

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING A CHANGE OF ZONING PURSUANT TO ZONING CODE ARTICLE 3, “DEVELOPMENT REVIEW”, DIVISION 14, “ZONING CODE TEXT AND MAP AMENDMENTS”, FROM SPECIAL USE DISTRICT (S) TO COMMERCIAL DISTRICT (C) FOR THE PROPERTY LEGALLY DESCRIBED AS LOTS 1-12 AND 27-38, BLOCK 18, CORAL GABLES CRAFTS SECTION (2801 SALZEDO STREET), CORAL GABLES, FLORIDA; AND PROVIDING FOR SEVERABILITY, REPEALER AND AN EFFECTIVE DATE.

**WHEREAS**, an application was submitted requesting a change of zoning from Special Use District (S) to Commercial District (C) for the property legally described as Lots 1-12 and 27-38, Block 18, Coral Gables Crafts Section (2801 Salzedo Street), Coral Gables;

**WHEREAS**, the proposed change of zoning is being submitted concurrently with a proposed change of land use from “Residential Multi-Family Medium Density” to “Commercial High-Rise Intensity;”

**WHEREAS**, Staff finds that the procedures for reviewing and recommending on a proposed change of zoning are provided in Zoning Code Article 3, “Development Review”, Division 14, “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 five-hundred (1,500) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on September 14, 2016, at which hearing all interested persons were afforded the opportunity to be heard;

**WHEREAS**, at the September 14, 2016 Planning and Zoning Board meeting, the Board recommended approval, with conditions, of the proposed change of zoning (vote: 6-1);

**WHEREAS**, after notice of public hearing was duly published, the City Commission held a public hearing on October 11, 2016 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 (vote: 5-0); and,

**WHEREAS**, after notice was duly published, a public hearing for Second Reading was held before the City Commission on October 25, 2016, at which hearing all interested parties were afforded the 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 3, “Development Review”, Division 14, “Zoning Code Text and Map Amendments”, from Special Use District (S) to Commercial District (C) for the property legally described as Lots 1-12 and 27-38, Block 18, Coral Gables Crafts Section (2801 Salzedo Street), 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.** This ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016.

APPROVED:

JIM CASON  
MAYOR

ATTEST:

WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN  
CITY ATTORNEY