

**CITY OF CORAL GABLES, FLORIDA**

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

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE CITY OF CORAL GABLES COMPREHENSIVE PLAN PURSUANT TO ZONING CODE ARTICLE 3, “DEVELOPMENT REVIEW”, DIVISION 15, “COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS”, AND SMALL SCALE AMENDMENT PROCEDURES (SS. 163.3187, FLORIDA STATUTES), FROM “RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY” TO “COMMERCIAL MID-RISE INTENSITY” FOR THE PROPERTY LEGALLY DESCRIBED AS LOTS 17 THRU 24, BLOCK 203, CORAL GABLES RIVIERA SECTION 14 (1515 SAN REMO AVENUE), CORAL GABLES, FLORIDA; AND, PROVIDING FOR SEVERABILITY, REPEALER AND AN EFFECTIVE DATE.

**WHEREAS**, an application has been submitted requesting a change of land use from “Residential Multi-Family Medium Density” to “Commercial Mid-Rise Intensity” for the property legally described as Lots 17 thru 24, Block 203, Coral Gables Riviera Section 14 (1515 San Remo Avenue), Coral Gables, Florida;

**WHEREAS**, the proposed change of land use is being submitted concurrently with a proposed change of zoning from Multi-Family 2 District (MF2) to Commercial District (C);

**WHEREAS**, the applicant has voluntarily proffered a restrictive covenant, attached as Exhibit A, that ties the approval of the proposed land use change and zoning change to the mixed-use site plan set forth in the applicant’s submittal package;

**WHEREAS**, Staff finds that the procedures for reviewing and recommending on a proposed change of land use are provided in Zoning Code Article 3, “Development Review”, Division 15, “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 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 October 11, 2017, at which hearing all interested persons were afforded the opportunity to be heard;

**WHEREAS**, at the October 11, 2017 Planning and Zoning Board meeting, the Planning and Zoning Board/Local Planning Agency recommended approval regarding the proposed change of land use (vote: 5-0);

**WHEREAS**, the City Commission held a public hearing on February 13, 2018 at which hearing all interested persons were afforded an opportunity to be heard and this

application for change of land use was (approved/denied) on first reading (vote: \_\_-\_\_); 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 Zoning Code Article 3, “Development Review”, Division 15, “Comprehensive Plan Text and Map Amendments”, from “Residential Multi-Family Medium Density” to “Commercial Mid-Rise Intensity” for the property legally described as Lots 17 thru 24, Block 203, Coral Gables Riviera Section 14 (1515 San Remo Avenue), 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.** This ordinance shall become effective upon the date of its adoption herein, subject to Section 163.3187(c), Florida Statutes.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018.

APPROVED:

RAUL VALDES-FAULI  
MAYOR

ATTEST:

WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY