vote: 5-0); and

WHEREAS, the Working Group convened on April 22, 2019, to provide input for proposed updates to the Zoning Code; and

WHEREAS, after notice of a public hearing being duly published, the Planning and Zoning Board on May 8, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and discussed proposed technical corrections to the Zoning Code; and

WHEREAS, after notice of a public Commission Workshop being duly published, the City Commission convened on June 24, 2019, allowed all interested persons the opportunity to be heard, and reviewed proposed updates to open space and downtown provisions in the Zoning Code; and

WHEREAS, after notice of a public Commission Workshop being duly published, the City Commission convened on September 4, 2019, allowed all interested persons the opportunity to be heard, and reviewed proposed updates and improvements to proposed provisions for Multi-Family 2 (MF2) / North Ponce area in the Zoning Code; and

WHEREAS, after notice of a public hearing being duly published, the Planning and Zoning Board on September 11, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and deferred review of the proposed technical corrections to the Zoning Code; and

WHEREAS, after notice of a public hearing being duly published, the Planning and Zoning Board on October 16, 2019 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and recommended approval of the proposed technical corrections of the Zoning Code to the City Commission (vote: 6-0); and

WHEREAS, after notice of a public Commission Workshop being duly published, the City Commission convened on January 13, 2020, allowed all interested persons the opportunity to be heard, and discussed updates to remote parking and payment-in-lieu provisions in the Zoning Code; and

WHEREAS, after notice of a public Commission Workshop being duly published, the City Commission convened on March 5, 2020, allowed all interested persons the opportunity to be heard, and reviewed a preliminary draft of proposed updates to the entire Zoning Code; and

WHEREAS, after notice of a public hearing being duly published, the Planning and Zoning Board on July 29, 2020 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and recommended approval of the re-organized Zoning Code to the City Commission (vote: 7-0); and

WHEREAS, after notice of a public hearing being duly published, the Planning and Zoning Board on August 20, 2020 conducted a public hearing, secured public input and testimony, allowed all interested persons the opportunity to be heard, and recommended approval of the updated Zoning Code to the City Commission (vote: 7-0); and

WHEREAS, after notice of a public hearing being duly published, the Planning and Zoning Board on September 9, 2020 conducted a public hearing, secured public input and testimony, and allowed all interested persons the opportunity to be heard; and

WHEREAS, the City Commission on September 15, 2020 conducted a public hearing, secured public input and testimony, and allowed all interested persons the opportunity to be heard; and

WHEREAS, after notice of a public Commission Workshop being duly published, the City Commission convened on October 19, 2020, allowed all interested persons the opportunity to be heard, and reviewed a preliminary draft of proposed updates to the entire Zoning Code; and

WHEREAS, the City Commission on October 27, 2020 conducted a public hearing for First Reading of the Zoning Code Update, secured public input and testimony, and allowed all interested persons the opportunity to be heard; and

WHEREAS, the City Commission on October 27, 2020 approved the proposed Zoning Code Update on First Reading and at which time the City Commission directed that on Second Reading that the Zoning Code Update Ordinance be divided and the proposed provisions related to “Miracle Mile” and the Crafts Section be heard separately and that Miracle Mile to be considered in this Ordinance; and

WHEREAS, after notice of a public Commission Workshop being duly published, the City Commission convened on November 30, 2020, allowed all interested persons the opportunity to be heard, and reviewed the proposed provisions related to Miracle Mile, and

WHEREAS, after notice of a virtual Community Meeting being duly published, Staff presented proposed changes to the public January 14, 2021, secured public input and testimony, and allowed all interested persons the opportunity to be heard; and

WHEREAS, after notice of a virtual Community Meeting being duly published, Staff presented proposed changes to the public February 1, 2021, secured public input and

testimony, and allowed all interested persons the opportunity to be heard; and

WHEREAS, the Vice Mayor proposes specific regulations for properties facing Miracle Mile and that those text amendments are included in this Ordinance.

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 Official Zoning Code of the City of Coral Gables is hereby amended as follows¹:

Article 2 Zoning Districts.

Section 2-402. Zain/Friedman Miracle Mile Downtown District Overlay (DO). [formerly 4-203]

A. Purpose and applicability.

1. The purpose of the Zain/Friedman Miracle Mile Downtown District Overlay (DO) ~~District~~ is to promote the goals, objectives, and policies of the City’s Comprehensive Plan in accordance with a set of comprehensive standards to be approved within the Miracle Mile area. These standards are provided for the continuance and enhancement of the historic downtown area as the functional and symbolic center of the City.
2. The district is established in order to maintain the following objectives:
 - a. Maintain the aesthetic, physical, historic and environmental character of Downtown Coral Gables.
 - b. Provide continued protection for residential neighborhoods from incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic.
 - c. Promote and encourage pedestrian activities in Downtown Coral Gables by promoting the concepts of mixed use development and pedestrian-friendly design alternatives.

¹ Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

- d. Limit building height, bulk, mass and intensity on Miracle Mile of large scale developments to promote compatibility with the existing low-rise scale of development in Downtown Coral Gables as it presently exists.
 - e. Generate pride and confidence in the Downtown area.
 - f. Protect property values through quality control.
3. Applicability. The District applies to the area bounded by the following streets: Douglas Road (SW 37 Avenue) on the East, LeJeune Road (SW 42 Avenue) on the West, Aragon Avenue and Merrick Way on the North, and Andalusia Avenue on the South.

Unless otherwise provided in this section, all provisions of applicable underlying zoning district designations affecting individual property in this district shall control use and development.

- B. Regulations. Within the DO District, abutting or adjacent property owners having more than two-hundred (200) feet of frontage on Miracle Mile, containing more than twenty-thousand (20,000) square feet of combined lot area, and designated Commercial High-Rise Intensity pursuant to the Coral Gables Comprehensive Plan, shall be required to submit an application for site plan review as provided below, and the subject properties shall be considered as if they were a single building site for all purposes under these regulations and such application shall be subject to the following requirements.
1. The properties shall be designated High-Rise Intensity Commercial Land Use on the Comprehensive Plan Map from the right-of-way line of Miracle Mile north to Aragon Avenue and the right-of-way line of Miracle Mile south to Andalusia Avenue.
 2. The building height of the development of the properties shall be limited to not more than six (6) stories or seventy (70) feet of building height or, whichever is less, for properties from Miracle Mile to the centerline of the alley to the north or south of Miracle Mile. Additional height or stories available from architectural incentives above the maximum six (6) stories or seventy (70) feet shall not apply on Miracle Mile.
 3. A minimum of ninety (90%) percent of the lot front facing Miracle Mile, at ground level, shall be storefronts limited to retail, restaurant, art galleries, personal services, courtyards and building entries.
 4. Except for pedestrian building entrances and pedestrian courtyards, there shall be a mandatory zero (0) foot setback along the Miracle Mile frontage and there shall be no side setbacks along Miracle Mile to ensure a continuous pedestrian scale façade.
 5. In order to ensure consistency with these regulations and to ensure that the development as proposed will be compatible with and further the development of the pedestrian character and scale of Miracle Mile, all such projects shall be subject to site plan review by the Planning and Zoning Board with recommendation to the City Commission.

6. Where the designated site or project is subject to multiple ownership, as part of the application for site plan review, the Planning and Zoning Board may allow the Owners of the property to submit a Covenant in Lieu of Unity of Title in accordance with the provisions of ~~Article 5, Division 23~~ Section 14-205.
7. Alterations, expansions, renovations, and similar improvements of existing structures shall, to the extent feasible, conform to the requirements of this section and other applicable provisions of these regulations.
8. All minimum parking requirements per Zoning Code Ordinance 2007-01, Section 5-1409 shall apply.
9. ~~Residential uses shall only be permitted on parcels more than 20,000 square feet of lot area.~~ Use of Transfer Development Rights (TDRs) as receiver sites are prohibited on properties facing Miracle Mile.

Article 10 Parking.

Section 10-109. Payment in lieu and remote off-street parking.

B. Remote off-street parking.

2. Applicability.
 - a. Location of project and of remote parking spaces. Applications for remote parking shall only be accepted when the proposed project location and the location of the remote parking spaces are both located within the CBD and Design & Innovation District, and for properties located within one-hundred (100) feet of the Ponce de Leon right of way, south of SW 8th Street. When project and remote parking spaces are outside of these designated areas, an applicant can request a Waiver from the City Commission pursuant to subsection B.4. The remote parking spaces must always be located in the City. Projects applying for Remote parking for properties facing Miracle Mile shall remote park 100% of their required parking with no reductions.

Properties seeking remote off-street parking or payment in lieu shall not obtain additional floor area available from architectural incentives.

Section 10-110. Amount of required parking.

B. Calculation of parking requirements.

1. Required parking shall be provided for each use on a building site, according to the following table:

<i>Use</i>	<i>Minimum parking requirements</i>
<i>Residential</i>	
Single-family dwellings.	One (1) parking space per unit consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, or porte-cochere.
Duplex.	One (1) parking space per unit consisting of a roofed structure, which utilizes the same materials as the principle structure and that is a garage, carport, or porte-cochere.
Live work.	One (1) space per unit, plus one (1) space per three-hundred-and-fifty (350) square feet of work area.
Multi-family dwellings.	Efficiency and one (1) and bedroom units – 1.0 space per unit. Two (2) or more bedroom units – 1.5 spaces per unit.
<i>Non-residential</i>	
Adult uses.	One (1) space per three-hundred (300) square feet of floor area.
Alcoholic beverage sales.	One (1) space per three-hundred (300) square feet of floor area.
Animal grooming/boarding.	One (1) space per three-hundred (300) square feet of floor area.
Assisted living facilities.	One (1) space per ALF units.
Auto service stations.	One (1) space per three-hundred (300) square feet of floor area.
Camp.	One (1) space per FTE, plus one (1) space per four (4) students aged sixteen (16) years or older based on maximum capacity.
Cemeteries.	If services provided in a building, one (1) space per five (5) fixed seats plus one (1) space for each thirty (30) square feet of floor area used for temporary seating.
Community center.	One (1) space per three-hundred (300) square feet of floor area.
Congregate care.	One (1) space per FTE, plus one (1) space per four (4) beds.

<i>Use</i>	<i>Minimum parking requirements</i>
Day care.	Day care for children: One (1) space per FTE plus one (1) space for each ten (10) visitors. Day care for adults: One (1) space per FTE plus one (1) space for each ten (10) visitors.
Educational facilities.	One (1) space per student station.
Funeral homes.	One (1) space per five (5) fixed seats plus one (1) space for each fifty (50) square feet of floor area used for temporary seating.
Golf or tennis grounds.	Four (4) spaces per hole (golf). Three (3) spaces per court (tennis). One (1) space per eighteen (18) linear feet of bleachers.
Group homes.	One (1) space per FTE, plus one (1) space per four (4) beds.
Heliport and helistop.	One (1) space per tie-down.
Hospitals.	Two (2) spaces per patient bed.
Indoor recreation / entertainment.	The greater of one (1) space per five (5) fixed seats or one (1) space per three-hundred (300) square feet of floor area.
Manufacturing.	One (1) space per three-hundred (300) square feet office floor area, plus one (1) space per one-thousand (1,000) square feet of all other floor area.
Marinas and marina facilities.	One (1) space per marina slip, plus one (1) space per three-hundred-and-fifty (350) square feet of floor area of indoor marina facilities.
Medical clinic.	One (1) space per FTE plus one (1) space per two-hundred (200) square feet of floor area.
Medical Marijuana Retail Center.	One (1) space per FTE and one (1) space for every two (2) PTEs, plus one (1) space per 150 square feet of floor area.
Nursing homes.	One (1) space per FTE, plus one (1) space per four (4) beds.
Offices.	One (1) space per five hundred (500) square feet of floor area.
Outdoor recreation / entertainment.	One (1) space per four (4) visitors during estimated peak use periods.
Outdoor retail sales, display and/or storage.	One (1) space per three hundred and fifty (350) square feet of land area delineated or put to such use.
Overnight accommodations.	One (1) spaces per three (3) sleeping rooms.
Private club.	One (1) space per three-hundred (300) square feet of floor area.
Private yacht basin.	Three (3) spaces per four (4) yacht slips.

<i>Use</i>	<i>Minimum parking requirements</i>
Public transportation facility.	One (1) space per one hundred (100) square feet of terminal and station area.
Religious institution.	One (1) space per five (5) fixed seats plus one (1) space per fifty (50) square feet of assembly room area without fixed seats; provided however, any more liberal parking requirements for uses authorizing buildings of public assemblage shall be substituted for this provision.
Research and technology uses.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (1,000) square feet all other floor area.
Restaurants.	One (1) spaces per three hundred (300) square feet of floor area.
Restaurants, fast food.	One (1) spaces per three hundred (300) square feet of floor area.
Retail sales and services.	One (1) space per three-hundred (300) square feet of floor area.
Sales and/or leasing offices.	One (1) space per three-hundred (300) square feet of floor area.
Schools.	One (1) space per FTE, plus one (1) space per five (5) students aged sixteen (16) years or older based on maximum capacity.
Self-storage warehouses.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (1,000) square feet all other floor area.
Telecommunications towers.	Zero (0) spaces.
TV / radio studios.	One (1) space per three-hundred (300) square feet of floor area, plus one (1) space per three (3) studio audience members at maximum capacity.
Utility / infrastructure Facilities.	Zero (0) spaces.
Utility substations.	Zero (0) spaces.
Vehicle sales / displays.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per six-hundred (600) square feet of showroom floor area, plus one (1) space per five (500) square feet of all other floor area.
Vehicle service, major.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per five hundred (500) square feet all other floor area
Veterinary offices.	One (1) space per three-hundred (300) square feet of floor area.

<i>Use</i>	<i>Minimum parking requirements</i>
Wholesale / distribution / warehouse facility.	One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (1,000) square feet all other floor area.
Post office.	One (1) space per three-hundred (300) square feet of floor area.

2. Required parking shall be provided for each use facing Miracle Mile, according to the following table:

<i>Use</i>	<i>Minimum parking requirements</i>
<i>Residential</i>	
<u>Live work.</u>	<u>One (1) space per unit, plus one (1) space per three-hundred-and-fifty (350) square feet of work area.</u>
<u>Multi-family dwellings.</u>	<u>Efficiency and one (1) and bedroom units – 1.0 space per unit. Two (2) bedroom units – 1.75 spaces per unit. Three (3) or more bedroom units – 2.25 spaces per unit.</u>
<i>Non-residential</i>	
<u>Adult uses.</u>	<u>One (1) space per two-hundred-and-fifty (250) square feet of floor area.</u>
<u>Alcoholic beverage sales.</u>	<u>One (1) space per two-hundred-and-fifty (250) square feet of floor area.</u>
<u>Animal grooming/boarding.</u>	<u>One (1) space per two-hundred-and-fifty (250) square feet of floor area.</u>
<u>Assisted living facilities.</u>	<u>One (1) space per full-time employee equivalent (FTE), plus two (2) spaces per five (5) beds.</u>
<u>Auto service stations.</u>	<u>One (1) space per two-hundred-and-fifty (250) square feet of accessory retail floor area.</u>
<u>Camp.</u>	<u>One (1) space per FTE, plus one (1) space per four (4) students aged sixteen (16) years or older based on maximum capacity.</u>
<u>Community center.</u>	<u>One (1) space per two-hundred-and-fifty (250) square feet of floor area.</u>
<u>Congregate care.</u>	<u>One (1) space per FTE, plus two (2) spaces per five (5) beds.</u>

<u>Use</u>	<u>Minimum parking requirements</u>
<u>Day care.</u>	<u>Day care for children: One (1) space per one-hundred (100) square feet of floor area.</u> <u>Day care for adults: One (1) space per three-hundred (300) square feet of floor area.</u>
<u>Educational facilities.</u>	<u>One (1) space per student station.</u>
<u>Funeral homes.</u>	<u>One (1) space per four (4) fixed seats plus one (1) space for each forty (40) square feet of floor area used for temporary seating.</u>
<u>Group homes.</u>	<u>One (1) space per FTE, plus one (1) space per three (3) beds.</u>
<u>Indoor recreation / entertainment.</u>	<u>The greater of one (1) space per five (5) fixed seats or one (1) space per three-hundred (300) square feet of floor area.</u>
<u>Manufacturing.</u>	<u>One (1) space per three-hundred (300) square feet office floor area, plus one (1) space per one-thousand (1,000) square feet of all other floor area.</u>
<u>Medical clinic.</u>	<u>One (1) space per two-hundred (200) square feet of floor area, plus one (1) space per FTE.</u>
<u>Medical Marijuana Retail Center.</u>	<u>One (1) space per 150 square feet of floor area, plus one (1) space per FTE and one (1) space for every two (2) PTEs.</u>
<u>Nursing homes.</u>	<u>One (1) space per FTE, plus one (1) space per three (3) beds.</u>
<u>Offices.</u>	<u>One (1) space per three hundred (300) square feet of floor area.</u>
<u>Outdoor recreation / entertainment.</u>	<u>One (1) space per four (4) visitors during estimated peak use periods.</u>
<u>Outdoor retail sales, display and/or storage.</u>	<u>One (1) space per three hundred and fifty (350) square feet of land area delineated or put to such use.</u>
<u>Overnight accommodations.</u>	<u>One and one-eighth (1 1/8) spaces per sleeping room.</u>
<u>Private yacht basin.</u>	<u>Three (3) spaces per four (4) yacht slips.</u>
<u>Public transportation facility.</u>	<u>One (1) space per one hundred (100) square feet of terminal and station area.</u>
<u>Research and technology uses.</u>	<u>One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (1,000) square feet all other floor area.</u>
<u>Restaurants.</u>	<u>Twelve (12) spaces per one-thousand (1,000) square feet of floor area.</u>
<u>Restaurants, fast food.</u>	<u>Twelve (12) spaces per one-thousand (1,000) square feet of floor area.</u>

<u>Use</u>	<u>Minimum parking requirements</u>
<u>Retail sales and services.</u>	<u>One (1) space per two-hundred-and-fifty (250) square feet of floor area.</u>
<u>Sales and/or leasing offices.</u>	<u>One (1) space per three-hundred (300) square feet of floor area.</u>
<u>Schools.</u>	<u>One (1) space per FTE, plus one (1) space per four (4) students aged sixteen (16) years or older based on maximum capacity.</u>
<u>Self-storage warehouses.</u>	<u>One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (1,000) square feet all other floor area.</u>
<u>Telecommunications towers.</u>	<u>Zero (0) spaces.</u>
<u>TV / radio studios.</u>	<u>One (1) space per three-hundred (300) square feet of floor area, plus One (1) space per three (3) studio audience members at maximum capacity.</u>
<u>Utility / infrastructure Facilities.</u>	<u>Zero (0) spaces.</u>
<u>Utility substations.</u>	<u>Zero (0) spaces.</u>
<u>Vehicle sales /displays.</u>	<u>One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per six-hundred (600) square feet of showroom floor area, plus one (1) space per five (500) square feet of all other floor area.</u>
<u>Vehicle service, major.</u>	<u>One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per five hundred (500) square feet all other floor area</u>
<u>Veterinary offices.</u>	<u>One (1) space per two-hundred-and-fifty (250) square feet of floor area.</u>
<u>Wholesale / distribution / warehouse facility.</u>	<u>One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (1,000) square feet all other floor area.</u>
<u>Post office.</u>	<u>One (1) space per two-hundred (200) square feet of floor area.</u>

3. If a calculation of required parking spaces results in a fractional space, the number of required parking spaces shall be rounded ~~up~~ down to the next whole number.

SECTION 3. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby 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. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

SECTION 6. If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

SECTION 7. This ordinance shall become effective _____, 2021.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2021.

APPROVED:

RAUL VALDES-FAULI
MAYOR

ATTEST:

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY