

**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, AND COMPREHENSIVE PLAN AMENDMENT PROCEDURES (SS. 163.3187, FLORIDA STATUTES), CHANGING THE LAND USE DESIGNATION FOR ALL LOTS IN BLOCK 36, CRAFTS SECTION, CORAL GABLES, FLORIDA FROM EITHER SINGLE-FAMILY HIGH DENSITY OR MULTI-FAMILY DUPLEX DENSITY TO RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the majority of the residents living on the 300 block of Malaga Avenue have petitioned the City of Coral Gables to initiate a change of the area’s land use and zoning designations to permit multi-family and mixed residential/commercial uses;

**WHEREAS**, the Crafts Section was originally intended to be a center of design innovation and an active urban district at the edge of downtown;

**WHEREAS**, the land use of Blocks 27 and 28 of the Crafts Section were recently changed from either “Single-Family High Density” or “Multi-Family Duplex Density” to “Commercial Low-Rise Intensity” via Ordinance No. 2021-09;

**WHEREAS**, the City of Coral Gables is requesting a change of land use from either “Single-Family High Density” or “Multi-Family Duplex Density” to “Residential Multi-Family Medium Density” for all lots in Block 36 (300 blocks of Malaga Avenues and Santander), Crafts Section, Coral Gables;

**WHEREAS**, the proposed change of land use is being submitted concurrently with a proposed Zoning map amendment;

**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;

**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 March 2, 2021, at which hearing all interested persons were afforded the opportunity to be heard;

**WHEREAS**, at the March 9, 2021 Planning and Zoning Board meeting, the Planning and Zoning Board/Local Planning Agency recommended approval regarding the proposed change of land use (vote: 4-3), with the revision that the north side of Block 36 be changed to Commercial Low-Rise Intensity;

**WHEREAS**, the City Commission held a public hearing on March 9, 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;

**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 for Second Reading, at which hearing all interested persons were afforded an 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 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 “Single-Family High Density” or “Residential Multi-Family Duplex Density” to “Residential Multi-Family Medium Density” for the properties legally described as all of Block 36, Crafts Section, (300 blocks of Malaga and Santander Avenues), 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.** 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. 2021.

APPROVED:

RAUL VALDES-FAULI  
MAYOR

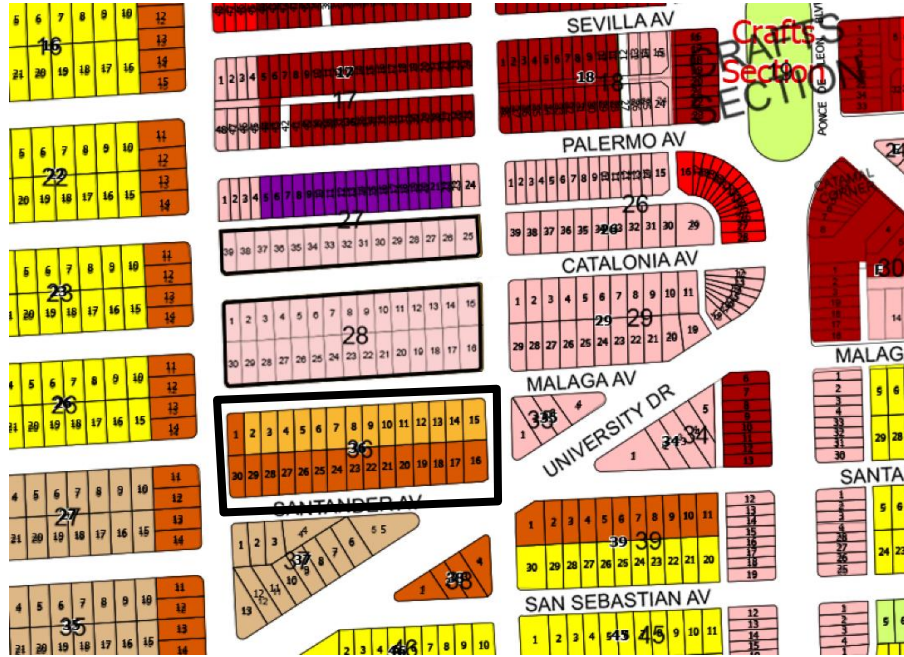
ATTEST:

BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY

## Existing Future Land Map:



## Future Land Use Map



## Proposed Future Land Use Map:

