

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2022-15**

AN ORDINANCE OF THE CITY COMMISSION 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 COMPREHENSIVE PLAN AMENDMENT PROCEDURES (SS. 163.3187, FLORIDA STATUTES), CHANGING THE LAND USE DESIGNATION FOR CERTAIN PROPERTIES LOCATED AT LOTS 19A & 20 BLOCK 56 OF THE REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 4, CORAL GABLES FLORIDA FROM MULTI-FAMILY DUPLEX DENSITY TO HOSPITAL USE; AND ASSIGNING A LAND USE DESIGNATION OF SAME, HOSPITAL USE FOR THE ABUTTING PROPERTY LEGALLY DESCRIBED AS THAT PORTION OF THE UN-DUG UNIVERSITY WATERWAY IN BLOCK 56 OF THE REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 4, CORAL GABLES, FLORIDA; 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 land use from “Multi-Family Duplex Density” to “Hospital” for the property legally described as Lots 19A and 20, Block 56, of the revised Riviera Section #4, Coral Gables, and assigning a land use of the same, Hospital, for the abutting property legally described as that portion of the un-dug University Waterway in Block 56 of the Revised Plat of Coral Gables Riviera Section Part 4, Coral Gables, Florida; and

**WHEREAS**, the proposed change of land use is being submitted concurrently with a proposed Zoning Map amendment, Conditional Use Site Plan, and re-plat; and

**WHEREAS**, Staff finds that the procedures for reviewing and recommending on 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 August 11, 2021, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the August 11, 2021 Planning and Zoning Board meeting, the Planning and Zoning Board/Local Planning Agency recommended approval regarding the proposed change of land use (vote: 7-0); 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, the City Commission held a public hearing on September 28, 2021 at which hearing all interested persons were afforded an opportunity to be heard and this application for change of land use was approved on First Reading; 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, 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 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 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 zoning pursuant to Zoning Code Zoning Code Article 14 “Process,” Section 14-213 “Comprehensive Plan Text and Map Amendments,” from “Multi-Family Duplex Density” to “Hospital” for the properties legally described as Lots 19A and 20, Block 56, Riviera Section #14, Coral Gables, and assigning a land use designation of same, Hospital, for the abutting property legally described as that portion of the un-dug University Waterway in Block 56 of the Revised Plat of Coral Gables Riviera Section Part 4, 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.


PASSED AND ADOPTED THIS TWENTY-SIXTH DAY OF APRIL, A.D., 2022.  
(Moved: Mena / Seconded: Menendez)  
(Yeas: Fors, Jr., Mena, Menendez, Anderson, Lago)  
(Unanimous: 5-0 Vote)  
(Agenda Item: F-5)

APPROVED:


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VINCE LAGO  
MAYOR

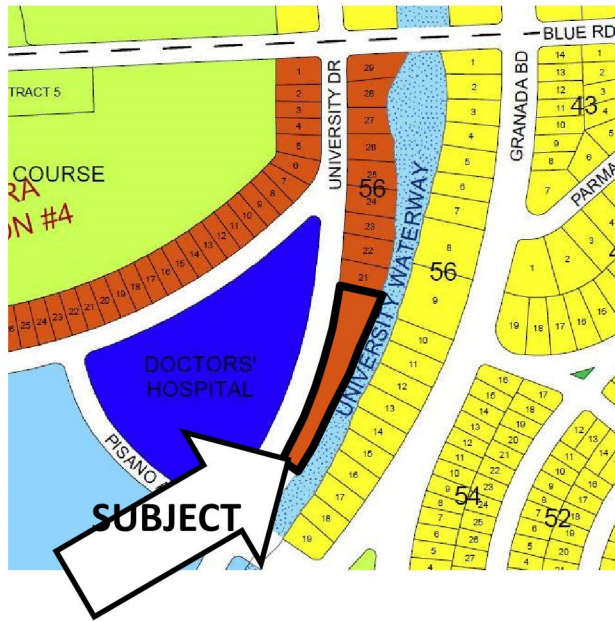
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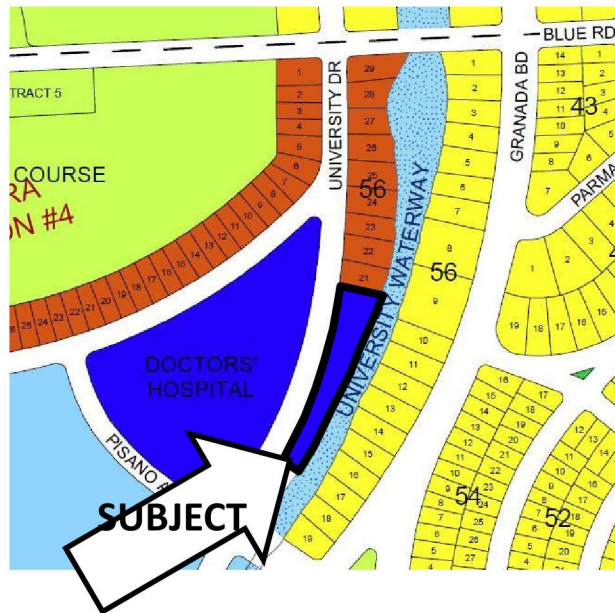
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MIRIAM SOLER RAMOS  
CITY ATTORNEY

### Existing Future Land Map



### Proposed Future Land Use Map:



## Future Land Use Map

Land Use Classifications			Mixed-Use Overlay District	
Residential Single-Family Low Density (8 Units/Acre)	Residential Multi-Family High Density (150 Feet; 60 Units/Acre)	University Campus	Conservation Areas	Public Buildings and Grounds
Residential Single-Family High Density (8 Units/Acre)	Commercial Low-Rise Intensity (150 Feet; 3.0 F.A.R.)	University Campus Multi-Use Area	Hospital	Religious/Institutional
Residential Multi-Family Duplex Density (9 Units/Acre)	Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)	Education	Community Services and Facilities	Mixed-Use
Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)	Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)	Parks and Recreation	Open Space	
Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre)	Industrial			